SEMINOLE COUNTY, FLORIDA

Board of County Commissioners

Meeting Agenda

Tuesday, May 12, 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

Elder David Ball, Church of Jesus Christ of Latter Day Saints

III. AWARDS, PRESENTATIONS AND PROCLAMATIONS

1. Proclamation proclaiming Sergeant Robert Pizzurro, United States Army, as Seminole County's May Veteran of the Month. **(Sergeant Robert Pizzurro, United States Army)** **2026-0390**

2. Proclamation - proclaiming May 25, 2026 as Memorial Day in Seminole County, Florida **2026-0310**

3. Proclamation - proclaiming May 3 - 9, 2026 as National Travel and Tourism Week in Seminole County, FL. **2026-0369**

4. Resolution - recognizing the 2026 Lake Mary High School Cheerleading team as the Florida High School Athletic Association (FHSAA) State Champions. **2026-0371**

5. Resolution honoring the retirement of UCF Senior Associate Vice President for Government and Community Relations Fred Kittenger **2026-0420**

IV. ADDITIONS, DELETIONS & 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 (Item No. 6)

6. Expenditure Approval Lists dated April 8, 15, and 22, 2026; Payroll Approval List dated April 9, 2026; and BCC Official Minutes dated April 14, 2026. **(Jenny Spencer, CPA, MAcc, CGFO, and CFE, Director - Comptroller's Office)** **2026-0397**

County Manager's Consent Agenda (Items No. 7 - 26)

County Manager's Office

7. Approve and authorize the Chairman to execute seven (7) Interlocal Agreements with the municipalities of Seminole County regarding the assignment and distribution of Five-Cent (5¢) Local Option Fuel Tax proceeds. Countywide **(Darren Gray, County Manager)** **2026-0430**

8. Approve and authorize the Chairman to execute a Proclamation proclaiming May 17th - 23rd, 2026 as Emergency Medical Services Week in Seminole County, FL. **2026-0332**

9. Approve and authorize the Chairman to execute a Proclamation proclaiming May 4 - 8, 2026 as Economic Development Week in Seminole County, FL. Countywide **2026-0413**

County Attorney's Office

10. Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, and corresponding Interlocal Agreement, approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Orange County Industrial Development Authority not to exceed $40,000,000 of its Educational Facilities Revenue Bond Series for the purpose of financing and refinancing of educational facilities owned or leased by Orangewood Christian School, Inc., part of which is located in Seminole County, Florida as further described in the Resolution; and providing an effective date. **(Kate Latorre, County Attorney)** **2026-0412**

Administrative Services

11. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 20.1 (Acceptance of Credit Cards, Charge Cards, Debit Cards or Electronic Funds Transfers) and providing an effective date. Countywide **(Stephen Koontz, Assistant County Manager)** **2026-0416**

12. Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 26.5 (Information Security and Artificial Intelligence Policy); and providing an effective date. Countywide **(Stephen Koontz, Assistant County Manager)** **2026-0349**

13. Approve and authorize the Chairman to execute a Resolution confirming the Non-Ad Valorem Variable Rate Assessments for Tax Year 2026. Countywide (**Lorie Bailey Brown, CFO/Administrative Services Director**) **2026-0345**

14. Award CC-6816-26/TAD Gravity Sewer Improvements: Talbot Road/Kewannee Trail/Hollyridge Road to AMCON Development Group, LLC in the amount of $2,564,601.87 and authorize the Purchasing & Contracts Division to execute the agreement. District4 - Lockhart **(Stephen Koontz, Assistant County Manager)** Requesting Department- Utilities **2026-0347**

15. Approve and authorize the Chairman to execute the Third Amendment to Florida Department of Health, Seminole County Lease. Countywide (**Stephen Koontz, Assistant County Manager**) **2026-0361**

16. Approve and authorize the Chairman to execute a Purchase Agreement for vacant land (Parcel ID 20-21-30-300-0010-0000) located on Wilshire Boulevard, Fern Park (.53 +/- acre) as part of the Indian Hills Water Utility Expansion Project between David J. Vobornik and Gayle C. King and Seminole County for $135,000.00 as full settlement of any and all claim for compensation for which Seminole County might be obligated to pay relating to the parcel. District4 - Lockhart **(Stephen Koontz, Assistant County Manager)** **2026-0433**

Community Services

17. Approve and authorize Resource Management to submit a grant application in response to the Notice of Funding Opportunity (NOFO) from the Department of Veterans Affairs (VA) - Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program (SSG Fox SPGP) and authorize the Chairman to execute all documents associated with the SSG Fox SPGP. Countywide **(Allison Thall - Community Services Director)** **2026-0367**

18. Ratify the Chairman's execution of the Combined Subdivision Participation and Release Form to participate in a new national opioid settlement with six regional distributors/dispenser defendants (Remnant Defendants Settlement). Countywide **(Allison Thall - Community Services Director)** **2026-0389**

19. Ratify a grant submission with the Substance Abuse and Mental Health Services Administration (SAMHSA) for Children's Mental Health Initiative (CMHI) in conjunction with Family Partnerships of Central Florida to provide mental health services for children and youth ages birth to 21; and authorize the County Manager to execute all documents associated with the SAMHSA CMHI grant. **Countywide (Allison Thall, Community Services Director)** 2026-0391

Development Services

20. Approve and authorize the Chairman to execute the Mellonville Industrial Park Easement Agreement with Mellonville Holding, LLC related to a County maintained retention pond and drainage easement located at 2540 E Lake Mary Blvd. District5 - Herr. **(Mike Rhodes, Development Services Interim Director)** 2026-0346

21. Approve the Final Plat for the Vasant Vatika Subdivision containing thirty-seven (37) lots on 6.59 acres zoned PD (Planned Development), located on the south side of Center Dr, west of Lake Dr; (Melissa Martinez, Pape-Dawson, Applicant)*:* District1 - Dallari- (**Mike Rhodes, Interim Development Services Director**) 2026-0341

22. Approve the Final Plat for the SR 46 Commercial Subdivision containing two (2) commercial lots on 11.64 acres zoned PD (Planned Development), located on the northwest corner of W SR 46 and Harvest Time Dr.; (Connor Franklin, Applicant) District5 - Herr (**Mike Rhodes, Interim Development Services Director**) 2026-0352

23. Approve the Replat for the Shoppes of Sweetwater Subdivision containing three (3) commercial lots on 9.73 acres in the Wekiva Hunt Club PD (Planned Development), located on the south side of Wekiva Springs Road, east of N. Hunt Club Boulevard; (Shoppes of Sweetwater, Inc., Applicant) District3 - Constantine (**Mike Rhodes, Interim Development Services Director**) 2026-0384

Parks and Recreation

24. Approve and authorize the Chairman to execute the Entertainment Service Agreement, to provide children's programs at the branch libraries as part of the Summer Reading Program with the following contractor: Bright Star Children's Theatre, LLC, $5,425.00. Countywide (**Richard Durr, Parks and Recreation Director**) **2026-0418**

25. Approve and authorize the Chairman to execute a Resolution for the Florida Fish and Wildlife Conservation Commission for the Florida Boating Improvement Program grant submission for the Lake Jesup Boat Ramp Planning and Design grant. District2 - Zembower **(Rick Durr, Parks and Recreation Director)** **2026-0415**

Public Works

26. Request Board approval to submit a grant application to the U.S. Department of Transportation for the FY26 Safe Streets and Roads for All grant requesting up to $10,000,000 for purchase and installation of safety equipment for traffic signals including Connecting Vehicle (CV) Roadside Units, Intersection Movement Cameras (IMCs), CCTV Cameras, and Uninterruptible Power Supplies (UPSs) throughout the County. Countywide **(Tawny Olore, Public Works Director)** 2026-0393

VI. REGULAR AGENDA

27. Fire Capital Improvement Plan **(Matt Kinley, Fire Chief)** 2026-0421

Public Comment

28. Indoor Facility Update **(Rick Durr, Parks & Recreation Director)** 2026-0422

Public Comment

Recess BCC Meeting Until 1:30 P.M.

Reconvene Meeting at 1:30 P.M.

VII. PUBLIC HEARING AGENDA

Accept Proofs of Publication

Ex Parte Disclosure

Public Hearings - Quasi - Judicial

29. **LifePoint Christian Church Special Exception** - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; **(Hilary Padin, Planner)** 2026-0355

Applicant Presentation

Public Comment

30. **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) District3 - Constantine **(Kaitlyn Apgar, Senior Planner)** **2026-0339**

Applicant Presentation

Public Comment

31. **Rosenwald Community Center Rezone** - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two-Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (**Annie Sillway, Principal Planner**) **2026-0287**

Applicant Presentation

Public Comment

Public Hearings - Legislative

32. Adopt an Ordinance to create the West Crystal Lake Management Municipal Services Benefit Unit [MSBU]; and adopt the initial variable rate assessment roll required for funding the requested public services and approve Interlocal Agreement with the City of Lake Mary. District4 - Lockhart (**Tameka Morton, MSBU Program Manager**) **2026-0351**

Public Comment

33. Public Hearing to adopt a Resolution confirming the non-ad valorem capital assessment for the Rice Lake Lake Management MSBU for Phase I actual cost of restoration services. District5 - Herr **(Tameka Morton, MSBU Program Manager)** **2026-0348**

Public Comment

34. Approve and authorize the Chairman to execute a Resolution approving the imposition and collection of a tourism improvement district assessment upon tourism properties with sixty (60) or more rooms available for occupancy and are located in the Seminole County Tourism Improvement District (SCTID); providing for severability; and providing for an effective date. Countywide. **(Gui Cunha, Economic Development & Tourism Director)** **2026-0375**

Public Comment

35. Approve the adoption of the Ordinance amending Chapter 40, Building and Construction, to the Seminole County Code of Ordinances by amending the Chapter to provide uniformity in Code Enforcement application; adjusting to align with statutory languages; providing clarity to the Building Code of Appeals; providing alignment with Senate Bill 180; and providing an effective date. Countywide **(Mike Rhodes, Interim Development Services Director)** **2026-0425**

Public Comment

36. Approve and authorize the Chairman to execute the FY 2025/26 Midyear Budget Amendment Resolution (BAR) 26-028 in the amount of $60,854,398.04 to adjust FY26 countywide beginning fund balances to match FY25 audited ending fund balances. Countywide **(Timothy Jecks, Management & Budget Director)** **2026-0399**

Public Comment

IIX. COUNTY ATTORNEY'S REPORT

37. Canvassing Board **2026-0434**

IX. COUNTY MANAGER'S REPORT AND STAFF PRESENTATIONS

X. DISTRICT COMMISSIONER REPORTS

District 1 - Commissioner Dallari

District 2 - Commissioner Zembower

District 3 - Commissioner Constantine

District 4 - Commissioner Lockhart

District 5 - Chairman Herr

XI. CHAIRMAN'S REPORT

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

XIIV. 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: 2026-0390

Title:

Proclamation proclaiming Sergeant Robert Pizzurro, United States Army, as Seminole County's May Veteran of the Month. **(Sergeant Robert Pizzurro, United States Army)**

PROCLAMATION
OF THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECOGNIZING UNITED STATES ARMY SERGEANT ROBERT PIZZURRO FOR HIS 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, before entering military service, Sergeant Pizzurro had already demonstrated a profound sense of duty, discipline, and selfless commitment to others – principles instilled through his upbringing and reinforced by a distinguished family tradition of military service, including his father, brother, and uncles. This proud legacy shaped his character and prepared him to honorably answer the call to serve his country; and

WHEREAS, drafted in 1967, Sergeant Pizzurro completed Basic Training at Fort Gordon, Georgia, and subsequently graduated from Fort Bliss, Texas, as a Hawk Missile and Launcher Mechanic. He was then assigned to B Battery, 6th Battalion, 59th Mobile Missile Battalion in Babenhausen, Germany, where he played a vital role in maintaining missile defense readiness with professionalism, technical proficiency, and unwavering dedication to duty; and

WHEREAS, following his discharge from military service in 1968, Sergeant Pizzurro has continued a lifetime of distinguished service through his leadership in the American Legion, where he is a 14-year member and currently serves as the 1st Vice Commander of Post 243 as well as the Veteran Outreach Coordinator. In this role, he leads sustained efforts to visit veterans in six area nursing homes, ensuring they are honored, supported and never forgotten. Additionally, Sergeant Pizzurro has devoted more than 24 years of volunteer service to the Seminole County Sheriff's Office as a Citizen on Patrol and Search and Rescue Coordinator. His commitment to community extends further through his civic leadership as Past President of the Oak Forest Homeowners Association; and

WHEREAS, Sergeant Pizzurro has brought great credit and distinction upon himself, 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 Pizzurro for his outstanding service to the United States Army.

BE IT FURTHER PROCLAIMED that this Proclamation is presented to Sergeant Robert Pizzurro along with our sincere congratulations and recognition as Seminole County's

"Veteran of the Month"
ADOPTED this 12th day of May 2026.



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Andria Herr, Chairman
Seminole County Board of County Commissioners

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

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

File Number: 2026-0310

Title:

Proclamation - proclaiming May 25, 2026 as Memorial Day in Seminole County, Florida

PROCLAMATION
OF THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS AFFIRMING
MAY 25, 2026 AS
MEMORIAL DAY IN
SEMINOLE COUNTY, FLORIDA

WHEREAS, on Memorial Day, we pay solemn tribute to those brave Americans who served under the stars and stripes and laid down their lives to defend our freedom; and

WHEREAS, for more than a century, this holiday was known as Decoration Day and originally honored those lost while fighting in the Civil War; and

WHEREAS, following America's entry into World War I, Memorial Day evolved to commemorate American military personnel who died in all wars, including World War II, the Vietnam War, the Korean War, and the wars in Iraq and Afghanistan; and

WHEREAS, in 1915, after spotting a cluster of poppies, a brigade surgeon was inspired to write the poem *In Flanders Field*, giving a voice to service members who had died in battle and lay buried beneath poppy-covered grounds; the poem initiated a movement to make the poppy a symbol of tribute to all who have died in war and remains an emblem of remembrance to this day; and

WHEREAS, Congress, in a joint resolution approved May 11, 1950, provided that Memorial Day shall be set aside as a day of prayer for permanent peace and requested President Truman to issue a proclamation calling upon the people of the United States to observe each Memorial Day in that manner; and

WHEREAS, Monday, May 25th will mark the 158th anniversary of Memorial Day; and

WHEREAS, more than 1.2 million American service members have died in conflicts, and more than 8,000 of these were from Florida; and over 100 were residents of Seminole County with 2 Medal of Honor recipients; and

WHEREAS, today, over 1.3 million Americans serve in active military duty, 66,000 of whom are from Florida, while nearly 750,000 Americans serve in the Reserves and National Guard; and

WHEREAS, on Memorial Day, and every day, the citizens of Seminole County must remember the servicemen and women who sacrificed their lives to ensure our own.

NOW, THEREFORE, BE IT PROCLAIMED that the Seminole County Board of County Commissioners does hereby recognize May 25, 2026, as

Memorial Day

AND BE IT FURTHER PROCLAIMED that the Board of County Commissioners requests that at 3:00 PM on Memorial Day, Seminole County residents voluntarily observe in their own way a moment of remembrance and respect, pausing from whatever they are doing to honor our military heroes and their valor.

ADOPTED this 12th day of May 2026



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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: 2026-0369

Title:

Proclamation - proclaiming May 3 - 9, 2026 as National Travel and Tourism Week in Seminole County, FL.

PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING MAY 3 – 9, 2026 AS
NATIONAL TRAVEL AND TOURISM WEEK
IN SEMINOLE COUNTY, FLORIDA

WHEREAS, the travel and tourism industry plays a vital role in strengthening Seminole County's economy—generating revenue, creating employment opportunities, and enhancing the overall quality of life for residents and visitors alike and

WHEREAS, tourism generated over $4.3 billion in economic impact for Seminole County and supports approximately 27,100 jobs for our local residents in 2024; and

WHEREAS, Seminole County has emerged as a premier destination for sports tourism, welcoming athletes, teams, and spectators for tournaments, training, and events that energize the local economy and showcase the region's top-tier facilities and hospitality and

WHEREAS, the county's abundant natural beauty—including its scenic rivers, lush parks, and protected wildlife areas—continues to draw nature enthusiasts, outdoor adventurers, and eco-tourists, reinforcing Seminole County's reputation as Florida's Natural Choice and

WHEREAS, tourism in Seminole County provided more than $334 million in state and local taxes in 2024, which resulted in nearly $1,800 in annual tax savings for each family household; and

WHEREAS, in 2025, Seminole County established the state's first county-wide Tourism Improvement District (TID), a public-private partnership that was designed to create a dedicated funding mechanism that will enhance our regional sports tourism infrastructure and ensure that Seminole County remains highly competitive in attracting future sporting events to our community; and

WHEREAS, the success of the TID was built on strong collaboration between Seminole County leaders, our sports tourism partners, and our local hoteliers that will drive economic growth, support tourism development, and strengthen our community for years to come; and

WHEREAS, the continued partnerships between CFHLA, local businesses, government leaders, and community stakeholders remain critical to fostering a thriving tourism economy and ensuring Seminole County remains a warm, inviting place for visitors year-round; and

WHEREAS, the Central Florida Hotel & Lodging Association (CFHLA) is the largest regional hospitality association in the United States representing more than 148,000 hotel rooms throughout the Central Florida Region, as well as nearly 500 "supplier" organizations that do business with the hospitality and tourism industries; and

WHEREAS, National Travel and Tourism Week offers a meaningful opportunity in 2026 to honor the accomplishments of Seminole County's travel and tourism community, highlight the continued efforts of CFHLA and its partners, and reaffirm our dedication to growing the county's presence as a must-visit destination.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Board of County Commissioners of Seminole County, Florida, do hereby proclaim, May 3–9, 2026 as

NATIONAL TRAVEL AND TOURISM WEEK

In Seminole County, Florida, and encourage residents to support workforce development in the hospitality and tourism industries, and participate in local initiatives highlighting travel's importance to our community's economic growth and quality of life.

ADOPTED this 12th day of May 2026

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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: 2026-0371

Title:

Resolution - recognizing the 2026 Lake Mary High School Cheerleading team as the Florida High School Athletic Association (FHSAA) State Champions.

RESOLUTION OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECOGNIZING THE
2025-2026 LAKE MARY HIGH SCHOOL CHEERLEADING TEAM
AS STATE CHAMPIONS

WHEREAS, Seminole County proudly recognizes the outstanding achievements of its student-athletes and the positive representation they bring to the community through excellence in competition; and

WHEREAS, the Lake Mary High School Rams Cheerleading Team achieved a historic milestone by winning the Florida High School Athletic Association (FHSAA) Class 2A Competitive Cheerleading State Championship in 2026; and

WHEREAS, the Rams have set a FHSAA record by winning ten consecutive state competitive cheerleading championships from 2017-2026, a milestone that has never been accomplished in the history of competitive cheerleading within the state of Florida; and

WHEREAS, the team's success reflects the leadership of former head coach Paige Black and current head coach Victoria Jones whose commitment to excellence, character development, and community pride has played a pivotal role in the program's historic achievement; and

WHEREAS, the Lake Mary High School Cheerleading Team overcame adversity and demonstrated resilience, determination, and composure under pressure, exemplifying the highest ideals of sportsmanship and competitive spirit; and

WHEREAS, the championship reflects the dedication of the coaching staff, student-athletes, families, school administrators, and supporters whose collective efforts contributed to this remarkable season; and

WHEREAS, this achievement has brought significant recognition to Seminole County and serves as an inspiration to youth throughout the community to pursue excellence.

NOW, THEREFORE, BE IT RESOLVED, that we, the Board of County Commissioners of Seminole County, Florida, do hereby congratulate the Lake Mary High School Cheerleading Team for winning the 2025-2026 FHSAA Class 2A State Championship and extends its sincere congratulations to the cheerleaders, coaches, families, and supporters for their historic accomplishment.

ADOPTED this 12th day of May 2026

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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: 2026-0420

Title:

Resolution honoring the retirement of UCF Senior Associate Vice President for Government and Community Relations Fred Kittenger

RESOLUTION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECOGNIZING THE RETIREMENT OF
FRED KITTINGER

WHEREAS, a proud alumnus of the University of Central Florida, Class of 1980, Fred earned a Bachelor of Arts with honors and later a Master of Public Administration from Florida State University, reflecting a lifelong commitment to learning and leadership; and

WHEREAS, Fred Kittinger has dedicated more than four decades to public affairs, higher education, and civic engagement, serving as a steadfast advocate for collaboration among government, community organizations, and the private sector; and

WHEREAS, Fred served as Chief of Staff to Orlando Mayor Glenda Hood, providing eight years of exemplary leadership in municipal government, and later held roles as Vice President for Governmental Affairs and Executive Director of the Small Business Chamber for the Greater Orlando Chamber of Commerce, after beginning his public service career as a Legislative Aide to State Senator George Stuart, Jr.; and

WHEREAS, in 2003, he was approached by Senior Vice President Emeritus Dan Holsenbeck and Board of Trustees charter member Patrick Christensen regarding an opportunity at the University of Central Florida working with local governments—an opportunity that led to his long and impactful tenure at the university; and

WHEREAS, throughout his career at UCF, Fred strengthened partnerships across Orange County, the City of Orlando, and the broader Central Florida region, advancing collaboration among the university, local governments, public agencies, and community stakeholders to support economic development, workforce pipelines, research initiatives, and regional innovation; and he played a vital role in advancing major institutional milestones, including the College of Medicine, the Florida Interactive Entertainment Academy, UCF Downtown, expansion of the Business Incubation Program, and key infrastructure investments; and

WHEREAS, Fred demonstrated a deep commitment to student success through the UCF Legislative Scholars Program, which he helped establish and guide alongside Dan Holsenbeck and Alison Schultz, creating an immersive experience in which students gain firsthand exposure to the legislative process in Tallahassee; and since its inception in 2005, more than 320 students have participated; and

WHEREAS, he further supported student achievement through his service as an adjunct instructor in the UCF School of Public Administration; and, together with his wife of 43 years, established the Fred and Sandra Kittinger Scholarship Fund in 2020 to support graduate students in public administration; and

WHEREAS, his civic leadership extends across Central Florida through service on numerous boards and organizations, including Junior Achievement of Central Florida, the Orange County Research and Development Authority, Orlando After School All-Stars, and past leadership roles with Tiger Bay of Central Florida, the Coalition for the Homeless, and the UCF Alumni Association; and

WHEREAS, on April 22, 2026, Fred concluded nearly 23 years of service at the University of Central Florida as Senior Associate Vice President for Government & Community Relations and Director of State & Local Government, marking the culmination of a distinguished career; and

WHEREAS, he is supported by his devoted family, including his wife, Sandra B. Kittinger; their daughter, Alyssa; and granddaughter, Paisley, who bring him great pride and joy.

NOW, THEREFORE, BE IT RESOLVED, that we, the Seminole County Board of County Commissioners, hereby recognize and honor Fred Kittinger for his exceptional career of service, leadership, and dedication to the University of Central Florida and the Central Florida community, and that his legacy of collaboration, mentorship, and institutional advancement will continue to strengthen the region for generations to come.

ADOPTED this 12th day of May 2026

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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: 2026-0397

Title:

Expenditure Approval Lists dated April 8, 15, and 22, 2026; Payroll Approval List dated April 9, 2026; and BCC Official Minutes dated April 14, 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:

Kyla Farrell - 407-665-7661

Background:

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

Requested Action:

Approve Expenditure Approval Lists dated April 8, 15, and 22, 2026; Payroll Approval List dated April 9, 2026; and BCC Official Minutes dated April 14, 2026.

CLERK AND COMPTROLLER'S
REPORT and BRIEFING
MAY 12, 2026

I. ITEMS FOR CONSIDERATION FROM THE COMPTROLLER'S OFFICE

A. EXPENDITURE APPROVAL AND PAYROLL APPROVAL LISTS

Approve Expenditure Approval Lists dated April 8, 15, and 22, 2026; and Payroll Approval List dated April 9, 2026.

II. ITEMS FOR CONSIDERATION FROM COUNTY COMMISSION RECORDS

A. BCC OFFICIAL MINUTES

Approve BCC Official Minutes dated April 14, 2026.

B. RECEIVED AND FILED LISTING (For Information Only)

1 AD AND AFFIDAVIT FOR FY 2026-2027 REQUEST FOR APPLICATIONS FOR THE COMMUNITY SERVICES AGENCY (CSA) PARTNERSHIP GRANT PROGRAM
2 AD AND AFFIDAVIT FOR THE FY 2022-2023 SHIP PROGRAM ANNUAL PERFORMANCE REPORT INVITATION FOR PUBLIC COMMENTS
3 AGRMT TO PIGGYBACK A CONTRACT FOR COMMERCIAL FLOORING REPLACEMENT SERVICES BID BY ANOTHER GOVERNMENTAL ENTITY/CHAPCO FENCE, LLC
4 AGRMT TO PIGGYBACK A CONTRACT FOR COMMERCIAL FLOORING REPLACEMENT SERVICES BID BY ANOTHER GOVERNMENTAL ENTITY/PAGE COMMERCIAL FLOORING
5 AGRMT TO PIGGYBACK A CONTRACT FOR DESIGN SERVICES BID BY ANOTHER GOVERNMENTAL AGENCY/COST MANAGEMENT DBA CMI
6 AGRMT TO PIGGYBACK A CONTRACT FOR MANAGEMENT CONSULTING SERVICES BY ANOTHER GOVERNMENTAL AGENCY/RSM US, LLP
7 AMDMT #1 TO W.O. #6 TO PS-6032-24/SCORPIO
8 AMDMT #2 TO W.O. #22 TO PS-4244-22/WSP USA ENVIRONMENT & INFRASTRUCTURE
9 AMDMT #3 TO W.O. #20 TO PS-4968-23/CIVIL SITE ENGINEERING
10 AMDMT #5 TO W.O. #18 TO RFP-3136-20/MILLER ELECTRIC COMPANY
11 AMDMT #7 TO W.O. #27 TO PS-1822-18/AECOM TECHNICAL SERVICES
12 AMDMT #7 TO W.O. #35 TO PS-1822-18/AECOM TECHNICAL SERVICES
13 BOND RELEASE/MAINTENANCE BOND #100366620/$14,000/BROADSTONE RETAIL (STARBUCKS)
14 BOND RELEASE/MAINTENANCE BOND #K41854406/$23,347.40/NOVEL PARKWAY
15 BOND RELEASE/PERFORMANCE BOND #101256240/$59,858.48/OFFICE BISCAYNE (AKA CRYSTAL OFFICE ROW)
16 BOND RELEASE/PERFORMANCE BOND #800152459/$146,212/STORE SPACE ALTAMONTE
17 C.O. #1 TO W.O. #55 TO CC-3563-21/SCHULLER CONTRACTORS
18 C.O. #2 TO CC-5767-24/APEC LLC
19 C.O. #3 TO CC-5306-23/L7 CONSTRUCTION
20 CLOSEOUT TO CC-6515-25/CHINCHOR ELECTRIC
21 CONTRACT FOR SERVICES (NATURAL LANDS)/JEFFREY KOESTER
22 CONTRACT FOR SERVICES (NATURAL LANDS)/MONICA TICHONOFF
23 FIFTH AMDMT TO IFB-604066-21/CALGON CARBON CORP
24 FIRST AMDMT TO PS-3814-21/SCHENKEL & SHULTZ
25 FOURTH AMDMT TO RFP-604205-21/OTT LANDSCAPE MAINTENANCE
26 FPSC ORDER #PSC-2026-0086-CO-EI ISSUED 4/13/26

CLERK AND COMPTROLLER'S
REPORT and BRIEFING
MAY 12, 2026

27	HOME PROGRAM AGRMT/HABITAT FOR HUMANITY AND GREATER APOPKA (AS APPROVED BY THE BCC ON 7/22/25)
28	IFB-5161-26 TERM CONTRACT FOR NUISANCE ABATEMENT SERVICES (LOT CLEANING)/PLT LANDSCAPING SERVICES
29	MAINTENANCE BOND #101635000/$77,902.42/WILDERNESS ESTATES
30	MAINTENANCE BOND #2378114/$38,200/RPM SANFORD, LLC/TUSCANY VILLAGE ROW
31	PROOF OF PUB/ATTORNEY-CLIENT CLOSED SESSION REGARDING THE GRANT MALOY, CLERK & COMPTROLLER, VS SEMINOLE CO. LITIGATION (2025-CA-0284)
32	RENEWAL #1 TO CC-4941-23/PROSHOT CONCRETE
33	RENEWAL #1 TO IFB-604269-22/HUFFMAN DBA NUWAVE CONCRETE
34	RENEWAL #1 TO IFB-604269-22/PARTHENON CONSTRUCTION CO
35	RENEWAL #2 TO IFB-604319-22/MUNICIPAL EMERGENCY SERVICES
36	RENEWAL #2 TO PS-4720-23/ATKINS NORTH AMERICA
37	RENEWAL #2 TO PS-4720-23/KITTELSON & ASSOCIATES
38	RENEWAL #2 TO PS-4720-23/VANASSE HANGEN BRUSTLIN
39	RENEWAL #3 TO RFP-604256-22/D&J ENTERPRISES
40	RENEWAL #5 TO SS-603834-20/TIMECLOCK PLUS
41	RENEWAL #7 TO IFB-603397-19/BRIGHTVIEW LANDSCAPE SERVICES
42	SEVENTH AMDMT TO RFP-602697-16/BRIGHTVIEW LANDSCAPE SERVICES
43	THIRD AMDMT TO RFP-604256-22/CERES ENVIRONMENTAL SERVICES
44	TIME EXTENSION TO IFB-604132-21/FCS FACILITY SERVICES
45	TOURIST TAX FUNDING AGRMT/DIVISION III UNIVERSITY ATHLETIC ASSOCIATION/2026 UAA MENS AND WOMENS TENNIS CHAMPIONSHIPS
46	TOURIST TAX FUNDING AGRMT/FLORIDA HIGH SCHOOL ATHLETIC ASSOCIATION/FLORIDA HIGH SCHOOL TENNIS STATE CHAMPIONSHIPS
47	W.O. #13 TO RFP-3722-21/THE COLINAS GROUP
48	W.O. #15 TO PS-5946-24/CAROLLO ENGINEERS
49	W.O. #17 TO PS-5135-23/S2L
50	W.O. #18 TO PS-4468-22/ARDAMAN & ASSOCIATES
51	W.O. #2 TO PS-1920-18/CONSOR NORTH AMERICA
52	W.O. #23 TO PS-4244-22/SOUTHEASTERN SURVEYING AND MAPPING CORP
53	W.O. #26 TO PS-6032-24/SCORPIO

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 4/2/26 Through 4/8/26

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 2,984,482.89
00103	NATURAL LAND ENDOWMENT FUND	467.50
00108	FACILITIES MAINTENANCE FUND	599.07
00111	TECHNOLOGY REPLACEMENT FUND	2,684.17
00112	MAJOR PROJECTS FUND	284,743.65
00113	COUNTYWIDE UTILITIES	114,714.48
00115	COURT PROGRAM FUND	4,380.73
10101	TRANSPORTATION TRUST FUND	9,889.89
10400	BUILDING PROGRAM	29,300.00
11000	TOURISM PARKS 1,2,3 CENT FUND	19,810.90
11001	TOURISM SPORTS 4 & 6 CENT FUND	13,721.00
11200	FIRE PROTECTION FUND	403,770.52
11400	COURT SUPP TECH FEE (ARTV)	861.52
11541	2001 INFRASTRUCTURE SALES TAX	3,760.00
11560	2014 INFRASTRUCTURE SALES TAX	266,067.92
11800	EMS TRUST FUND	2,297.60
11901	COMMUNITY DEVELOPMEN BLK GRANT	7,100.90
11908	DISASTER PREPAREDNESS	382.23
11909	MOSQUITO CONTROL GRANT	68.00
11930	RESOURCE MANAGEMENT GRANTS	36,776.79
12023	SHIP AFFORDABLE HOUSING 22/23	43,380.00
12024	SHIP AFFORDABLE HOUSING 23/24	4,639.00
12303	OPIOID SETTLEMENT	15,960.00
12500	EMERGENCY 911 FUND	549.00
15000	MSBU STREET LIGHTING	101,646.52
15100	MSBU RESIDENTIAL SOLID WASTE	1,403,228.34
16000	MSBU PROGRAM	200.00
16005	MSBU MILLS (LM/AWC)	170.00
16006	MSBU PICKETT AQUATIC (LM/AWC)	85.00
16010	MSBU CEDAR RIDGE (GRNDS MAINT)	6,786.00
16023	MSBU SPRING WOOD LAKE (LM/AWC)	75.00
16024	MSBU LAKE OF THE WOODS(LM/AWC)	200.00
16026	MSBU SPRING (LM/AWC)	200.00
16027	MSBU SPRINGWOOD WTRWY (LM/AWC)	75.00
16036	MSBU HOWELL LAKE (LM/AWC)	700.00
16073	MSBU SYLVAN LAKE (AWC)	80.00
16080	MSBU E CRYSTAL CHAIN OF LAKES	325.16
32300	FIVE POINTS DEVELOPMENT FUND	100,865.39
40100	WATER AND SEWER FUND	200,532.38
40108	WATER & SEWER CAPITAL IMPROVEM	37,430.31
40201	SOLID WASTE FUND	371,413.24
50100	PROPERTY LIABILITY FUND	4,754.66
50200	WORKERS COMPENSATION FUND	72,266.56
50300	HEALTH INSURANCE FUND	71,340.30
TOTAL REPORT		$ 6,622,781.62

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
APRIL 8, 2026

CHECK SEQUENCE: CK # 990021-990213
ACH SEQUENCE: ACH # 408-435

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 12TH DAY OF MAY, 2026.

_____
Chairman

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COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 4/9/26 Through 4/15/26

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 2,192,324.15
00103	NATURAL LAND ENDOWMENT FUND	732.50
00108	FACILITIES MAINTENANCE FUND	137,127.47
00112	MAJOR PROJECTS FUND	768.46
00113	COUNTYWIDE UTILITIES	54,321.01
10101	TRANSPORTATION TRUST FUND	2,187.25
10102	MASS TRANSIT FUND	539,946.39
10400	BUILDING PROGRAM	40,306.97
11200	FIRE PROTECTION FUND	376,038.66
11400	COURT SUPP TECH FEE (ARTV)	2,730.80
11560	2014 INFRASTRUCTURE SALES TAX	7,496,427.97
11901	COMMUNITY DEVELOPMEN BLK GRANT	1,322.03
11912	PUBLIC SAFETY GRANTS (STATE)	39,669.05
11919	COMMUNITY SVC GRANTS	10,906.99
11942	FIRE GRANTS FEDERAL	2,538.33
12024	SHIP AFFORDABLE HOUSING 23/24	131,812.50
12101	LAW ENFORCEMENT TST-LOCAL	7,500.00
12500	EMERGENCY 911 FUND	241.44
16000	MSBU PROGRAM	944.82
16005	MSBU MILLS (LM/AWC)	197.77
16007	MSBU AMORY (LM/AWC)	618.09
16013	MSBU HOWELL CREEK (LM/AWC)	63.69
16020	MSBU HORSESHOE (LM/AWC)	140.83
16021	MSBU MYRTLE (LM/AWC)	93.75
16023	MSBU SPRING WOOD LAKE (LM/AWC)	75.78
16024	MSBU LAKE OF THE WOODS(LM/AWC)	280.60
16025	MSBU MIRROR (LM/AWC)	451.88
16026	MSBU SPRING (LM/AWC)	286.57
16027	MSBU SPRINGWOOD WTRWY (LM/AWC)	156.63
16028	MSBU BURKETT (LM/AWC)	129.31
16030	MSBU SWEETWATER COVE (LM/AWC)	1,243.98
16031	MSBU LAKE ASHER AWC	334.39
16033	MSBU GRACE LAKE (LM/AWC)	22.50
16035	MSBU BUTTONWOOD POND (LM/AWC)	48.50
16036	MSBU HOWELL LAKE (LM/AWC)	596.61
16037	MSBU LK LINDEN (LM/AWC)	140.30
16039	MSBU RICE LAKE (LM)	230.19
16040	MSBU TWIN LAKES (LM)	188.31
16073	MSBU SYLVAN LAKE (AWC)	393.48
16077	MSBU LITTLE LK HOWELL/TUSK	286.57
16080	MSBU E CRYSTAL CHAIN OF LAKES	588.57
32300	FIVE POINTS DEVELOPMENT FUND	1,514,305.81
40100	WATER AND SEWER FUND	310,446.27
40108	WATER & SEWER CAPITAL IMPROVEM	248,939.77
40201	SOLID WASTE FUND	89,324.55
50100	PROPERTY LIABILITY FUND	1,377.50
50200	WORKERS COMPENSATION FUND	91,317.08
50300	HEALTH INSURANCE FUND	2,851,403.64
60308	ADULT DRUG COURT	479.04
TOTAL REPORT		$ 16,152,008.75

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
APRIL 15, 2026

CHECK SEQUENCE: CK # 990214-990425
ACH SEQUENCE: ACH # 436-456

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 12TH DAY OF MAY, 2026.

_____
Chairman

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COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
For Checks Dated From 4/16/26 Through 4/22/26

FUND	FUND TITLE	AMOUNT
00100	GENERAL FUND	$ 4,498,225.60
00103	NATURAL LAND ENDOWMENT FUND	1,274.50
00108	FACILITIES MAINTENANCE FUND	12,479.14
00109	FLEET REPLACEMENT FUND	3,824.80
00111	TECHNOLOGY REPLACEMENT FUND	162,733.42
00112	MAJOR PROJECTS FUND	192,408.63
00113	COUNTYWIDE UTILITIES	127,835.96
00115	COURT PROGRAM FUND	525.00
10101	TRANSPORTATION TRUST FUND	94,198.13
10102	MASS TRANSIT FUND	808,283.00
10103	SUNRAIL OPERATIONS	5,480.00
10400	BUILDING PROGRAM	99.28
11000	TOURISM PARKS 1,2,3 CENT FUND	2,695.00
11001	TOURISM SPORTS 4 & 6 CENT FUND	4,901.36
11200	FIRE PROTECTION FUND	385,661.51
11400	COURT SUPP TECH FEE (ARTV)	31,820.89
11541	2001 INFRASTRUCTURE SALES TAX	540.63
11560	2014 INFRASTRUCTURE SALES TAX	1,749,136.05
11641	PUBLIC WORKS-INTERLOCAL AGREEM	65,562.46
11901	COMMUNITY DEVELOPMEN BLK GRANT	19,561.60
11902	HOME PROGRAM GRANT	666.67
11904	EMERGENCY SHELTER GRANTS	7,453.46
11905	COMMUNITY SVC BLOCK GRANT	6,303.66
11919	COMMUNITY SVC GRANTS	77,968.69
11930	RESOURCE MANAGEMENT GRANTS	20,484.00
12024	SHIP AFFORDABLE HOUSING 23/24	114,792.42
12026	SHIP AFFORDABLE HOUSING 25/26	1,750.00
12303	OPIOID SETTLEMENT	61,884.28
12500	EMERGENCY 911 FUND	24,389.13
13100	ECONOMIC DEVELOPMENT	81,000.00
15000	MSBU STREET LIGHTING	86,565.18
16010	MSBU CEDAR RIDGE (GRNDS MAINT)	1,900.00
16030	MSBU SWEETWATER COVE (LM/AWC)	2,500.00
40100	WATER AND SEWER FUND	821,487.81
40108	WATER & SEWER CAPITAL IMPROVEM	122,544.49
40201	SOLID WASTE FUND	46,446.26
50100	PROPERTY LIABILITY FUND	4,106.88
50200	WORKERS COMPENSATION FUND	39,989.99
50300	HEALTH INSURANCE FUND	36,182.48
60308	ADULT DRUG COURT	415.00
TOTAL REPORT		$ 9,726,077.36

COUNTY COMMISSION - SEMINOLE
BOCC Expenditure Approval List
APRIL 22, 2026

CHECK SEQUENCE: CK # 990426-990786
ACH SEQUENCE: ACH # 457-496

THIS EXPENDITURE LIST IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THIS 12TH DAY OF MAY, 2026.

_____

Chairman

_____

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SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PAYROLL APPROVAL LIST

As of Pay Date: 04/09/2026
Biweekly Payroll Ending: 04/04/2026

Check Numbers: **163327 - 163343**
Voided Check Number: N/A

Net Expenditure Total: **$3,374,236.26**

This payroll is approved by the Board of County Commissioners of Seminole County Florida, this 12th day of May, 2026.

_____
Chairman

_____

_____

_____

_____

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

File Number: 2026-0430

Title:

Approve and authorize the Chairman to execute seven (7) Interlocal Agreements with the municipalities of Seminole County regarding the assignment and distribution of Five-Cent (5¢) Local Option Fuel Tax proceeds. Countywide **(Darren Gray, County Manager)**

Division:

County Manager Office

Authorized By:

Darren Gray, County Manager

Contact/Phone Number:

Darren Gray/407-665-7219

Background:

On August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing a Five-Cent (5¢) Local Option Fuel Tax pursuant to Section 336.025(1)(b), Florida Statutes, effective January 1, 2026, for a term of fifty (50) years.

In the absence of an interlocal agreement establishing an alternative distribution formula, proceeds from the fuel tax are distributed by the Florida Department of Revenue (DOR) to the County and municipalities based on the statutory formula set forth in Section 336.025(4), Florida Statutes.

The County has coordinated with the municipalities regarding participation in funding the construction of State Road 452, the Seminole Connector Project, a regional transportation improvement that will enhance access to the Orlando Sanford International Airport and E. Lake Mary Boulevard, and improve overall mobility within Seminole County.

As a result of those discussions:

- The Cities of Lake Mary, Sanford, and Winter Springs have agreed to enter into interlocal agreements assigning their statutory share of the Five-Cent (5¢) Local

Option Fuel Tax proceeds to the County for a ten (10) year period beginning January 1, 2027, to assist in funding the Seminole Connector Project; and

- The Cities of Oviedo, Altamonte Springs, Casselberry, and Longwood have elected to retain their statutory share of the fuel tax proceeds. Interlocal agreements with these municipalities are provided to maintain the statutory distribution framework and ensure administrative clarity with DOR.

Under the assignment agreements, DOR will remit the participating municipalities' fuel tax proceeds directly to the County during the assignment period, and such proceeds will be used solely for the Seminole Connector Project.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute seven (7) Interlocal Agreements with the municipalities of Seminole County regarding the assignment and distribution of Five-Cent (5¢) Local Option Fuel Tax proceeds

INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF LAKE MARY REGARDING THE ASSIGNMENT OF LOCAL OPTION FUEL TAX PROCEEDS FOR THE SR 417 CONNECTOR EXPANSION PROJECT

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF LAKE MARY**, a Florida municipal corporation, whose address is 100 N Country Club Road, Lake Mary, Florida 32746 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, under section 336.025(1)(b)2., Florida Statutes (2025), the distribution of the Fuel Tax proceeds may be established either by interlocal agreement or, in the absence of such agreement, pursuant to the statutory formula set forth in section 336.025(4), Florida Statutes; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue distributes Fuel Tax proceeds among the COUNTY and eligible municipalities, including the CITY, pursuant to the statutory formula contained in section 336.025(4), Florida Statutes; and

WHEREAS, the COUNTY is participating in the funding and construction of the SR 417 Connector Expansion Project (the "Project"), a transportation improvement that will enhance regional mobility and benefit residents throughout Seminole County, including residents of the CITY; and

WHEREAS, the CITY desires to voluntarily assign its statutory share of Fuel Tax proceeds to the COUNTY for a limited duration to assist in funding the Project, subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall apply to Fuel Tax distributions beginning January 1, 2027. The assignment shall remain in effect for a period of ten (10) years, expiring December 31, 2036 (the "Assignment Period"), unless earlier terminated or extended by mutual written agreement. Upon expiration of the Assignment Period, the CITY's statutory distribution shall automatically revert to the CITY without further action by either party.

Section 3. Assignment of Statutory Share.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) During the Assignment Period, the CITY voluntarily assigns to the COUNTY one hundred percent (100%) of the CITY's statutory share of Fuel Tax proceeds and authorizes the

Florida Department of Revenue ("DOR") to remit such proceeds directly to the COUNTY, subject to DOR administrative procedures.

(c) The parties shall cooperate and provide any documentation reasonably required by DOR to implement this assignment beginning January 1, 2027.

(d) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025). This Agreement constitutes solely a voluntary assignment of the CITY's statutory share after such statutory distribution is calculated by DOR pursuant to section 336.025(4), Florida Statutes.

(e) This Agreement shall not obligate the CITY to assign proceeds not actually distributed by DOR.

Section 4. Use of Assigned Proceeds.

(a) The COUNTY shall use the CITY's assigned Fuel Tax proceeds exclusively for the SR 417 Connector Project during the Assignment Period.

(b) Eligible Project costs may include, without limitation, planning, design, engineering, right-of-way acquisition, utility relocation, construction, reconstruction, improvements, and other lawful expenditures associated with the Project, consistent with section 336.025, Florida Statutes (2025), and as may be amended.

(c) Assigned proceeds shall not be expended on unrelated transportation projects.

(d) Nothing in this Agreement shall be construed to alter the COUNTY's discretion with respect to the design, scope, timing, or administration of the Project.

Section 5. Additional Funding and Proportional Adjustment.

(a) If, during the Assignment Period, the COUNTY receives grants, donations, state or federal

appropriations, or other third-party funding specifically dedicated to the Project, the COUNTY shall apply such funds toward the total Project costs.

(b) To the extent that such additional funding reduces the total amount of Fuel Tax proceeds needed to complete the Project, future assigned Fuel Tax proceeds from participating municipalities, including the CITY, shall be reduced proportionally based on each municipality's relative assigned share.

(c) Any reduction shall apply prospectively to future distributions only. The COUNTY shall not be required to reimburse the CITY for Fuel Tax proceeds previously received or expended.

Section 6. Transportation Expenditure Reporting. For transparency, upon written request by the CITY, the COUNTY shall provide its most recent annual transportation expenditure data for the prior fiscal year related to the Project. This section shall not be construed to require the COUNTY to provide such data unless requested by the CITY.

Section 7. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST:

_____
AMBER BRANTON, City Clerk

CITY OF LAKE MARY

By:_____
DAVID MEALOR, Mayor

Date:_____

Approved as to form and
legal sufficiency.

_____
City Attorney

[*Balance of page left intentionally blank; signature page continues on following page*]

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
County Commissioners at its _____, 20___
regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

GLK/kly
2/11/26 4/14/26
T:\Users\gkahn\Sales Tax & Election Related Issues\Gas Tax\Interlocal Agreement\Interlocal Agr 2.0\April Version to be sent out Assigning Cities\LakeMaryFuelTaxILAAssigningCity4-14-26.docx

INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF SANFORD REGARDING THE ASSIGNMENT OF LOCAL OPTION FUEL TAX PROCEEDS FOR THE SR 417 CONNECTOR EXPANSION PROJECT

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF SANFORD**, a Florida municipal corporation, whose address is 300 N. Park Avenue, Sanford, Florida 32771 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, under section 336.025(1)(b)2., Florida Statutes (2025), the distribution of the Fuel Tax proceeds may be established either by interlocal agreement or, in the absence of such agreement, pursuant to the statutory formula set forth in section 336.025(4), Florida Statutes; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue distributes Fuel Tax proceeds among the COUNTY and eligible municipalities, including the CITY, pursuant to the statutory formula contained in section 336.025(4), Florida Statutes; and

WHEREAS, the COUNTY is participating in the funding and construction of the SR 417 Connector Expansion Project (the "Project"), a transportation improvement that will enhance regional mobility and benefit residents throughout Seminole County, including residents of the CITY; and

WHEREAS, the CITY desires to voluntarily assign its statutory share of Fuel Tax proceeds to the COUNTY for a limited duration to assist in funding the Project, subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall apply to Fuel Tax distributions beginning January 1, 2027. The assignment shall remain in effect for a period of ten (10) years, expiring December 31, 2036 (the "Assignment Period"), unless earlier terminated or extended by mutual written agreement. Upon expiration of the Assignment Period, the CITY's statutory distribution shall automatically revert to the CITY without further action by either party.

Section 3. Assignment of Statutory Share.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) During the Assignment Period, the CITY voluntarily assigns to the COUNTY one hundred percent (100%) of the CITY's statutory share of Fuel Tax proceeds and authorizes the

Florida Department of Revenue ("DOR") to remit such proceeds directly to the COUNTY, subject to DOR administrative procedures.

(c) The parties shall cooperate and provide any documentation reasonably required by DOR to implement this assignment beginning January 1, 2027.

(d) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025). This Agreement constitutes solely a voluntary assignment of the CITY's statutory share after such statutory distribution is calculated by DOR pursuant to section 336.025(4), Florida Statutes.

(e) This Agreement shall not obligate the CITY to assign proceeds not actually distributed by DOR.

Section 4. Use of Assigned Proceeds.

(a) The COUNTY shall use the CITY's assigned Fuel Tax proceeds exclusively for the SR 417 Connector Project during the Assignment Period.

(b) Eligible Project costs may include, without limitation, planning, design, engineering, right-of-way acquisition, utility relocation, construction, reconstruction, improvements, and other lawful expenditures associated with the Project, consistent with section 336.025, Florida Statutes (2025), and as may be amended.

(c) Assigned proceeds shall not be expended on unrelated transportation projects.

(d) Nothing in this Agreement shall be construed to alter the COUNTY's discretion with respect to the design, scope, timing, or administration of the Project.

Section 5. Additional Funding and Proportional Adjustment.

(a) If, during the Assignment Period, the COUNTY receives grants, donations, state or federal

appropriations, or other third-party funding specifically dedicated to the Project, the COUNTY shall apply such funds toward the total Project costs.

(b) To the extent that such additional funding reduces the total amount of Fuel Tax proceeds needed to complete the Project, future assigned Fuel Tax proceeds from participating municipalities, including the CITY, shall be reduced proportionally based on each municipality's relative assigned share.

(c) Any reduction shall apply prospectively to future distributions only. The COUNTY shall not be required to reimburse the CITY for Fuel Tax proceeds previously received or expended.

Section 6. Transportation Expenditure Reporting. For transparency, upon written request by the CITY, the COUNTY shall provide its most recent annual transportation expenditure data for the prior fiscal year related to the Project. This section shall not be construed to require the COUNTY to provide such data unless requested by the CITY.

Section 7. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST: CITY OF SANFORD

_____ By: _____
TRACI HOUCHIN, City Clerk ART WOODRUFF, Mayor

Date: _____

Approved as to form and
legal sufficiency.

_____
City Attorney

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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.

Approved as to form and
legal sufficiency.

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

_____
County Attorney

GLK/kly
2/11/26 4/14/26
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INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF WINTER SPRINGS REGARDING THE ASSIGNMENT OF LOCAL OPTION FUEL TAX PROCEEDS FOR THE SR 417 CONNECTOR EXPANSION PROJECT

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF WINTER SPRINGS**, a Florida municipal corporation, whose address is 1126 East State Road 434, Winter Springs, Florida 32708 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, under section 336.025(1)(b)2., Florida Statutes (2025), the distribution of the Fuel Tax proceeds may be established either by interlocal agreement or, in the absence of such agreement, pursuant to the statutory formula set forth in section 336.025(4), Florida Statutes; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue distributes Fuel Tax proceeds among the

COUNTY and eligible municipalities, including the CITY, pursuant to the statutory formula contained in section 336.025(4), Florida Statutes; and

WHEREAS, the COUNTY is participating in the funding and construction of the SR 417 Connector Expansion Project (the "Project"), a transportation improvement that will enhance regional mobility and benefit residents throughout Seminole County, including residents of the CITY; and

WHEREAS, the CITY desires to voluntarily assign its statutory share of Fuel Tax proceeds to the COUNTY for a limited duration to assist in funding the Project, subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall apply to Fuel Tax distributions beginning January 1, 2027. The assignment shall remain in effect for a period of ten (10) years, expiring December 31, 2036 (the "Assignment Period"), unless earlier terminated or extended by mutual written agreement. Upon expiration of the Assignment Period, the CITY's statutory distribution shall automatically revert to the CITY without further action by either party.

Section 3. Assignment of Statutory Share.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) During the Assignment Period, the CITY voluntarily assigns to the COUNTY one hundred percent (100%) of the CITY's statutory share of Fuel Tax proceeds and authorizes the Florida Department of Revenue ("DOR") to remit such proceeds directly to the COUNTY, subject to DOR administrative procedures.

(c) The parties shall cooperate and provide any documentation reasonably required by DOR to implement this assignment beginning January 1, 2027.

(d) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025). This Agreement constitutes solely a voluntary assignment of the CITY's statutory share after such statutory distribution is calculated by DOR pursuant to section 336.025(4), Florida Statutes.

(e) This Agreement shall not obligate the CITY to assign proceeds not actually distributed by DOR.

Section 4. Use of Assigned Proceeds.

(a) The COUNTY shall use the CITY's assigned Fuel Tax proceeds exclusively for the SR 417 Connector Project during the Assignment Period.

(b) Eligible Project costs may include, without limitation, planning, design, engineering, right-of-way acquisition, utility relocation, construction, reconstruction, improvements, and other lawful expenditures associated with the Project, consistent with section 336.025, Florida Statutes (2025), and as may be amended.

(c) Assigned proceeds shall not be expended on unrelated transportation projects.

(d) Nothing in this Agreement shall be construed to alter the COUNTY's discretion with respect to the design, scope, timing, or administration of the Project.

Section 5. Additional Funding and Proportional Adjustment.

(a) If, during the Assignment Period, the COUNTY receives grants, donations, state or federal appropriations, or other third-party funding specifically dedicated to the Project, the COUNTY shall apply such funds toward the total Project costs.

(b) To the extent that such additional funding reduces the total amount of Fuel Tax proceeds needed to complete the Project, future assigned Fuel Tax proceeds from participating municipalities, including the CITY, shall be reduced proportionally based on each municipality's relative assigned share.

(c) Any reduction shall apply prospectively to future distributions only. The COUNTY shall not be required to reimburse the CITY for Fuel Tax proceeds previously received or expended.

Section 6. Transportation Expenditure Reporting. For transparency, upon written request by the CITY, the COUNTY shall provide its most recent annual transportation expenditure data for the prior fiscal year related to the Project. This section shall not be construed to require the COUNTY to provide such data unless requested by the CITY.

Section 7. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to

amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST:

CHRISTIAN GOWAN
City Clerk

CITY OF WINTER SPRINGS

By: _____
KEVIN McCANN, Mayor

Date: _____

Approved as to form and
legal sufficiency.

_____
City Attorney

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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.

Approved as to form and
legal sufficiency.

_____

County Attorney

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

GLK/kly
2/11/26 4/14/26
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INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF ALTAMONTE SPRINGS REGARDING THE DISTRIBUTION OF LOCAL OPTION FUEL TAX PROCEEDS

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF ALTAMONTE SPRINGS**, a Florida municipal corporation, whose address is 225 Newburyport Avenue, Altamonte Springs, FL 32701 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, section 336.025(4), Florida Statutes (2025), provides that, in the absence of an interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue ("DOR") shall distribute Fuel Tax proceeds to the COUNTY and each eligible municipality, including the CITY, pursuant to the statutory formula; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, DOR currently distributes Fuel Tax proceeds to COUNTY and each eligible municipality, including CITY, pursuant to the statutory formula; and

WHEREAS, the COUNTY has entered into separate interlocal agreements with certain municipalities providing for the voluntary assignment of those municipalities' statutory shares of Fuel Tax proceeds to the COUNTY for designated transportation purposes; and

WHEREAS, the CITY has elected to retain its statutory share of Fuel Tax proceeds; and

WHEREAS, the parties desire to enter into this Agreement to formally acknowledge the statutory distribution of Fuel Tax proceeds to the CITY and to provide administrative clarity to DOR and the parties regarding the CITY's continued receipt of its statutory share.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall remain in effect for the duration of the Fuel Tax, unless terminated earlier by mutual written agreement.

Section 3. Statutory Distribution of Fuel Tax Proceeds.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025).

(c) The CITY shall retain its statutory share of Fuel Tax proceeds and shall be solely responsible for determining the use of such proceeds in accordance with applicable law.

Section 4. No Assignment of Proceeds. The parties acknowledge and agree that the CITY has not assigned, pledged, or otherwise transferred its statutory share of Fuel Tax proceeds

to the COUNTY. DOR shall continue to distribute the CITY's statutory share directly to the CITY pursuant to section 336.025(4), Florida Statutes (2025).

Section 5. Administrative Acknowledgment. The parties acknowledge that the Florida Department of Revenue administers the collection and distribution of Fuel Tax proceeds pursuant to section 336.025, Florida Statutes (2025). Nothing in this Agreement shall be construed to create any obligation of either party to control, direct, or alter the statutory distribution of Fuel Tax proceeds.

Section 6. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST:

_____
ANGIE APPERSON, City Clerk

CITY OF ALTAMONTE SPRINGS

By:_____
PAT BATES, Mayor

Date:_____

Approved as to form and
legal sufficiency.

_____
City Attorney

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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.

Approved as to form and
legal sufficiency.

_____

County Attorney

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

GLK/kly
4/17/26
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INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF CASSELBERRY REGARDING THE DISTRIBUTION OF LOCAL OPTION FUEL TAX PROCEEDS

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF CASSELBERRY**, a Florida municipal corporation, whose address is 95 Triplet Lake Drive, Casselberry, FL 32707 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, section 336.025(4), Florida Statutes (2025), provides that, in the absence of an interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue ("DOR") shall distribute Fuel Tax proceeds to the COUNTY and each eligible municipality, including the CITY, pursuant to the statutory formula; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, DOR currently distributes Fuel Tax proceeds to COUNTY and each eligible municipality, including CITY, pursuant to the statutory formula; and

WHEREAS, the COUNTY has entered into separate interlocal agreements with certain municipalities providing for the voluntary assignment of those municipalities' statutory shares of Fuel Tax proceeds to the COUNTY for designated transportation purposes; and

WHEREAS, the CITY has elected to retain its statutory share of Fuel Tax proceeds; and

WHEREAS, the parties desire to enter into this Agreement to formally acknowledge the statutory distribution of Fuel Tax proceeds to the CITY and to provide administrative clarity to DOR and the parties regarding the CITY's continued receipt of its statutory share.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall remain in effect for the duration of the Fuel Tax, unless terminated earlier by mutual written agreement.

Section 3. Statutory Distribution of Fuel Tax Proceeds.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025).

(c) The CITY shall retain its statutory share of Fuel Tax proceeds and shall be solely responsible for determining the use of such proceeds in accordance with applicable law.

Section 4. No Assignment of Proceeds. The parties acknowledge and agree that the CITY has not assigned, pledged, or otherwise transferred its statutory share of Fuel Tax proceeds

to the COUNTY. DOR shall continue to distribute the CITY's statutory share directly to the CITY pursuant to section 336.025(4), Florida Statutes (2025).

Section 5. Administrative Acknowledgment. The parties acknowledge that the Florida Department of Revenue administers the collection and distribution of Fuel Tax proceeds pursuant to section 336.025, Florida Statutes (2025). Nothing in this Agreement shall be construed to create any obligation of either party to control, direct, or alter the statutory distribution of Fuel Tax proceeds.

Section 6. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST:

_____
DONNA G. GARDNER, City Clerk

CITY OF CASSELBERRY

By:_____
DAVID HENSON, Mayor

Date:_____

Approved as to form and
legal sufficiency.

_____
City Attorney

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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.

Approved as to form and
legal sufficiency.

_____

County Attorney

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

GLK/kly
4/17/26
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INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF LONGWOOD REGARDING THE DISTRIBUTION OF LOCAL OPTION FUEL TAX PROCEEDS

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF LONGWOOD**, a Florida municipal corporation, whose address is 175 West Warren Avenue, Longwood, FL 327507 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, section 336.025(4), Florida Statutes (2025), provides that, in the absence of an interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue ("DOR") shall distribute Fuel Tax proceeds to the COUNTY and each eligible municipality, including the CITY, pursuant to the statutory formula; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, DOR currently distributes Fuel Tax proceeds to COUNTY and each eligible municipality, including CITY, pursuant to the statutory formula; and

WHEREAS, the COUNTY has entered into separate interlocal agreements with certain municipalities providing for the voluntary assignment of those municipalities' statutory shares of Fuel Tax proceeds to the COUNTY for designated transportation purposes; and

WHEREAS, the CITY has elected to retain its statutory share of Fuel Tax proceeds; and

WHEREAS, the parties desire to enter into this Agreement to formally acknowledge the statutory distribution of Fuel Tax proceeds to the CITY and to provide administrative clarity to DOR and the parties regarding the CITY's continued receipt of its statutory share.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall remain in effect for the duration of the Fuel Tax, unless terminated earlier by mutual written agreement.

Section 3. Statutory Distribution of Fuel Tax Proceeds.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025).

(c) The CITY shall retain its statutory share of Fuel Tax proceeds and shall be solely responsible for determining the use of such proceeds in accordance with applicable law.

Section 4. No Assignment of Proceeds. The parties acknowledge and agree that the CITY has not assigned, pledged, or otherwise transferred its statutory share of Fuel Tax proceeds

to the COUNTY. DOR shall continue to distribute the CITY's statutory share directly to the CITY pursuant to section 336.025(4), Florida Statutes (2025).

Section 5. Administrative Acknowledgment. The parties acknowledge that the Florida Department of Revenue administers the collection and distribution of Fuel Tax proceeds pursuant to section 336.025, Florida Statutes (2025). Nothing in this Agreement shall be construed to create any obligation of either party to control, direct, or alter the statutory distribution of Fuel Tax proceeds.

Section 6. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST:

_____
LIANE CARTAGENA, City Clerk

CITY OF LONGWOOD

By:_____
BRIAN D. SACKETT, Mayor

Date:_____

Approved as to form and
legal sufficiency.

_____
City Attorney

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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
County Commissioners at its _____, 20___
regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

GLK/kly
4/17/26
T:\Users\gkahn\Sales Tax & Election Related Issues\Gas Tax\Interlocal Agreement\Interlocal Agr 2.0\Version to be sent out\Fuel Tax ILA Non Assigning City - Longwood.docx

INTERLOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF OVIEDO REGARDING THE DISTRIBUTION OF LOCAL OPTION FUEL TAX PROCEEDS

THIS INTERLOCAL AGREEMENT is made between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771 (hereinafter referred to as "COUNTY"), and the **CITY OF OVIEDO**, a Florida municipal corporation, whose address is 400 Alexandria Boulevard, Oviedo, Florida 32765 (hereinafter referred to as the "CITY").

W I T N E S S E T H:

WHEREAS, section 336.025(1)(b), Florida Statutes (2025), authorizes counties to levy a local option fuel tax up to five cents ($0.05) per gallon on every gallon of motor fuel sold within the county and taxed under Part I of Chapter 206, Florida Statutes (2025) (hereinafter referred to as the "Fuel Tax"); and

WHEREAS, on August 12, 2025, the Seminole County Board of County Commissioners adopted an ordinance imposing the five-cent ($0.05) Fuel Tax, effective January 1, 2026, for a term of fifty (50) years; and

WHEREAS, section 336.025(4), Florida Statutes (2025), provides that, in the absence of an interlocal agreement establishing an alternative distribution formula, the Florida Department of Revenue ("DOR") shall distribute Fuel Tax proceeds to the COUNTY and each eligible municipality, including the CITY, pursuant to the statutory formula; and

WHEREAS, because there is currently no interlocal agreement establishing an alternative distribution formula, DOR currently distributes Fuel Tax proceeds to COUNTY and each eligible municipality, including CITY, pursuant to the statutory formula; and

WHEREAS, the COUNTY has entered into separate interlocal agreements with certain municipalities providing for the voluntary assignment of those municipalities' statutory shares of Fuel Tax proceeds to the COUNTY for designated transportation purposes; and

WHEREAS, the CITY has elected to retain its statutory share of Fuel Tax proceeds; and

WHEREAS, the parties desire to enter into this Agreement to formally acknowledge the statutory distribution of Fuel Tax proceeds to the CITY and to provide administrative clarity to DOR and the parties regarding the CITY's continued receipt of its statutory share.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as material terms of this Agreement.

Section 2. Term. This Agreement shall become effective upon approval by both the COUNTY and the CITY and shall remain in effect for the duration of the Fuel Tax, unless terminated earlier by mutual written agreement.

Section 3. Statutory Distribution of Fuel Tax Proceeds.

(a) The parties acknowledge that, pursuant to section 336.025(4), Florida Statutes (2025), the CITY is entitled to receive a statutory share of the Fuel Tax proceeds.

(b) Nothing in this Agreement modifies, replaces, or alters the statutory distribution formula established by section 336.025(4), Florida Statutes (2025).

(c) The CITY shall retain its statutory share of Fuel Tax proceeds and shall be solely responsible for determining the use of such proceeds in accordance with applicable law.

Section 4. No Assignment of Proceeds. The parties acknowledge and agree that the CITY has not assigned, pledged, or otherwise transferred its statutory share of Fuel Tax proceeds

to the COUNTY. DOR shall continue to distribute the CITY's statutory share directly to the CITY pursuant to section 336.025(4), Florida Statutes (2025).

Section 5. Administrative Acknowledgment. The parties acknowledge that the Florida Department of Revenue administers the collection and distribution of Fuel Tax proceeds pursuant to section 336.025, Florida Statutes (2025). Nothing in this Agreement shall be construed to create any obligation of either party to control, direct, or alter the statutory distribution of Fuel Tax proceeds.

Section 6. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior discussions or agreements, whether written or oral.

(b) Amendments. Any alterations, amendments, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

(c) No Effect on Other Agreements. Nothing in this Agreement shall be interpreted to amend, modify, or affect any other interlocal agreement or arrangement between COUNTY and the CITY concerning any other local option surtax, fuel tax, or transportation mechanism already in effect as of the date of this Agreement.

(d) Severability. If a provision of this Agreement or the application thereof to any party or circumstance is held invalid, it is the intent of the parties that such invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared severable.

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

ATTEST:

_____
ELIANNE RIVERA, City Clerk

Approved as to form and
legal sufficiency.

_____
City Attorney

CITY OF OVIEDO

By:_____
MEGAN SLADEK, Mayor

Date:_____

[*Balance of page left intentionally blank; signature page continues on following page*]

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.

Approved as to form and
legal sufficiency.

_____

County Attorney

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

GLK/kly
4/29/26
T:\Users\gkahn\Sales Tax & Election Related Issues\Gas Tax\Interlocal Agreement\Interlocal Agr 2.0\April Version to be sent out NonAssigning Cities\Fuel Tax ILA Non Assigning City - Oviedo.docx

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0332

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming May 17th - 23rd, 2026 as Emergency Medical Services Week in Seminole County, FL.

PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING MAY 17 – 23, 2026 AS
EMERGENCY MEDICAL SERVICES WEEK
IN SEMINOLE COUNTY, FLORIDA

WHEREAS, emergency medical services are a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services have grown to fill a gap by providing important, out-of-hospital care through a system comprised of first responders, paramedics, emergency medical community paramedicine paramedics, emergency medical dispatchers, firefighters, police officers, doctors, nurses, administrators and members of the public; and

WHEREAS, the members of emergency medical services teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Board of County Commissioners of Seminole County, Florida, do hereby proclaim May 17-23 2026 as

EMERGENCY MEDICAL SERVICES WEEK

ADOPTED this 12th day of May 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: 2026-0413

Title:

Approve and authorize the Chairman to execute a Proclamation proclaiming May 4 - 8, 2026 as Economic Development Week in Seminole County, FL. Countywide

PROCLAMATION
OF THE
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAIMING MAY 4 – 8, 2026 AS
NATIONAL ECONOMIC DEVELOPMENT WEEK
IN SEMINOLE COUNTY, FLORIDA

WHEREAS, fostering a robust economic environment is essential for the prosperity and well-being of our communities, providing the foundation for business growth, job creation, and an enhanced quality of life; and

WHEREAS, economic development provides opportunities for high-wage job creation, business growth, and increased quality of life for individuals and families; and

WHEREAS, Seminole County boasts the lowest unemployment rate in the region at 4.5%, reflecting the success of ongoing economic development strategies and the resilience of our local economy; and

WHEREAS, the median wage in Seminole County is $85,000, demonstrating the high-quality job opportunities available in our community and the success of our efforts to elevate the standard of living for our residents; and

WHEREAS, over the past five years, the Orlando Economic Partnership's efforts have led to the creation of over 2,000 new jobs in Seminole County, providing critical employment opportunities for our residents and contributing to the overall economic health of the community; and

WHEREAS, these endeavors have also facilitated more than $100 million in capital investment into Seminole County, underscoring the tangible impacts of dedicated economic development activities on our community; and

WHEREAS, the National Economic Development Week, instituted in 2016, offers a valuable opportunity to acknowledge and celebrate the contributions of economic development professionals for their vital role in enhancing our community's economic resilience and prosperity.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Board of County Commissioners of Seminole County, Florida, do hereby proclaim May 4 - 8, 2026 as

NATIONAL ECONOMIC DEVELOPMENT WEEK

ADOPTED this 12th day of May 2026

_____

Andria Herr, Chairman
Seminole County Board of County Commissioners

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

File Number: 2026-0412

Title:

Approve and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Seminole County, Florida, and corresponding Interlocal Agreement, approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Orange County Industrial Development Authority not to exceed $40,000,000 of its Educational Facilities Revenue Bond Series for the purpose of financing and refinancing of educational facilities owned or leased by Orangewood Christian School, Inc., part of which is located in Seminole County, Florida as further described in the Resolution; and providing an effective date. **(Kate Latorre, County Attorney)**

Division:

County Attorney Office

Authorized By:

Kate Latorre, County Attorney

Contact/Phone Number:

Kate Latorre/407-665-7257

Background:

Adoption of this resolution would provide limited approval to the Orange County Industrial Development Authority to issue bonds not to exceed $40,000,000 Educational Facilities Revenue Bonds (Orangewood Christian School Project), Series 2026 (the "Series 2026 Bonds"), to be issued in one or more series of tax-exempt and taxable bonds pursuant to a plan of finance for the financing and refinancing (including reimbursement for prior related expenditures) of educational facilities owned or leased by Orangewood Christian School, Inc. (the "Borrower"), a Florida nonprofit corporation and an organization described in Section 50l(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

The Bonds will be issued as qualified 501(c)(3) bonds, as defined in Section 145 of the Code. The Board approval is perfunctory but necessary since a portion of the

proceeds of the Series 2026 Bonds will be used to refinance debt related to the Borrower's lower campus which is located in Seminole County, Florida.

Approval of the Resolution and Interlocal Agreement has no fiscal impact on Seminole County and does not obligate Seminole County to incur any financial liability in the subject transaction.

The required public hearing was held by the Orange County Industrial Development Authority on March 17, 2026.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the Resolution and corresponding Interlocal Agreement approving, solely for the limited purposes of Section 147(f) of the Internal Revenue Code, the expenditure of the proceeds of the Orange County Industrial Development Authority not to exceed $40,000,00.00 of its Educational Facilities Revenue Bond Series for the purpose of financing and refinancing of educational facilities owned or leased by Orangewood Christian School, Inc., part of which is located in Seminole County, Florida.

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA APPROVING THE ISSUANCE BY THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY OF ITS EDUCATIONAL FACILITIES REVENUE BONDS (ORANGEWOOD CHRISTIAN SCHOOL, INC. PROJECT), SERIES 2026 IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING $40,000,000, IN ONE OR MORE SERIES, FOR THE PURPOSE OF PROVIDING FUNDS TO MAKE A LOAN TO ORANGEWOOD CHRISTIAN SCHOOL, INC., FOR THE FINANCING AND REFINANCING (INCLUDING REIMBURSEMENT FOR PRIOR RELATED EXPENDITURES) OF ITS EDUCATIONAL AND RELATED PARKING FACILITIES; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF AN INTERLOCAL AGREEMENT RELATED TO THE BONDS; PROVIDING OTHER DETAILS AND AN EFFECTIVE DATE.

WHEREAS, Seminole County, Florida ("Seminole County") has the authority pursuant to Part II, Chapter 159, Florida Statutes (the "Statute"), to issue educational facilities revenue bonds to finance qualifying projects within Seminole County, Florida; and

WHEREAS, the Orange County Industrial Development Authority (the "Orange Authority") has the authority pursuant to the Statute and Part III, Chapter 159, Florida Statutes to issue educational facilities revenue bonds to finance qualifying projects in Orange County, Florida; and

WHEREAS, Orangewood Christian School, Inc. has requested that the Orange Authority issue bonds, in one or more series (the "Bonds"), and lend the proceeds of the Bonds to the Borrower to provide for the financing and refinancing (including reimbursement for prior related expenditures) of: (1) a portion of the original debt related to existing educational facilities located at 1221 Trinity Woods Lane, Maitland, Florida 32751 (collectively, the "Lower School"); (2) a portion of the original debt related to existing educational facilities and the construction, acquisition, renovation, installation and/or equipping of new educational and related parking facilities located at 1300 West Maitland Boulevard, Maitland, Florida 32751 (collectively, with the Lower School, referred to as the "Project"); (3) funding any necessary reserves for the Bonds; and (4) paying all or a portion of the costs related to issuance of the Bonds; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") requires as a condition of exclusion from gross income for federal income tax purposes of interest on private activity bonds, as defined in Section 141(a) of the Code, such as the Bonds, that such Bonds be approved by the governmental unit(s) having jurisdiction over the area(s) in which the private activity bond-financed facilities are to be located after a public hearing following reasonable public notice; and

WHEREAS, the Orange Authority on March 17, 2026, held a public hearing on behalf of itself and Seminole County with respect to the issuance of the Bonds by the Orange Authority after publication of notice of such hearing in the *Orlando Sentinel*, a newspaper of general circulation in Seminole County, Florida, at least 7 days prior to such hearing, as evidenced by the Orange Authority Resolution and a copy of the Affidavit of Publication is attached hereto as EXHIBIT B; and

WHEREAS, the county seat of Orange County, Florida, where the public hearing was held, is within 100 miles of the county seat of Seminole County; and

WHEREAS, based solely upon representations of the Borrower with respect to the Project, although the Project is not all located on the same site, or adjacent or proximate sites, such Project is used as an integrated operation by the Borrower and therefore has been treated as one project for purposes of Section 147(f) of the Code; and

WHEREAS, in a Resolution of the Orange Authority adopted on March 17, 2026, a copy of which is attached hereto as EXHIBIT A (the "Orange Authority Resolution"), the Orange Authority gave initial approval of the issuance of the Bonds and directed that a copy of the Orange Authority Resolution be provided to the Board of County Commissioners of Seminole County and recommended approval of the Bonds by such Board of County Commissioners; and

WHEREAS, as a condition to the issuance of the Bonds, the Board of County Commissioners of Orange County, which the Borrower has represented is the elected legislative body of Orange County, and which has jurisdiction over the portions of the Project located in Orange County, will, prior to the issuance of the Bonds, have to the extent required, approved the issuance of the Bonds by the Orange Authority for purposes of Section 147(f) of the Code and under the Act; and

WHEREAS, the Orange Authority has submitted to Seminole County for consideration a form of Interlocal Agreement approved (after a noticed public hearing) by the Orange Authority by the Orange Authority Resolution, which, when executed, will permit the loan of a portion of the Bond proceeds to the Borrower to finance and refinance the cost of the portion of the Project located in Seminole County, a copy of which form of Interlocal Agreement is attached hereto as EXHIBIT C; and

WHEREAS, it is deemed desirable by both the Orange Authority and Seminole County that prior to or upon the issuance of the Bonds the Orange Authority and Seminole County enter into the Interlocal Agreement, as provided for and under the authority of Part I, Chapter 163, Florida Statutes (the "Interlocal Act"), in order to assist the Borrower and the Orange Authority in financing and refinancing the portion of the Project located in Seminole County; and

WHEREAS, the Board of County Commissioners of Seminole County constitutes the elected legislative body of Seminole County and has jurisdiction over the portion of the Project located in Seminole County, and the Borrower has requested that the Board of County Commissioners of Seminole County approve the issuance of the Bonds by the Orange Authority to finance and refinance the Project and to pay other costs associated therewith and to ratify the public hearing held by the Orange Authority on behalf of Seminole County and approve the issuance by the Orange Authority of the Bonds for purposes of Section 147(f) of the Code and the Section 125.01(1)(z), Florida Statutes.

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

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the laws of the State of Florida, including, in particular Chapter 125, Part II of Chapter 159, and Section 163.01, Florida Statutes, and other applicable provisions of law (the "Act").

SECTION 2. PUBLIC HEARING. The holding of a public hearing by the Orange Authority as a joint undertaking on behalf of itself and Seminole County is hereby ratified and approved, and the issuance by the Orange Authority of the Bonds to finance and refinance the Project is hereby approved pursuant to and in accordance with Section 147(f) of the Code and the Act.

SECTION 3. APPROVAL OF THE BONDS. The issuance by the Orange Authority of the Bonds to finance and refinance the Project is hereby approved pursuant to and in accordance with the Act. The Chairman or Vice Chairman of the Board and the Clerk or any Deputy Clerk are further authorized to take such further action and execute such further instruments as may be necessary or appropriate to fully effectuate the purpose and intention of this Resolution.

SECTION 4. APPROVAL OF INTERLOCAL AGREEMENT. Prior or contemporaneously with the issuance of the Bonds by the Orange Authority, the Chairman or Vice-Chairman of the Board is hereby authorized and directed to execute and the County Clerk or any designated Deputy County Clerk is hereby authorized to apply the seal of the County thereof, for and on behalf of the Board, the Interlocal Agreement attached hereto as EXHIBIT C between Seminole County and the Orange Authority in order to permit the loan of a portion of the proceeds of the Bonds to the Borrower for the purpose of financing and refinancing the portion of the Project located in Seminole County.

SECTION 5. LIMITATION ON APPROVAL. The approval given herein shall not be construed as (i) an endorsement of the creditworthiness of the Borrower 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, or (iv) approval of any necessary zoning or rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Project, and the Board 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 estopping the Board from asserting any rights or responsibilities it may have in such regard. Further, the approval by the Board of the issuance of the Bonds by the Orange Authority shall not be construed to obligate Seminole County to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition and construction of the Project.

SECTION 6. NO RESPONSIBILITY OF SEMINOLE COUNTY. Seminole County shall have no responsibility with respect to the repayment of the Bonds. The Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of Seminole County but shall be payable solely from revenues pledged therefor pursuant to financing agreements entered into by and among the Orange Authority and the Borrower and/or parties other than Seminole County prior to or contemporaneously with the issuance of the Bonds. Neither Seminole County nor any of the members of the Board or staff of Seminole County will have any obligation or liability, financial or otherwise, with respect to the Project or the Bonds.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 28th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

(SEAL)

By:_____

ATTEST: ANDRIA HERR, Chairman

By:_____
Clerk of the Circuit Court and
Ex-Officio Clerk to the Board of
County Commissioners of Seminole
County, Florida

Approved as to form and
legal sufficiency.

_____
County Attorney

EXHIBIT A
ORANGE AUTHORITY RESOLUTION

RESOLUTION NO. 2026-01

A RESOLUTION EXPRESSING THE INTENT OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY TO LOAN FUNDS TO ORANGEWOOD CHRISTIAN SCHOOL, INC. FOR THE FINANCING AND REFINANCING (INCLUDING REIMBURSEMENT FOR PRIOR RELATED EXPENDITURES) OF EDUCATIONAL FACILITIES; PROVIDING FOR THE ISSUANCE OF REVENUE BONDS OF THE AUTHORITY, IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $40,000,000 FOR THE PURPOSE OF MAKING A LOAN OF FUNDS FOR SUCH PURPOSES; AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT AND INTERLOCAL AGREEMENT PERTAINING TO THE ISSUANCE OF THE BONDS; AND PROVIDING CERTAIN OTHER DETAILS WITH RESPECT THERETO.

BE IT RESOLVED by the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY that:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Act, as hereinafter defined.

SECTION 2. DEFINITIONS.

"Act" means the Constitution of the State of Florida, Parts II and III of Chapter 159, Florida Statutes, and other applicable provisions of law.

"Authority" means the Orange County Industrial Development Authority, a public body corporate and politic of the State of Florida.

"Borrower" means Orangewood Christian School, Inc., a Florida not for profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and/or one or more related and/or affiliated entities and their successors and assigns.

"Bonds" means the proposed educational facilities revenue bonds to be issued in an aggregate principal amount not exceeding $40,000,000 in one or more tax-exempt and taxable series, to be authorized by subsequent resolution of the Authority pursuant to the Act and in accordance with the terms, conditions and limitations contained in such resolution.

"Chairman" means the Chairman or Vice Chairman of the Authority.

"Interlocal Agreement" has the meaning set forth in Section 7 hereof.

"Lower School" has the meaning set forth in EXHIBIT A hereto.

"Project" has the meaning set forth in EXHIBIT A hereto.

"Secretary" means the Secretary or any Assistant Secretary of the Authority.

"Upper School" has the meaning set forth in EXHIBIT A hereto.

SECTION 3. PROPOSAL. The Borrower has requested that the Authority issue its Bonds under the Act in an aggregate principal amount not exceeding $40,000,000 to provide for the financing and refinancing (including reimbursement for prior related expenditures) of educational facilities as set forth in EXHIBIT A attached hereto. The Borrower will continue to be the owner of the Lower School and the Upper School, subject to a ground lease in the case of a portion of the Project related to the Upper School.

SECTION 4. FINDINGS. The Authority hereby finds, determines and declares as follows:

(A) The issuance of the Bonds for the financing and refinancing of the Project will have a substantial public benefit.

(B) The Authority is authorized and empowered by the Act to enter into transactions such as those contemplated by the Borrower, and to fully perform the obligations of the Authority to be undertaken in connection with the financing and refinancing of the Project in order to improve the availability of educational facilities in Orange County, Florida ("Orange County"), Seminole County, Florida ("Seminole County," and together with Orange County, the "Counties") and the State of Florida (the "State"), increase opportunities for gainful employment and purchasing power, and improve living conditions, and otherwise contribute to the health, prosperity and welfare of the Counties, the State and the inhabitants thereof.

(C) Since portions of the Project are located in Seminole County, it is necessary and desirable to enter an interlocal agreement with Seminole County in order to provide for the financing and refinancing of the Project.

(D) The Project constitutes a "project" and an "educational facility" within the meaning of the Act.

(E) The Borrower has requested that the Authority issue the Bonds in an aggregate principal amount not exceeding $40,000,000 for the financing and refinancing of the Project, funding necessary reserves and paying costs of issuance. The Bonds shall be paid from the repayment of a loan of the bond proceeds from the Authority to the Borrower.

(F) Notice of a public hearing to be held by the Authority on the date hereof, inviting comments and discussion concerning the issuance of the Bonds by the Authority for the financing and refinancing of the Project was published in *The Orlando Sentinel*, a newspaper of general circulation in Orange County and Seminole County on March 9, 2026, which is at least seven (7) days prior to the date hereof.

(G) Following such notices, a public hearing was held by the Authority on the date hereof, during which comments and discussions were requested and heard concerning the issuance of the Bonds for the financing and refinancing of the Project.

(H) Based solely upon the representations of the Borrower with respect to the Project, the issuance of the Bonds to finance and refinance the Project will have a substantial public benefit.

(I) Based solely upon the representations of the Borrower with respect to the Project, although the Project is not all located on the same site, or adjacent or proximate sites, such Project is used as an integrated operation by the Borrower and therefore has been treated as one project for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").

(J) Based upon the representation of the Borrower that a portion of the Project will be located in Orange County, for purposes of Section 147(f) of the Code, the Board of County Commissioners of Orange County, Florida (the "Orange Commission"), is the elected legislative body having jurisdiction over the entire area in which the portion of the Project located in Orange County is and will be located.

(K) Prior to the issuance of the Bonds, the Borrower shall provide evidence satisfactory to the Authority that following the public hearing by the Authority, the Board of County Commissioners of Seminole County (the "Seminole Commission"), the elected legislative body of Seminole County with jurisdiction over the entire area in which the portion of the Project in Seminole County is located, has approved issuance of the Bonds by the Authority.

(L) The county seat of Orange County, where the public hearing will be held, is within 100 miles of the county seat of Seminole County.

(M) The Bonds shall not be deemed to constitute a debt, liability or obligation, or a pledge of the faith and credit or taxing power, of the Authority, Orange County, Seminole County or the State or of any political subdivision thereof, but the Bonds shall be payable solely from the revenues and proceeds to be derived by the Authority from payments received under the financing agreement entered into among the Authority, the purchaser of the Bonds and the Borrower.

SECTION 5. DETERMINATION. If, upon further investigation of the Borrower and its proposal, the Authority is able to find:

(A) that the Authority is not obligated to pay the Bonds except from the proceeds derived from the repayment of a loan to the Borrower and that neither the faith and credit nor the taxing power of the Authority or of the State or any political subdivision thereof is pledged to the payment of the principal of or the interest, or premium, if any, on the Bonds;

(B) that the Authority, the Borrower and the proposed purchaser or purchasers of the Bonds have executed or will execute, concurrently with the issuance of the Bonds, the documentation required for the financing and refinancing of the Project as contemplated hereby;

(C) that adequate provision has been made in the documents for the operation, repair and maintenance of the Project at the expense of the Borrower and for the payment of the principal of, premium, if any, and interest on the Bonds and reserves, if any, therefor;

(D) that, based upon an opinion expected to be delivered at closing by bond counsel, the interest on the series of tax-exempt Bonds will be excludable from gross income for federal income tax purposes under existing laws of the United States of America;

(E) that, if such opinion of bond counsel is not able to be delivered by bond counsel on all or a portion of the Bonds, then all or such portion of the Bonds shall be issued as taxable bonds, the interest on which shall not be excludable from gross income for federal income tax purposes under existing laws of the United States of America;

(F) that, based on the criteria established by the Act, the Borrower is financially responsible and fully capable of and willing to fulfill all of its obligations under the terms and provisions of the loan agreement or financing agreement to be negotiated between the parties, under which the Borrower will be obligated, among other things, to pay amounts sufficient to timely discharge the debt service on the Bonds, and to operate, repair and maintain the Project at the Borrower's expense; and

(G) That the proposal will otherwise comply with all of the provisions of the Act;

then the Authority shall, and by passage of this Resolution hereby agrees to, issue Bonds for the financing and refinancing of the Project in accordance with the provisions and authority of the Act and this Resolution. The principal amount, terms of maturity, interest rate and other details of the Bonds will be determined by the Borrower and the Authority and subsequently adopted by resolution of the Authority.

SECTION 6. AUTHORIZATION TO EXECUTE MEMORANDUM OF AGREEMENT. The Chairman and the Secretary of the Authority are authorized in the name and on behalf of the Authority pursuant to this Resolution to execute and deliver a

Memorandum of Agreement (the "Memorandum of Agreement") of even date herewith between the Borrower and the Authority. The officers executing such Memorandum of Agreement are further authorized to do all acts which may be required or may be advisable with respect thereto, including any amendments necessary thereto and not inconsistent herewith.

The Chairman and the Secretary of the Authority are further authorized to take such further action and execute such further instruments as may be necessary to fully effectuate the purpose and intention of the Memorandum of Agreement and this Resolution.

SECTION 7. AUTHORIZATION TO EXECUTE INTERLOCAL AGREEMENT. The Chairman and the Secretary of the Authority are authorized in the name and on behalf of the Authority pursuant to this Resolution to execute and deliver an Interlocal Agreement between the Authority and Seminole County, the form of which is attached hereto as EXHIBIT B (the "Interlocal Agreement"), and to deliver the same to Seminole County. The officers executing such Interlocal Agreement are further authorized to do all acts which may be required or may be advisable with respect thereto, including any amendments necessary thereto and not inconsistent herewith.

SECTION 8. PRIORITY. Nothing herein shall be deemed to restrict the Authority or the State or any agency or political subdivision thereof in determining the order or priority of the issuance of bonds by the Authority or to require the Authority to give the Bonds priority as to the time of issuance over any other bonds previously or subsequently approved by the Authority for issuance, and such prioritization by the Authority could result in the inability of the Authority to issue the Bonds.

SECTION 9. RECOMMENDATION TO COUNTY COMMISSION. The Secretary of the Authority is hereby authorized and directed to forward a copy of this Resolution to the Orange Commission and the Seminole Commission, and the Chairman and the Secretary of the Authority are hereby authorized to take any other action, at the expense of the Borrower, as may appear proper in satisfying the requirements of Section 147(f) of the Code, and any applicable regulations thereto, or as may be required by the Orange Commission and the Seminole Commission, including pursuant to Sections 125.01(z) and 159.47(1)(f), Florida Statutes. The Authority hereby recommends that the Orange Commission and the Seminole Commission approve the issuance of the Bonds. Notwithstanding any provision herein to the contrary, the Bonds shall not be issued and no documents herein approved shall be executed and delivered by the Authority unless and until the Orange Commission shall give its approval to the issuance of the Bonds and the other pre-conditions set forth herein have been complied with.

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 17th day of March, 2026.

(SEAL)

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Chairman

ATTEST: _____
Secretary

EXHIBIT A
DESCRIPTION OF PROJECT

The financing and refinancing (including reimbursement for prior related expenditures) of: (1) a portion of the original debt related to existing educational facilities located at 1221 Trinity Woods Lane, Maitland, Florida 32751 (anticipated to be allocated a maximum aggregate principal amount of $6,500,000 of the Bonds) (collectively, the "Lower School"); (2) a portion of the original debt related to existing educational facilities and the construction, acquisition, renovation, installation and/or equipping of new educational and related parking facilities located at 1300 West Maitland Boulevard, Maitland, Florida 32751 (anticipated to be allocated a maximum aggregate principal amount of $33,500,000 of the Bonds) (collectively, the "Upper School" and together with the "Lower School," the "Project"); (3) funding any necessary reserves for the Bonds; and (4) paying all or a portion of the costs related to issuance of the Bonds.

EXHIBIT B
AFFIDAVIT OF PUBLICATION

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

Sold To:
Nabors Giblin & Nickerson - 291691
1500 Mahan Dr
Tallahassee, FL 32308

Bill To:
Nabors Giblin & Nickerson - 291691
1500 Mahan Dr
Tallahassee, FL 32308

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 NOTICE OF PUBLIC HEARING Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 9 Mar 2026.

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



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on 9 Mar 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

37751

NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting will be held by the Orange County Industrial Development Authority (the "Authority"), on behalf of itself, Orange County, Florida and Seminole County, Florida, on Tuesday, March 17, 2026, at 2:00 p.m., in the OMB Conference Room, 3rd Floor, Orange County Administration Building, 201 South Rosalind Avenue, Orlando, Florida 32801, for the following purposes:

1. Conducting a public hearing for the purpose of receiving comments and hearing discussion concerning a plan of financing involving the issuance by the Authority of not to exceed $40,000,000 in principal amount of educational facilities revenue bonds of the Authority issued in one or more tax-exempt and taxable series (the "Bonds"), the proceeds of which will be loaned by the Authority to Orangewood Christian School, Inc., a Florida not for profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and/or one or more related and/or affiliated entities (the "Borrower"), and applied by the Borrower to provide for the financing and refinancing (including reimbursement for prior related expenditures) of: (1) a portion of the original debt related to existing educational facilities located at 1221 Trinity Woods Lane, Maitland, Florida 32751 (anticipated to be allocated a maximum aggregate principal amount of $6,500,000 of the Bonds) (collectively, the "Lower School") at the referenced location depicted below; (2) a portion of the original debt related to existing educational facilities and the construction, acquisition, renovation, installation and/or equipping of new educational and related parking facilities located at 1300 West Maitland Boulevard, Maitland, Florida 32751 (anticipated to be allocated a maximum aggregate principal amount of $33,500,000 of the Bonds) (collectively, the "Upper School") at the referenced location depicted below; (3) funding any necessary reserves for the Bonds; and (4) paying all or a portion of the costs related to issuance of the Bonds. The Borrower will continue to be the owner of the Lower School and portions of the Upper School, subject to a ground lease in the case of the Upper School.



Payment of the Bonds shall be an obligation of the Borrower and such Bonds shall not constitute an indebtedness or pledge of the credit or taxing power or any other type of obligation of Orange County, Seminole County, the Authority or any other Florida governmental entity or political subdivision.

2. Consideration and adoption of such resolutions as may be appropriate regarding recommendations to be made to the Board of County Commissioners of Orange County, Florida and the other applicable counties, with respect to the issuance and sale of the Bonds.

3. Consideration of such other matters as may be properly brought before the Authority.

All interested or affected taxpayers, property owners and citizens of Orange County, Florida and Seminole County, Florida are invited to attend this public hearing and, either personally or through their representatives, will be given an opportunity to express their views concerning the proposed project described above and the issuance of the proposed Bonds. Anyone desiring to make written comments may file them with the Authority, 200 S. Orange Avenue, Suite 200, Orlando, Florida 32801, Attention: Secretary. Comments made at the hearing are for the consideration of the Authority and will not bind the Authority to any action it may take.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency publishing this notice no later than seven days prior to the proceeding at the address given in this notice. Telephone: (407) 836-3111. Para mayor información en español, por favor llame al (407) 422-7159. Pou plis enfòmasyon an Kreyòl, souple rele (407) 422-7159.

SHOULD ANY PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE AUTHORITY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR THAT PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

This notice is given pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended.

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
By: /s/ Jordan DeWitt, Secretary

37751

EXHIBIT C
FORM OF INTERLOCAL AGREEMENT

This instrument was prepared by or under the supervision of (and after recording should be returned to): Christopher Traber, Esq. Nabors, Giblin & Nickerson, P.A. 2502 Rocky Point Drive, Suite 1060 Tampa, Florida 33607	(Space reserved for Clerk of Court)

INTERLOCAL AGREEMENT

This Interlocal Agreement (the "Interlocal Agreement") is dated as of _____, 2026, and is entered into between the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY (the "Orange Authority"), a public body corporate and politic of the State of Florida and SEMINOLE COUNTY, FLORIDA ("Seminole County"), a political subdivision of the State of Florida;

WITNESSETH:

WHEREAS, pursuant to Chapter 159, Parts II and III, Florida Statutes, the Orange Authority and Seminole County are authorized to issue bonds to finance or refinance the acquisition, construction and equipping of educational and related parking facilities; and

WHEREAS, the Orange Authority and Seminole County each constitutes a "public agency" within the meaning of Section 163.01, Florida Statutes, as amended (the "Interlocal Act"), and are each authorized under the Interlocal Act to enter into interlocal agreements providing for them to jointly exercise any power, privilege or authority which each of them could exercise separately; and

WHEREAS, the Orange Authority has received an application from Orangewood Christian School, Inc., a Florida not for profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and/or one or more related and/or affiliated entities and their successors and assigns (the "Borrower") requesting that educational facilities revenue bonds be issued by the Orange Authority in an aggregate principal amount not exceeding $40,000,000 in one or more tax-exempt and taxable series (the "Bonds") the proceeds of which would be loaned to the Borrower to finance or refinance, among other facilities, certain educational and related parking facilities located in Orange County and Seminole County (the "Project") as more completely described on EXHIBIT A attached hereto; and

WHEREAS, the Borrower has represented that the consolidated financing results in significant cost savings to the Borrower over the issuance and sale of separate bonds by the Orange Authority and Seminole County for the Project; and

WHEREAS, the Orange Authority and Seminole County have agreed to enter into this Interlocal Agreement for the purposes stated above; and

WHEREAS, on March 17, 2026, the Orange Authority approved the issuance of the Bonds, the application of the proceeds thereof and the execution and delivery of this Interlocal Agreement, and following a duly noticed public hearing by the Orange Authority on March 17, 2026, for the purpose of giving all interested persons an opportunity to express their views, either orally or in writing, on the proposed issuance of the Bonds, on _____, 2026, the Board of County Commissioners of Orange County, which has jurisdiction for purposes of Section 147(f) of the Code, over the area in which the portion of the Project to be financed or refinanced in Orange County is located, approved the issuance of the Bonds and the application of the proceeds thereof; and

WHEREAS, on _____, 2026, following a duly noticed public hearing by the Orange Authority described above, the Board of County Commissioners of Seminole County, which has jurisdiction for purposes of Section 147(f) of the Code, over the area in which the portion of the Project to be financed or refinanced in Seminole County is located, approved by a duly adopted resolution, the issuance of the Bonds by the Orange Authority and the application of the proceeds thereof; and

WHEREAS, the Interlocal Act authorizes the Orange Authority and Seminole County to enter into this Interlocal Agreement and confers upon the Orange Authority authorization to issue the Bonds and to apply the proceeds thereof to the financing or refinancing of the Project through a loan of such proceeds to the Borrower; and

WHEREAS, the parties hereto desire to agree to the issuance of the Bonds by the Orange Authority for such purposes and find that such agreement by such parties is in the public interest; and

WHEREAS, the Borrower has agreed to indemnify Seminole County and the Orange Authority in connection with their execution of this Interlocal Agreement;

NOW, THEREFORE, for and in consideration of the premises hereinafter contained, and intending to be legally bound hereby, the parties hereto agree as follows:

SECTION 1. AUTHORIZATION TO ISSUE THE BONDS. Seminole County and the Orange Authority do hereby agree that the Orange Authority is hereby authorized to issue the Bonds in one or more series in a principal amount not exceeding $40,000,000 and to loan the proceeds thereof to the Borrower to finance and refinance the Project, with approximately $6,500,000 of such proceeds to be applied to finance and

refinance the portion of the Project to be located within Seminole County. The Orange Authority is hereby authorized to exercise all powers relating to the issuance of the Bonds vested in Seminole County pursuant to the Constitution and the laws of the State of Florida and to do all things within the jurisdiction of Seminole County which are necessary or convenient for the issuance of the Bonds and financing and refinancing of the Project to the same extent as if Seminole County were issuing its own obligations for such purposes, without any further authorization from Seminole County to exercise such powers or to take such actions, including, without limitation, to change the name of the Bonds to reflect multiple series or the year of issuance. It is the intent of this Interlocal Agreement and the parties hereto that the Orange Authority be vested, to the maximum extent permitted by law, with all powers which Seminole County might exercise with respect to the issuance of the Bonds and the lending of the proceeds thereof to the Borrower finance and refinance the Project in Seminole County as though Seminole County were issuing such Bonds as its own special limited obligation.

SECTION 2. QUALIFYING PROJECT.

(A) Each of the parties hereto represents that each portion of the Project within its jurisdiction constitutes a "project" as such term is used in Parts II and III, Chapter 159, Florida Statutes.

(B) The Orange Authority hereby represents, determines and agrees as follows:

(1) The Project located within Orange County is appropriate to the needs and circumstances of, and make or shall make a significant contribution to the economic growth of Orange County; provide access to educational facilities; provide and preserve or shall provide or preserve gainful employment; and serve or shall serve a public purpose by advancing the economic prosperity, the public health, or the general welfare of the State of Florida and its people.

(2) No financing or refinancing of the Project shall be entered into with a party that is not financially responsible and fully capable and willing to fulfill its obligations under the financing agreement, including the obligations to make payments in the amounts and at the times required, to operate, repair, and maintain at its own expense the Project, and to serve the purposes of Parts II and III, Chapter 159, Florida Statutes and such other responsibilities as may be imposed under the financing agreement.

(3) Orange County has been and will be able to cope satisfactorily with the impact of the Project located in Orange County and has 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 construction, operation, repair, and maintenance of the Project located in Orange County and on account of any increases in population or other circumstances resulting therefrom.

(4) Adequate provision will be made in the financing agreements related to the Bonds for the operation, repair, and maintenance of the Project at the expense of the Borrower and for the payment of principal of and interest on the Bonds.

(C) Seminole County hereby represents, determines and agrees as follows:

(1) The Project located within Seminole County is appropriate to the needs and circumstances of, and make or shall make a significant contribution to the economic growth of Seminole County; provide access to educational facilities; provide or preserve or shall provide and preserve gainful employment; and serve or shall serve a public purpose by advancing the economic prosperity, the public health, or the general welfare of the State of Florida and its people.

(2) Seminole County has been able to cope satisfactorily with the impact of the Project located in Seminole County and will be able to continue to provide, or cause to be provided when needed, the public facilities, including utilities and public services, that will be necessary for the Project located in Seminole County and on account of any increases in population or other circumstances resulting therefrom.

SECTION 3. NO PECUNIARY LIABILITY OF SEMINOLE COUNTY; LIMITED OBLIGATION OF THE ORANGE AUTHORITY. Neither the provisions, covenants or agreements contained in this Interlocal Agreement and any obligations imposed upon Seminole County hereunder, nor the Bonds issued pursuant to this Interlocal Agreement, shall constitute an indebtedness or liability of Seminole County. The Bonds when issued, and the interest thereon, shall be limited and special obligations of the Orange Authority payable solely from certain revenues and other amounts pledged thereto by the terms thereof.

SECTION 4. NO PERSONAL LIABILITY. No covenant or agreement contained in this Interlocal Agreement shall be deemed to be a covenant or agreement of any member, officer, agent or employee of Seminole County or the Orange Authority in his or her individual capacity and no member, officer, agent or employee of Seminole County or the Orange Authority shall be liable personally on this Interlocal Agreement or be subject to any personal liability or accountability by reason of the execution of this Interlocal Agreement.

The execution of this Interlocal Agreement by the parties hereto shall not be construed as (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, or (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds.

SECTION 5. ALLOCATION OF RESPONSIBILITIES. The Orange Authority shall take all actions it deems necessary or appropriate in connection with the issuance of the Bonds, including, in its discretion, the preparation, review, execution and filing with government agencies of certificates, opinions, agreements and other documents to be delivered at the closing of the Bonds and the establishment of any funds and accounts related to the Bonds.

Neither Seminole County nor the Orange Authority shall be liable for the costs of issuing the Bonds or the costs incurred by either of them in connection with the preparation, review, execution or approval of this Interlocal Agreement or any documentation or opinions required to be delivered in connection therewith by Seminole County, the Orange Authority or counsel to either. All of such costs shall be paid from the proceeds of the Bonds or from other moneys of the Borrower.

SECTION 6. INDEMNITY. The Borrower, by its approval and acknowledgment at the end of this Interlocal Agreement, agrees to indemnify and hold harmless Seminole County and the Orange Authority, their respective officers, employees and agents, from and against any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever, including, but not limited to, losses, claims, damages, liabilities or expenses (including reasonable fees and expenses of attorneys, accountants, consultants and other experts), arising out of, resulting from, or in any way connected with this Interlocal Agreement or the issuance of the Bonds, other than any such losses, damages, liabilities or expenses, in the case of the Orange Authority, arising from the willful misconduct of the Orange Authority, and, in the case of Seminole County, arising from the willful misconduct of Seminole County. The indemnity provided by this Section 6 shall survive the expiration or termination of this Interlocal Agreement.

SECTION 7. TERM. This Interlocal Agreement will remain in full force and effect from the date of its execution, subject to the provisions of Section 8 hereof, until such time as it is terminated by any party hereto upon 10 days' advance written notice to the other party hereto. Notwithstanding the foregoing, it is agreed that this Interlocal Agreement may not be terminated so long as the Bonds (or any refunding obligations issued by the Orange Authority by Section 10 hereof), remain outstanding or unpaid. Nothing herein shall be deemed in any way to limit or restrict either party hereto from issuing its own obligations or entering into any other agreement for the financing or refinancing of any facility which either party hereto may choose to finance or refinance.

SECTION 8. FILING OF AGREEMENT. It is agreed that this Interlocal Agreement shall be filed by the Borrower or its authorized agent or representative with the Clerk of the Circuit Court of Seminole County and with the Clerk of the Circuit Court of Orange County all in accordance with the Interlocal Act, and that this Interlocal Agreement shall not become effective until so filed.

SECTION 9. SMALL ISSUER ALLOCATION. The parties hereto irrevocably agree that the entire principal amount of the Bonds shall be allocable to Orange County for purposes of Section 265(b)(3)(C)(ii) of the Code.

SECTION 10. REFUNDING OR REFINANCING. It is the intention of the parties hereto that this Interlocal Agreement cover and authorize not only the Bonds but also any obligations issued by the Orange Authority to refund or refinance the Bonds and any obligation thereafter issued by the Orange Authority to refund or refinance such obligations and so on and so forth so that no additional or similar interlocal agreement between the Orange Authority and Seminole County shall be necessary in connection therewith. The foregoing notwithstanding, this section shall not be construed as authorization for the Orange Authority to issue any additional industrial revenue bonds for new or additional projects (other than the Project) on behalf of the Borrower in conjunction with or in addition to any refunding or refinancing of the Bonds without the prior approval of Seminole County.

SECTION 11. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provisions of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereof.

SECTION 12. WAIVER OF JURY TRIAL. EACH OF THE PARTIES HERETO AND THE BORROWER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS INTERLOCAL AGREEMENT AND ANY DOCUMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR EACH OF THE PARTIES TO ENTER INTO THIS INTERLOCAL AGREEMENT.

SECTION 13. LITIGATION. In the event any legal proceedings are instituted between the parties hereto concerning this Interlocal Agreement, the prevailing party in such proceedings shall be entitled to recover its costs of suit, including reasonable attorneys' fees, at both trial and appellate levels.

SECTION 14. GOVERNING LAW. This Interlocal Agreement is being delivered and is intended to be performed in the State of Florida, and shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws of such State.

SECTION 15. EXECUTION IN COUNTERPARTS. This Interlocal Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signature and notary pages follow]

IN WITNESS WHEREOF, the parties to this Interlocal Agreement have caused this Interlocal Agreement to be executed by the proper officers thereof and have caused their seals to be affixed hereto and attested by the proper officers thereof, all as of the date first above written.

(SEAL)

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By:_____
Chairman

ATTEST:

By:_____
Secretary

STATE OF)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by _____, as Chairman of Orange County Industrial Development Authority, who (____) is personally known to me or (____) has produced a valid driver's license as identification.

(SEAL)

_____
(Signature of person taking acknowledgement)

_____
(Name typed, printed or stamped)

_____
(Title or rank)

_____
(Serial number, if any)

STATE OF)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by _____, as Secretary of Orange County Industrial Development Authority, who (____) is personally known to me or (____) has produced a valid driver's license as identification.

(SEAL)

_____
(Signature of person taking acknowledgement)

_____
(Name typed, printed or stamped)

_____
(Title or rank)

_____
(Serial number, if any)

BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

By:_____
ANDRIA HERR, Chairman

ATTEST:

Date:_____

_____
Grant Maloy
Clerk to the Board of County Commissioners of Seminole

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

For the use and reliance of Seminole County only.

Approved as to form and legal sufficiency:

_____
County Attorney

APPROVAL AND ACKNOWLEDGMENT OF THE BORROWER

Orangewood Christian School, Inc. hereby approves this Interlocal Agreement and acknowledges its acceptance of its obligations arising thereunder, including, without limitation, its obligations under Section 6 and Section 8 thereof, by causing this Approval and Acknowledgment to be executed by its proper officer and its seal to be affixed hereto and attested by its proper officer all as of the date of said Interlocal Agreement.

ORANGEWOOD CHRISTIAN SCHOOL, INC.

By: _____
Dr. Allyn Williams, Head of School

STATE OF)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by Dr. Allyn Williams, as Head of School of Orangewood Christian School, Inc., who (____) is personally known to me or (____) has produced a valid driver's license as identification.

(SEAL)

_____
(Signature of person taking acknowledgement)

_____
(Name typed, printed or stamped)

_____
(Title or rank)

_____
(Serial number, if any)

EXHIBIT A
DESCRIPTION OF THE PROJECT

The financing and refinancing (including reimbursement for prior related expenditures) of: (1) a portion of the original debt related to existing educational facilities located at 1221 Trinity Woods Lane, Maitland, Florida 32751 (collectively, the "Lower School"); (2) a portion of the original debt related to existing educational facilities and the construction, acquisition, renovation, installation and/or equipping of new educational and related parking facilities located at 1300 West Maitland Boulevard, Maitland, Florida 32751 (collectively, the "Upper School" and together with the "Lower School," the "Project"); (3) funding any necessary reserves for the Bonds; and (4) paying all or a portion of the costs related to issuance of the Bonds.

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

File Number: 2026-0416

Title:

Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 20.1 (Acceptance of Credit Cards, Charge Cards, Debit Cards or Electronic Funds Transfers) and providing an effective date. Countywide **(Stephen Koontz, Assistant County Manager)**

Division:

Administrative Services

Authorized By:

Stephen Koontz, Assistant County Manager

Contact/Phone Number:

Lorie Bailey Brown/407-665-7172

Background:

The proposed revisions to Section 20.1 modernize and clarify the County's policies regarding the acceptance of credit cards, debit cards, and electronic funds transfers. The updates focus on ensuring compliance with current Florida Statutes, increasing transparency in cost-recovery practices, and incorporating clearer terminology for public understanding. The current policy imposes a fixed rate of $2.50 for transactions up to $1,500 and a combination of the fixed rate and 2.8% on transactions exceeding $1,500. The total amount paid by the County in merchant fees for accepting the credit payments has exceeded the surcharges collected for the past five years and the difference has increased each year. In fiscal year 2025, Seminole County paid over $700k in merchant fees and collected approximately $500k in surcharges.

The proposed revision to the administrative code authorizes 2.8% surcharge beginning with the first dollar of transaction. This will increase the amount of the surcharge collected for transactions to be aligned with the merchant fees charged.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 20.1

(Acceptance of Credit Cards, Charge Cards, Debit Cards or Electronic Funds Transfers) and providing an effective date.

DRAFT – Not for Execution

RESOLUTION NO. 2026-R-_____ **SEMINOLE COUNTY, FLORIDA**

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

AMENDING SECTION 20.1 OF THE SEMINOLE COUNTY ADMINISTRATIVE CODE TO LIMIT THE MAXIMUM SURCHARGE PAID FOR DEBIT, CREDIT CARD OR ELECTRONIC FEES TRANSFER USE TO THE SERVICE FEES CHARGED BY THIRD PARTY PROVIDERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County, Florida (the "Board") finds and determines that allowing citizens and business entities to make payments for various County imposed charges, fees and services through use of debit and credit cards enhances the efficiency of County governmental operations and affords greater convenience to the public; and

WHEREAS, Section 215.322, Florida Statutes, authorizes the County to accept payment by debit cards, credit cards and electronic funds transfers and to impose a surcharge in an amount sufficient to pay the service fee charges imposed by financial institutions, vending service companies, or credit card companies for use of their services ; and

WHEREAS, the County has done a comprehensive review of the service fees being assessed by financial institutions, vending service companies, and credit card companies and has determined that the surcharge to pay these services fees requires modification; and

WHEREAS, the Seminole County Board of County Commissioners finds that the proposed surcharge of 2.8% for credit card, debit card and electronic fee transfer transactions will result in an amount sufficient to pay third party service fee charges.

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

Section 1. The foregoing recitals are incorporated herein by reference and form an integral part of this Resolution.

Section 2. Chapter 20, Seminole County Administrative Code ("Fee Resolutions") is hereby amended by amending Section 20.1 thereof entitled "Acceptance of Credit Cards, Charge Cards, Debit Cards or Electronic Funds Transfers" in the form attached hereto as Exhibit A and incorporated herein by reference.

Section 3. It is the intent of the Board that all sections or parts of sections of all resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 4. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

By:_____
ANDRIA HERR, Chairman

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

Attachment:
Exhibit A

NB
4/26/26

SECTION 20. FEE RESOLUTIONS

20.1 ACCEPTANCE OF CREDIT CARDS, CHARGE CARDS, DEBIT CARDS OR ELECTRONIC FUNDS TRANSFERS

A. PURPOSE. To allow the County to accept payment by credit cards, charge cards, debit cards, and electronic funds transfers to Seminole County Government to the maximum extent practicable where the benefits to the County and the public justify the cost of accepting these types of payments.

B. FEES. County staff is granted the authority and discretion to impose a ~~Convenience Fee~~ surcharge on payments made by credit cards, debit cards, or third party electronic fund transfer service providers, as allowed by Section 215.322(5), Florida Statutes (201~~9~~25), as this statute may be amended from time to time, to pay the service fees charged by financial institutions, credit card companies or vendor service companies for payments.

As recommended by the County Manager and approved by the Board of County Commissioners, such ~~fees~~ surcharge may be imposed at a ~~fixed rate of TWO AND 50/100 DOLLARS ($2.50) for transactions up to FIFTEEN HUNDRED AND NO/100 DOLLARS ($1,500.00). Transactions exceeding FIFTEEN HUNDRED AND NO/100 DOLLARS may be assessed a percentage~~ rate of 2.80%. ~~As such, transactions over FIFTEEEN HUNDRED AND NO/100 DOLLARS will be subject to a combination of both the fixed rate and percentage rate. These Convenience Fees are~~ This surcharge is intended to ensure that interchange and other associated service fees levied by financial institutions, credit card companies or vendor service companies ~~merchant service providers and debit and credit card companies could be~~ are recovered in part or in full from those who are using the service. It is intended the amount of ~~these Convenience Fees~~ this surcharge not exceed the amount of ~~these~~ third-party ~~transaction~~ service fees. Surcharges are not refundable to the payor. ~~In furtherance of the statutory requirements that Convenience Fees not exceed the actual costs incurred, staff, in cooperation with the Clerk of the Circuit Court and Comptroller's Office, shall at least annually review and verify the transaction records, as well as the adequacy of the Convenience Fees, and report those findings to the County Manager. All recommended changes to Convenience Fees must be submitted to the County Manager and the Seminole County Clerk of Circuit Court and Comptroller for formal approval, by both, prior to implementation.~~

~~If a County Department determines that the benefits of absorbing the Merchant transaction fees are a cost of doing business and are consistent with industry standards, such analysis should be presented to the County Manager and the Clerk of the Circuit Court and Comptroller's Office to evaluate the costs of accepting these types of payments. Such consent to absorb the fees requires the approval of the County Manager and must be documented in the County Manager's Policies. The County shall not absorb any such fees for any County service, the infrastructure for which is bond financed, including, but not limited to water and sewer service, unless the County verifies that such fee absorption would be in compliance with all County covenants and commitments for such bond financing.~~

~~**C. DONATIONS TO SEMINOLE COUNTY GOVERNMENT.** Customers may donate money to Seminole County Government by credit or debit card. Departments accepting donations by credit or debit card will follow all procedures within the established County Manager Policies. Donations by credit or debit card are final and will not be refunded.~~

~~D.~~ C. AUTHORITY. Resolution 2013-R-10 adopted January 8, 2013
Resolution 2015-R-92 adopted May 12, 2015
Resolution 2015-R-206 adopted December 13, 2016
Resolution 2019-R-15 adopted January 22, 2019
Resolution 2019-R-165 approved October 8, 2019
Resolution 2026-R-____adopted_____

File Number: 2026-0349

Title:

Approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 26.5 (Information Security and Artificial Intelligence Policy); and providing an effective date. Countywide **(Stephen Koontz, Assistant County Manager)**

Division:

Administrative Services

Authorized By:

Stephen Koontz, Assistant County Manager

Contact/Phone Number:

Joe Alcala/407-665-1111

Background:

Purpose (Section A) Updated

The section now provides a clear explanation of the Policy's role in establishing security standards and procedures, highlights the importance of managing IT risks, and places greater emphasis on protecting County IT resources to ensure their availability, confidentiality, and integrity. Repeated or unclear language has been removed for clarity.

Scope (Section B) Revised

Key changes include using more inclusive wording about who the policy applies to, specifying that anyone (including Constitutional Office Employees) with access to County IT systems is covered, and refining the definition of "Users" while eliminating fragmented language.

General Provisions (Section C) Added

Major updates have addressed governance and oversight by officially designating the CIO as Chief Information Security Officer (CISO) and clarifying the responsibilities of the Information Security Division Manager (ISDM). County devices must be used

solely for County business, and any intellectual property created from County data is owned by the County. Procurement processes now require an IT Request Form and CIO approval before technology solutions are solicited, and mandatory reporting of incidents via email has been added.

Artificial Intelligence (Section D) Added

A new major section covers acceptable uses, noting that only AI platforms approved by the CIO may be used and requiring compliance with contract terms for third-party data use. Publicly posted AI-generated content must disclose AI use. Users are responsible for checking AI outputs for errors or missing information, and it is prohibited to input confidential or protected data (such as PII, HIPAA, or credit card information) into AI tools, with training features disabled where possible.

Training (Section E)_Revised and Reorganized

Cybersecurity training requirements now align with Florida Statutes (Section 282.3185), with training to be completed within 30 days of hiring and annually thereafter. The update highlights that everyone across the County shares responsibility for cybersecurity awareness.

Non-Compliance (Section F) Revised

Consequences for violating the policy are clearly explained. Violations may result in loss of access, disciplinary action, or legal measures for severe cases.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Resolution amending the Seminole County Administrative Code by revising section 26.5 (Information Security/Data Access Policy); and providing an effective date.

RESOLUTION NO. 2026 R-_____ **SEMINOLE COUNTY, FLORIDA**

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

AMENDING THE SEMINOLE COUNTY ADMINISTRATIVE CODE BY RETITLING SECTION 26.5 FROM "INFORMATION SECURITY/DATA ACCESS POLICY" TO "INFORMATION SECURITY POLICY", AMENDING THE PURPOSE AND SCOPE SUBSECTIONS, ADDING A GENERAL SUBSECTION, ADDING AN ARTIFICIAL INTELLIGENCE SUBSECTION, AMENDING THE TRAINING SUBSECTION, DELETING THE "ROLES" AND "DIRECTIVES" SUBSECTIONS, AMENDING THE "NON-COMPLIANCE" SUBSECTION, DELETING THE "RESPONSIBILITY" SUBSECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Seminole County Ordinance No. 89-28 created the Seminole County Administrative Code; and

WHEREAS, Seminole County Resolution Numbers 89-R-438 and 05-R-151 adopted the Seminole County Administrative Code; and

WHEREAS, the Seminole County Administrative Code needs to be amended from time to time to reflect changes in the administration of County government; and

WHEREAS, Seminole County has determined that certain updates, including the need to retitle, reorganize, eliminate redundancy, remove outdated sections or language, and update outdated sections or language are necessary for clarity, to increase efficiency, and for ease of administration; and

WHEREAS, the "Purpose", "Scope", and "Non-Compliance" subsections are revised for brevity and technical accuracy; and

WHEREAS, the "General" subsection added to clarify certain roles and responsibilities, provide administrative directive on use of County-owned devices, ownership of data, procurement

of goods and services involving technology, and the reporting of incidents and suspicious information to the Information Technology Security Team; and

WHEREAS, an "Artificial Intelligence ("AI")" subsection is added to explain AI and provide for acceptable and unacceptable uses of AI; and

WHEREAS, the "Training" subsection is amended to comply with Section 282.3185, Florida Statutes; and

WHEREAS, the "Roles", "Directives", and "Responsibility" subsections are deleted and, to the extent necessary, consolidated into the "General" subsection; and

WHEREAS, Section 26.5 of the Seminole County Administrative Code is amended as set forth in the attached Exhibit A; and

WHEREAS, the Seminole County Board of County Commissioners have a public purpose in the efficient administration of information technology matters of Seminole County government.

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

Section 1. Section 26.5 of the Seminole County Administrative Code is hereby amended by the new Section 26.5, as set forth in Exhibit A, attached hereto and made part of this Resolution.

Section 2. This Resolution and the attached Exhibit A will take effect immediately following their adoption and will remain in effect until terminated or superseded by further action of the Board.

[The remainder of this page has been left blank.]

ADOPTED this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

By:_____
ANDRIA HERR, Chairman

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

Date:_____

Attachments:
Exhibit A: Section 26.5

BP/
9/16/25

SECTION 26. INFORMATION ~~SERVICES~~ TECHNOLOGY DEPARTMENT

26.5 INFORMATION SECURITY~~/DATA ACCESS~~ AND ARTIFICIAL INTELLIGENCE POLICY

A. PURPOSE.

~~(1)~~ The purpose of ~~the~~ this Information Security~~/Data Access~~ and Artificial Intelligence Policy ("Policy") is to ~~provide direction for effectively and efficiently managing the~~ establish security standards and procedures, manage informational technology related risks, protect ~~to~~ Seminole County (the "County") ~~Government's~~ information technology assets, and ensure data availability, confidentiality, and integrity ~~against accidental or malicious disclosure, modification or destruction whether internal or external, deliberate, or accidental~~.

~~(2) Security is critical to the organization's survival. This policy also defines the access controls that must be put into place to protect information by controlling who has the right to access the information assets, whether it is actual data, the hardware on which the data resides, or the application software used to manipulate data on systems installed throughout the County.~~

B. SCOPE. This ~~p~~Policy applies to all ~~members of the Board of County Commissioners, its departments, employees, volunteers, interns, contractual third parties, appointed committee members and Seminole County Constitutional Officers and their employees~~individuals with any form of access to the ~~information and~~ information technology systems ~~which impact the daily operations~~ of ~~Seminole~~ the County ("Users") ~~Government~~.

C. GENERAL.

(1) The Chief Information Officer ("CIO") is designated as the Chief Information Security Officer ("CISO") for the County. The CIO is responsible for providing governance, management, and oversight to the Information Technology Department and the CIO and its designees are responsible for establishing County-wide standards and procedures as it relates to technology, artificial intelligence ("AI"), and data, including but not limited to, approved platforms, administrative access rights, extent of access control, and password management.

(2) In coordination with and as approved by the CIO, the Information Security Division Manager ("ISDM") is responsible for maintaining and executing information security frameworks, developing security standards and procedures, establishing and maintaining security incident response plans, and providing outreach and cybersecurity training for County employees.

(3) All Users utilizing County-owned devices, including but not limited to, cellphones, tablets, and laptops ("Devices"), must do so in accordance with all applicable State of Florida and Federal laws, rules, regulations, and County policies. Users may only utilize County Devices for County business. Users are responsible for activities conducted using County-owned Devices within the reasonable control of the User and may not

attempt to circumvent or modify the security features and non-administrative controls set forth by the Information Technology Department.

(4) Users must not share passcodes and passwords with any other individual, irrespective of whether another individual is a User.

(5) All data, including hardware and software, and Devices are owned by the County, some of which may be licensed or leased from a third-party or created by a User. If a User creates intellectual property using County data, which includes County information that is not publicly available, whether during the course and scope of employment or thereafter, the intellectual property is owned solely by the County.

(6) Prior to any procurement containing technology in whole or in part, the user department must submit an IT Request Form to the assigned departmental project management team member within the Information Technology Department ("Project Manager"). The Project Manager will evaluate the request with other units within the Information Technology Department, such as the Security and Infrastructure teams and the CIO. The CIO must approve the request prior to soliciting the goods or services irrespective of the amount of the goods or services sought.

(7) Users must retain public records, as defined in Ch. 119, Florida Statutes, in accordance with the Public Records Maintenance, Storage, and Retention Policy set forth in the Seminole County Administrative Code.

(8) Users must immediately report incidents and suspicious information technology-related activity to the Information Technology Security Team at: CSDSupport@SeminoleCountyFL.gov and InfoSec@SeminoleCountyFL.gov.

D. Artificial Intelligence. AI is technology that enables computers and machines to simulate tasks performed by humans, such as learning, reasoning, comprehension, problem solving, and decision-making. AI technologies may include, but are not limited to, generative artificial intelligence tools, machine learning systems, predictive analytics technologies, automated decision-support systems, and vendor platforms that incorporate artificial intelligence capabilities. Generative AI creates new content, including text, images, code, audio, or video. For purposes of this Policy, AI and Generative AI are referred to as AI.

(1) **Acceptable Use and Requirements of AI.**

(A) Only those AI platforms approved by the CIO or its designees may be used for County business and only in accordance with all applicable State of Florida and Federal laws, rules, regulations, and County policies. When using AI platforms approved by the CIO or its designees, Users must independently verify all outputs through human review and may not solely rely on AI-generated content for accuracy, completeness, or decision-making.

(B) If Users intend to use data that is the subject of a contract or potential contract between the County and a third-party, Users must review the contract provisions to determine whether there are any prohibited uses of data in AI platforms. At all times, Users must comply with contract terms.

(C) If information or work product generated by AI is published publicly by a User, a statement must be included with the information or work product that it was generated with the use of AI.

(D) By using AI, Users acknowledge that AI is not error-free. The use of AI depends on data input and AI does not factor in human awareness. Therefore, Users must be aware of grammatical errors and incomplete results that may be produced. In all cases, AI results must be validated by Users.

(2) **Unacceptable Uses of AI.** Users must not input confidential information, including but not limited to, social security, credit card, cybersecurity, Health Insurance Portability and Accountability Act ("HIPAA"), or personally identifiable information, into AI platforms. Confidential information is information that is protected by any applicable law or may reasonably be determined to be sensitive. Instead, Users must anonymize or de-identify information prior to the use of AI.

~~C~~**E. TRAINING.** Cybersecurity training is a foundational component of protecting the County's information technology network and data from cyber threats and to ensure availability, confidentiality, and integrity. Pursuant to Section 282.3185, Florida Statutes, all local government employees and technology professionals must complete cybersecurity training within thirty (30) days after commencing employment and annually thereafter, to strengthen awareness, reduce risks, and improve response capabilities. The mandatory training, including simulated phishing exercises, will be established by the Information Technology Department.

~~(1) Effective security is a team effort involving the participation and support of every employee and affiliate who deals with information, information systems or both.~~

~~(2) It is the responsibility of every computer user to know what constitutes acceptable use of Seminole County Government systems, to know the guidelines, and to conduct their activities accordingly.~~

~~(3) All employees and third-party vendors shall receive training and supporting reference materials to allow them to properly protect Seminole County Government information assets before they are granted access.~~

~~(4) Security awareness training will be provided at regular intervals to ensure that all necessary employees maintain the desired level of proficiency.~~

~~**D. ROLES.** The roles of specific County staff in implementing this policy are set forth below:~~

~~(1) Data Custodian: A member or members who have ultimate responsibility for ensuring the protection and use of the organization's data. Responsibilities include:~~

~~(a) Identifying what data belongs to the Board and identifying the system of record.~~

~~(b) Identifying and documenting what roles are allowed access to the data and the level of access required.~~

~~(c) Determining and documenting the process for authorizing individuals to access the data.~~

~~(d) Implementing processes that maintain the integrity and accuracy of the data.~~

~~(e) Ensuring that the data is protected and the applicable laws are followed concerning handling of the data.~~

~~(2) Security Administrator: This role is responsible for the security of the data and systems that store the data. The responsibilities of this role include:~~

~~(a) Providing access to the users that are approved by the data custodian.~~

~~(b) Protecting data from unauthorized users.~~

~~(c) Ensuring that appropriate disaster recovery procedures are in place.~~

~~(3) Data User: The role is designated by the data custodian and has permission to access and use the data. Responsibilities include:~~

~~(a) Being accountable for all data made with his or her account.~~

~~(b) Ensuring that all use and distribution of data is only for approved purposes.~~

~~(c) Not disclosing data to unauthorized people.~~

~~(d) Keeping his or her password secret.~~

~~(4) Information Security Officer: This role is designated by the Chief Information Officer and responsibilities include:~~

~~(a) Assuming overall responsibility for the security of the County's information systems and data integrity.~~

~~(b) Establishing the policies and procedures necessary to ensure the security and integrity of the County's data and information systems.~~

~~(c) Working with Data Custodians to ensure the reliability and enforcement of any related policies and procedures.~~

~~(d) Organizing incident response to security breaches in order to minimize data loss or integrity concerns.~~

~~(5) Information Services Department: This role is responsible for supporting the electronic data systems infrastructure. Responsibilities include:~~

~~(a) Documenting and supporting the structure of the organization's data.~~

~~(b) Supporting the use of standard data definitions throughout the organization.~~

~~(c) Facilitating the appropriate sharing of data and integration of data between the organization's systems.~~

~~(6) Chief Information Officer: This role is responsible for providing oversight to the Information Services Department and providing guidance to the county on information systems issues. Responsibilities include:~~

~~(a) Appointing and revoking Data Custodian roles to all electronic information systems.~~

~~(b) Assuming the role of Information Security Officer in absence of other designe~~**~~E. DIRECTIVES.~~**

~~(1) All data, including software, produced by County employees, volunteers, interns, Commissioners and their aides, and third-party vendors while employed by the Board, is solely owned by the Seminole County Board of County Commissioners.~~

~~(2) All computer hardware, computing devices, including tablets and smart phones, operating systems, and third-party software applications purchased using funding provided by the Board are solely owned by the Seminole County Board of County Commissioners.~~

~~(3) Access to any information system that has security risks requires authentication by userid or password, biometric system, multi-factor authentication or other mechanism which minimizes unauthorized access to or alteration of the County's data. The Information Security Officer shall approve the appropriate authentication method.~~

~~(4) The Information Security Officer shall document and maintain appropriate standards for the creation, size, style and expiration period of passwords. All data users shall follow the standards.~~

~~(5) The Board delegates the responsibility for ensuring that the appropriate level of user access management is implemented and maintained in a secure manner to the Chief Information Officer or his or her designees. The Chief Information Officer shall assign an appropriate Data Custodian for each of the computer systems owned by the Board of County Commissioners.~~

~~(6) Formal user access control procedures must be documented, implemented and kept up to date by the Data Custodian for each application and information system to ensure authorized user access only. These procedures must cover all stages of the lifecycle of user access, from the initial registration of new users to the final de-registration of users who no longer require access. Security Administrators shall allocate access rights and permissions for each user to computer systems and data that are commensurate with the task they are expected to perform._Users will not be granted access to information that is unnecessary for the performance of their tasks. The system's Data Custodian is responsible for determining the appropriate authorization levels for each data user.~~

~~(7) Where Board owned data systems cross the boundaries of the Board and other Constitutional Officers, the Chief Information Officer shall create a committee composed~~

~~of members of both organizations to ensure that the data integrity and operational needs of both organizations are met. The Board of County Commissioners shall resolve any disputes. Under any circumstance, the Board delegates to the County Manager the ability to request access rights to any Board owned system for any data user. Any request made by the County Manager must be fulfilled as soon as possible.~~

~~(8) Employees outside the Information Services Department do not have administrative rights to any of the Board's information systems unless that access is granted in writing by the County Manager, Chief Information Officer, or designee(s).~~

~~(9) No information created by an employee of the Board of County Commissioners that is produced using County equipment will be considered private to the employee.~~

~~(10) Employees shall not install software on their computers or any computing device without the approval of the Information Security Officer or his or her designee.~~

~~(11) All employees of the Board of County Commissioners must retain data as required by Chapter 119, Florida Statutes (2016), as this statute may be amended from time to time ("Public Records"), and all other applicable law. Under no circumstance may an employee release data to the general public that is exempt from Chapter 119, Florida Statutes (2016), as this statute may be amended from time to time, and all other applicable law.~~

F. NON-COMPLIANCE. ~~Non-compliance~~Failure to comply with this Policy ~~by Seminole County employees and system users is a serious matter and will be dealt with accordingly on a case-by-case basis. Depending on the severity of violations and applicable legal statutes, consequences could~~ may result in removal or limitation of access rights ~~and special system privileges, removal of system access,~~ or~~, for County employees,~~ disciplinary action ~~to include~~including, but not limited to, ~~potential~~ termination of employment. ~~In severe cases of fraud or breach of privacy laws, legal action may be taken.~~

~~**G. RESPONSIBILITY.** The Board of County Commissioners bears the ultimate authority and responsibility for Seminole County Government's information security. As such, the Board has established this Policy and directs Seminole County Government personnel to implement the Information Security/Data Access Policy as follows:~~

~~(1) The County Manager shall approve and enforce all information security guidelines that have county-wide scope.~~

~~(2) The County Manager shall appoint the Chief Information Officer or his or her designee as the Information Security Officer (ISO) to provide the direction and technical expertise to ensure that Seminole County Government's information is properly protected.~~

~~(3) All Seminole County Government Directors, Managers, Program Managers, Supervisors and other Seminole County Constitutional Officers (where their staff access the County's data systems) are directly responsible for implementing the Information Security/Data Access Policy and any subsequent policies, procedures and guidelines developed by the Information Security Officer and approved by the County Manager within their areas of responsibility, and for adherence by their staff.~~

H. AUTHORITY. ~~Public Records Act, Chapter 119, Florida Statutes~~
Resolution 2003-R-36 adopted February 11, 2003
Resolution 2007-R-42 adopted March 13, 2007
Resolution 2008-R-55 adopted February 12, 2008
Resolution 2010-R-26 adopted January 26, 2010
Resolution 2012-R-107 adopted June 12, 2012
Resolution 2016-R-187 adopted November 15, 2016

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

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

File Number: 2026-0345

Title:

Approve and authorize the Chairman to execute a Resolution confirming the Non-Ad Valorem Variable Rate Assessments for Tax Year 2026. Countywide (**Lorie Bailey Brown, CFO/Administrative Services Director**)

Division:

Administrative Services - MSBU

Authorized By:

Lorie Bailey Brown, CFO/Administrative Services Director

Contact/Phone Number:

Tameka Morton, MSBU Program Manager / 407-665-7179

Background:

The proposed Resolution is for the existing Municipal Services Benefit Units [MSBUs] with variable rate assessment rates. The Resolution establishes the non-ad valorem assessment rates for the MSBUs that by the nature of the municipal services provided, and in accordance with governing ordinance provisions, are subject to annual determination of assessment rates. The Resolution further provides confirmation of the allocation by service category of MSBU Program Administrative costs that are included in variable rate non-ad valorem assessment calculations for collection through the uniform method.

Annual meetings with the liaisons for the Lake Management MSBUs to discuss planned maintenance of the waterbody and the assessment rate necessary for the maintenance occur with the 25 Lake Management MSBUs.

The Residential Solid Waste Management MSBU assessment rates are established based upon the budgeted costs of providing service. The rates are consistent with prior year.

The Streetlighting MSBU assessment rates are based on the cost of delivering utility

service to the district as well as the cost of leased equipment. There have been significant increases in the lease costs for aged equipment. There are 351 Street Lighting MSBU districts. The assessment rate increases range from $0.50 to $50 for 109 (31%) of the districts. Street lighting assessments are proposed to decrease or remain the same as prior year for 242 (69%) of the districts.

The non-ad valorem assessment rates exhibited in the Resolution will be posted to the MSBU Program website. A public hearing giving consideration to the official consolidated non-ad valorem assessment roll for tax year 2026 will be held on or prior to September 15th.

Requested Action:

Staff requests that the Board approve and authorize the Chairman to execute a resolution confirming the Non-Ad Valorem Variable Rate Assessments for tax year 2026.

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

ESTABLISHMENT OF ANNUAL MSBU NON-AD VALOREM ASSESSMENT RATES

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF _____, 2026.

WHEREAS, certain Municipal Service Benefit Units ("MSBUs") have been created by ordinance for the purpose of providing specific municipal services within each MSBU on a continuing basis; and

WHEREAS, each year for each MSBU a non-ad valorem assessment is calculated based upon cost of maintaining the service for that MSBU; and such non-ad valorem assessment shall be levied upon each parcel of land within the MSBU in proportion to the benefits derived from the provisions of such service; and

WHEREAS, the administrative costs of the MSBU Program are allocated to variable rate assessments according to established methodologies and/or ordinance provisions; and

WHEREAS, the Seminole County Board of County Commissioners has adopted the uniform method of collection for non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes.

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

Section 1. The MSBU Program administrative cost allocation by municipal service category for the 2026 variable rate non-ad valorem assessment calculations shall be as identified in Exhibit A: Table I.

Section 2. The non-ad valorem assessment rate to be recorded on the 2026 Non-Ad Valorem Assessment Roll for each existing MSBU established with variable rate provisions shall be as documented in Exhibit A: Tables II, III and IV. Exhibit A: Table II attached and incorporated by this reference establishes the non-ad valorem assessment for lake management services to the listed MSBUs for the fiscal year beginning October 1, 2026. Exhibit A: Table III attached and incorporated by this reference establishes the non-ad valorem assessment for residential solid waste management services governed by the Seminole County Solid Waste Residential Unit Collection and Disposal MSBU for calendar year 2027. Exhibit A: Table IV attached and incorporated by this reference establishes the non-ad valorem assessment for street lighting governed by the Seminole County Consolidated Street Lighting District for the fiscal year beginning October 1, 2026.

Section 3. A certified copy of this Resolution shall be recorded in the Official Records of Seminole County, Florida.

ADOPTED this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ATTEST:

By:_____
ANDRIA HERR, Chairman

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

Date: _____

Attachments:
Exhibit A: Tables I-IV

Authority: Section 197.3632, Florida Statutes

NJB/kly
3/18/26 4/27/26
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EXHIBIT A



EXHIBIT A

TABLE I MSBU Administrative Cost Allocation Schedule Tax Year 2026		
Service Category	Allocation Methodology	Total Allocation
Lake Management Services	7% of Budgeted Assessment Revenue	$31,000 Varies by MSBU per Budgeted Assessment Revenue
Grounds & Landscape	10% Total Cost of Maintenance	$2,800 Varies based on Maintenance Cost
Residential Solid Waste	Per Dwelling	$375,000
Street Lighting	Per Parcel	$175,000

TABLE II

Lake Management Services

Public Service	MSBU	Prior Tax Year	Tax Year 2026
Lake Management Services	Amory (Lake)	$ 300.00	$ 300.00
Lake Management Services	Asher (Lake)	$ 295.00	$ 295.00
Lake Management Services	Bear Gully (Lake)	$ 335.63	$ 335.63
Lake Management Services	Burkett/Martha (Lake)*	(1) $300 (2) $3.27	(1) $300 (2) $3.27
Lake Management Services	Buttonwood (Pond)	$ 255.00	$ 255.00
Lake Management Services	English Estates (Lake)	$ 500.00	$ 500.00
Lake Management Services	Grace (Lake)	$ 425.00	$ 425.00
Lake Management Services	East Crystal Chain of Lakes*	(1) $130 (2) $17 (3) $13 (4) $1 (1) $165.00 (2) $220.00	(1) $130 (2) $17 (3) $13 (4) $1 (1) $165.00 (2) $220.00
Lake Management Services	Horseshoe (Lake)*		
Lake Management Services	Howell (Creek) (per front footage)	$ 1.00	$ 1.00
Lake Management Services	Howell (Lake)*	(1) $367.50 (2) $13-$23.50	(1) $257.25 (2) $9.10-$16.45
Lake Management Services	Lake of the Woods*	(1) $325 (2) $4.07 (3) $7.41 (4) $4.33 (5) $13	(1) $243.75 (2) $3.05 (3) $5.56 (4) $3.25 (5) $9.75
Lake Management Services	Linden (Lake)	$ 455.00	$ 455.00
Lake Management Services	Mills (Lake)	$ 875.00	$ 700.00
Lake Management Services	Mirror (Lake)	$ 175.00	$ 175.00
Lake Management Services	Myrtle (Lake)	$ 290.00	$ 290.00
Lake Management Services	Pickett (Lake)	$ 90.00	$ 54.00
Lake Management Services	Rice (Lake)	$ 432.50	$ 432.50
Lake Management Services	Spring (Lake)	$ 375.00	$ 375.00
Lake Management Services	Spring Wood (Lake)	$ 250.00	$ 250.00
Lake Management Services	Springwood (Waterway)	$ 75.00	$ 75.00
Lake Management Services	Sweetwater Cove (Lake)	$ 300.00	$ 300.00
Lake Management Services	Sylvan (Lake)*	(1) $370 (2) $30 (3) $27 (4) $25 (5) $2	(1) $296 (2) $24 (3)$21.60 (4) $20 (5) $1.60
Lake Management Services	Tuskawilla (Lake) (AKA Little Lake Howell)	$ 445.00	$ 445.00
Lake Management Services	Twin Lakes	$ 260.76	$ 260.76

*Tiered assessment

Grounds/Landscaping

Grounds/Landscaping	Cedar Ridge Maintenance	$ 195.00	$ 195.00

TABLE III

Residential Solid Waste Management

Public Service	MSBU	Prior Tax Year	Tax Year 2026
Solid Waste Management	Collection Option 1	$ 305.00	$ 305.00
Solid Waste Management	Collection Option 2	$ 293.00	$ 293.00
Solid Waste Management	Collection Exempt	$ 70.00	$ 70.00

TABLE IV

Street Lighting

Public Service	MSBU	Prior Tax Year	Tax Year 2026
Street Lighting	Academy Cove	$ 110.00	**$ 145.00**
Street Lighting	Academy Oaks	$ 145.00	**$ 195.00**
Street Lighting	Acuera	$ 205.00	**$ 255.00**
Street Lighting	Aldean Gardens	$ 85.00	**$ 65.00**
Street Lighting	Aloma Oaks Drive	$ 24.25	**$ 14.25**
Street Lighting	Aloma Park	$ 55.00	**$ 50.00**
Street Lighting	Aloma Woods Blvd (Central)	$ 14.50	**$ 15.00**
Street Lighting	Aloma Woods Ph 2	$ 120.00	**$ 145.00**
Street Lighting	Aloma Woods Ph 3	$ 145.00	**$ 195.00**
Street Lighting	Aloma Woods Ph 4	$ 105.00	**$ 135.00**
Street Lighting	Aloma Woods Ph 5	$ 75.00	**$ 70.00**
Street Lighting	Aloma Woods Ph 1	$ 115.00	**$ 145.00**
Street Lighting	Amberwood	$ 75.00	**$ 70.00**
Street Lighting	Amherst	$ 98.00	**$ 78.00**
Street Lighting	Apple Valley	$ 90.00	**$ 80.00**
Street Lighting	Apple Valley Unit 4	$ 80.00	**$ 60.00**
Street Lighting	Arlington Park	$ 140.00	**$ 190.00**
Street Lighting	Ashford Park Townhomes	$ 135.00	**$ 135.00**
Street Lighting	Autumn Glen	$ 100.00	**$ 85.00**
Street Lighting	Bay Lagoon	$ 80.00	**$ 60.00**
Street Lighting	Bear Creek	$ 175.00	**$ 175.00**
Street Lighting	Bear Gully Bay	$ 200.00	**$ 200.00**
Street Lighting	Bear Gully Forest	$ 150.00	**$ 160.00**
Street Lighting	Bear Gully Pointe	$ 330.00	**$ 330.00**
Street Lighting	Bear Lake Circle/ Linneal Beach Dr	$ 100.00	**$ 110.00**
Street Lighting	Bear Lake Crossings	$ 110.00	**$ 110.00**
Street Lighting	Bear Lake Forest	$ 85.00	**$ 80.00**
Street Lighting	Bear Lake Woods	$ 115.00	**$ 105.00**
Street Lighting	Bear Stone	$ 135.00	**$ 135.00**
Street Lighting	Beechwoods	$ 65.00	**$ 80.00**
Street Lighting	Bel Aire Hills Unit 1	$ 69.00	**$ 44.00**
Street Lighting	Bel Aire Hills Unit 2	$ 80.00	**$ 50.00**
Street Lighting	Bel Aire Hills Unit 3	$ 61.00	**$ 61.00**
Street Lighting	Bella Tuscany	$ 300.00	**$ 315.00**

Street Lighting	Belle Meade (Oak Park)	$	190.00	$	210.00
Street Lighting	Bennington	$	165.00	$	215.00
Street Lighting	Bentley Cove	$	135.00	$	150.00
Street Lighting	Beverly Terrace	$	95.00	$	90.00
Street Lighting	Big Tree Crossing	$	18.50	$	15.50
Street Lighting	Bolling Farms	$	80.00	$	95.00
Street Lighting	Bonaventure Heights	$	50.00	$	65.00
Street Lighting	Bookertown	$	58.00	$	51.00
Street Lighting	Brantley Cove	$	85.00	$	105.00
Street Lighting	Brantley Harbor	$	85.00	$	80.00
Street Lighting	Brantley Point	$	58.00	$	53.00
Street Lighting	Bridgewater	$	100.00	$	125.00
Street Lighting	Brighton Estates	$	180.00	$	175.00
Street Lighting	Brighton Pk at Carillon	$	140.00	$	160.00
Street Lighting	Brookwood	$	155.00	$	165.00
Street Lighting	Cameron Grove	$	60.00	$	80.00
Street Lighting	Cardinal Glen	$	105.00	$	125.00
Street Lighting	Caribbean Heights	$	80.00	$	70.00
Street Lighting	Carillon Tract 301/Madison Pk	$	125.00	$	137.00
Street Lighting	Carillon/Dorchester	$	90.00	$	90.00
Street Lighting	Carillon/Hunter's Stand	$	125.00	$	135.00
Street Lighting	Carillon/Lockwood Blvd	$	43.00	$	40.00
Street Lighting	Carillon/Stratton Woods	$	90.00	$	90.00
Street Lighting	Carolyn Estates	$	90.00	$	75.00
Street Lighting	Carrigan Woods	$	80.00	$	95.00
Street Lighting	Casa Aloma	$	40.50	$	30.50
Street Lighting	Casa Aloma Way (Central)	$	9.00	$	9.00
Street Lighting	Casa Verde Blvd	$	16.00	$	11.00
Street Lighting	Cedar Cove	$	100.00	$	125.00
Street Lighting	Cedar Ridge	$	75.00	$	65.00
Street Lighting	Chase Groves (W) 3-5AB, 7AB, 8-10	$	60.00	$	45.00
Street Lighting	Chase Groves-Unit 1	$	55.00	$	50.00
Street Lighting	Chase Groves-Unit 6	$	45.00	$	40.00
Street Lighting	Chelsea Place	$	64.00	$	64.00
Street Lighting	Chuluota	$	36.00	$	31.00
Street Lighting	Citrus Point	$	90.00	$	75.00
Street Lighting	Clinging Vine Place (Central)	$	19.00	$	16.00
Street Lighting	Coach Light Estates	$	135.00	$	130.00
Street Lighting	Cobblestone	$	120.00	$	135.00
Street Lighting	Colony Cove	$	175.00	$	225.00
Street Lighting	Copperfield	$	83.00	$	83.00
Street Lighting	Country Club Drive	$	125.00	$	145.00
Street Lighting	Country Club Heights	$	50.00	$	40.00
Street Lighting	Country Lane	$	140.00	$	140.00
Street Lighting	Creek's Bend	$	105.00	$	100.00
Street Lighting	Creekwood	$	75.00	$	70.00
Street Lighting	Crossings, The (Central)	$	13.50	$	12.50

Street Lighting	Crystal Creek	$	100.00	$	120.00
Street Lighting	Cypress Head Trail	$	21.00	$	16.00
Street Lighting	Cypress Reserve	$	225.00	$	220.00
Street Lighting	Deer Run 1	$	120.00	$	130.00
Street Lighting	Deer Run 10	$	80.00	$	65.00
Street Lighting	Deer Run 11	$	50.00	$	45.00
Street Lighting	Deer Run 12A&B W/O WWC	$	75.00	$	60.00
Street Lighting	Deer Run 12B: Weeping Willow C	$	80.00	$	65.00
Street Lighting	Deer Run 14A&B	$	100.00	$	100.00
Street Lighting	Deer Run 15	$	50.00	$	45.00
Street Lighting	Deer Run 16	$	90.00	$	70.00
Street Lighting	Deer Run 17	$	60.00	$	45.00
Street Lighting	Deer Run 18	$	85.00	$	80.00
Street Lighting	Deer Run 19A	$	80.00	$	80.00
Street Lighting	Deer Run 20	$	85.00	$	70.00
Street Lighting	Deer Run 21 A & B	$	65.00	$	45.00
Street Lighting	Deer Run 23A-C	$	75.00	$	60.00
Street Lighting	Deer Run 5	$	65.00	$	60.00
Street Lighting	Deer Run 6	$	55.00	$	50.00
Street Lighting	Deer Run 7A & B	$	70.00	$	55.00
Street Lighting	Deer Run 8A & 8B	$	70.00	$	55.00
Street Lighting	Deer Run 9A & B	$	75.00	$	60.00
Street Lighting	Deer Run (Central)	$	12.25	$	9.25
Street Lighting	Deer Run/Deer Pointe	$	225.00	$	225.00
Street Lighting	Deer Run/Fairway Oaks	$	100.00	$	100.00
Street Lighting	Deer Run/Mystic Woods	$	60.00	$	35.00
Street Lighting	Deer Run/Pinetree Village	$	35.00	$	25.00
Street Lighting	Deer Run/Sterling Pk 1-3	$	60.00	$	55.00
Street Lighting	Deer Run/Sterling Pk 4	$	34.00	$	29.00
Street Lighting	Dot Jewel Willow	$	30.00	$	25.00
Street Lighting	Dunhill	$	105.00	$	110.00
Street Lighting	Eagles Landing	$	240.00	$	245.00
Street Lighting	Eagles Point Ph 2-6	$	155.00	$	205.00
Street Lighting	East Pointe	$	105.00	$	110.00
Street Lighting	Elegant Heights	$	95.00	$	90.00
Street Lighting	Elizabeth Ave	$	65.00	$	70.00
Street Lighting	English Estates	$	40.00	$	40.00
Street Lighting	English Woods	$	50.00	$	45.00
Street Lighting	Estates at Aloma Woods	$	145.00	$	195.00
Street Lighting	Estates at Wekiva Park	$	110.00	$	150.00
Street Lighting	Estates-Springs Landing	$	265.00	$	240.00
Street Lighting	Fern Brook Trails	$	60.00	$	50.00
Street Lighting	Fern Terrace	$	30.00	$	30.00
Street Lighting	Floridahaven	$	45.00	$	55.00
Street Lighting	Forest Brook	$	65.00	$	55.00
Street Lighting	Forest Glen	$	60.00	$	60.00
Street Lighting	Forest Park Estates	$	75.00	$	70.00
Street Lighting	Forrest Creek Estates	$	210.00	$	225.00

Street Lighting	Foxchase	$	85.00	$	65.00
Street Lighting	Foxwood	$	65.00	$	65.00
Street Lighting	Francis Street	$	85.00	$	85.00
Street Lighting	Gabriella Lane	$	33.00	$	33.00
Street Lighting	Garden Grove	$	75.00	$	65.00
Street Lighting	Garden Lake Estates	$	70.00	$	45.00
Street Lighting	Glades Ph 1 & 2	$	115.00	$	115.00
Street Lighting	Goldenrod Manor	$	17.00	$	17.00
Street Lighting	Goldie Manor	$	70.00	$	60.00
Street Lighting	Governor's Point	$	55.00	$	70.00
Street Lighting	Green Village	$	60.00	$	55.00
Street Lighting	Greengate Estates	$	85.00	$	75.00
Street Lighting	Greenwood at Lake Mary	$	2.50	$	2.50
Street Lighting	Greenwood Lakes Unit 3	$	70.00	$	80.00
Street Lighting	Greenwood Lakes D3A, B1&2, C	$	100.00	$	85.00
Street Lighting	Gregory Drive	$	60.00	$	75.00
Street Lighting	Grove Estates	$	30.00	$	30.00
Street Lighting	Grove Hill Villas	$	40.00	$	45.00
Street Lighting	Hamilton Place	$	230.00	$	240.00
Street Lighting	Hampton Park	$	110.00	$	100.00
Street Lighting	Hanover Pointe	$	255.00	$	285.00
Street Lighting	Hanover Woods	$	230.00	$	250.00
Street Lighting	Harbour Landing	$	90.00	$	110.00
Street Lighting	Harbour Ridge	$	70.00	$	65.00
Street Lighting	Heritage Oaks	$	85.00	$	80.00
Street Lighting	Heritage Oaks Court	$	24.00	$	14.00
Street Lighting	Heronwood at Carillon	$	130.00	$	155.00
Street Lighting	Highland Pines	$	65.00	$	55.00
Street Lighting	Hillcrest St East	$	100.00	$	105.00
Street Lighting	Hollowbrook	$	75.00	$	50.00
Street Lighting	Hometown	$	100.00	$	85.00
Street Lighting	Hometown Phase 2	$	115.00	$	115.00
Street Lighting	Howell Branch Woods	$	65.00	$	45.00
Street Lighting	Howell Cove	$	135.00	$	135.00
Street Lighting	Howell Creek Park	$	105.00	$	135.00
Street Lighting	Howell Estates	$	75.00	$	55.00
Street Lighting	Howell Harbour Estates	$	220.00	$	270.00
Street Lighting	Hunt Club Blvd So	$	18.00	$	13.00
Street Lighting	Hunt Club Blvd/Wekiva Tr	$	34.00	$	20.00
Street Lighting	Hunter's Glen	$	85.00	$	70.00
Street Lighting	Hunter's Point	$	65.00	$	50.00
Street Lighting	Huntington	$	105.00	$	100.00
Street Lighting	Huntington Hills	$	100.00	$	85.00
Street Lighting	Huntleigh Woods	$	75.00	$	85.00
Street Lighting	Hyde Park	$	130.00	$	115.00
Street Lighting	Idyllwilde of Loch Arbor	$	70.00	$	70.00
Street Lighting	Indian Hills	$	60.00	$	50.00
Street Lighting	Isle of Windsor	$	85.00	$	75.00

Street Lighting	Isles of Shadow Bay	$	90.00	$	120.00
Street Lighting	Jamestown	$	30.00	$	35.00
Street Lighting	Johnson Hill	$	55.00	$	55.00
Street Lighting	Kawilla Crest	$	280.00	$	280.00
Street Lighting	Kewannee Lakes	$	145.00	$	195.00
Street Lighting	King's Cove	$	155.00	$	130.00
Street Lighting	Kingston Oaks	$	110.00	$	130.00
Street Lighting	Lafayette Forest	$	140.00	$	135.00
Street Lighting	Lake Brantley Club	$	175.00	$	225.00
Street Lighting	Lake Harriet Estates	$	60.00	$	55.00
Street Lighting	Lake of the Woods	$	14.00	$	11.00
Street Lighting	Lake Ridge Park	$	35.00	$	35.00
Street Lighting	Lake Sylvan Cove	$	60.00	$	100.00
Street Lighting	Lake Tuskawilla Ph 3	$	395.00	$	395.00
Street Lighting	Lake Tuskawilla Ph 1 & 2	$	125.00	$	140.00
Street Lighting	Lakehurst	$	255.00	$	270.00
Street Lighting	Lakes Of Aloma	$	120.00	$	105.00
Street Lighting	Lakeview Drive	$	65.00	$	65.00
Street Lighting	Lakeview Village	$	90.00	$	70.00
Street Lighting	Lakewood at the Crossings	$	80.00	$	55.00
Street Lighting	Laurelwood	$	45.00	$	45.00
Street Lighting	Lincoln Heights	$	95.00	$	90.00
Street Lighting	Little Eagle Ct	$	275.00	$	325.00
Street Lighting	Loch Arbor Cove	$	145.00	$	145.00
Street Lighting	Lockhart Vicinity	$	45.00	$	50.00
Street Lighting	Lone Pines	$	125.00	$	175.00
Street Lighting	Lost Creek	$	120.00	$	155.00
Street Lighting	Lynwood	$	90.00	$	80.00
Street Lighting	Magnolia Pointe	$	185.00	$	235.00
Street Lighting	Mandarin	$	115.00	$	95.00
Street Lighting	Markham Forest	$	95.00	$	75.00
Street Lighting	Markham Meadows	$	204.00	$	199.00
Street Lighting	Markham Place	$	135.00	$	160.00
Street Lighting	Markham Pointe	$	75.00	$	75.00
Street Lighting	Mayfair Oaks	$	170.00	$	140.00
Street Lighting	McNeil Woods	$	85.00	$	105.00
Street Lighting	Meadows West	$	95.00	$	85.00
Street Lighting	Meredith Manor Nob Hill	$	60.00	$	65.00
Street Lighting	Michigan Ave	$	70.00	$	65.00
Street Lighting	Middleton Oaks	$	95.00	$	85.00
Street Lighting	Midway	$	35.00	$	30.00
Street Lighting	Mirror Lake	$	75.00	$	55.00
Street Lighting	Montclair	$	105.00	$	115.00
Street Lighting	Morgan Place	$	140.00	$	190.00
Street Lighting	Myrtle Lake Hills	$	45.00	$	45.00
Street Lighting	North Cove	$	90.00	$	80.00
Street Lighting	North Hampton	$	415.00	$	465.00
Street Lighting	Northgate	$	80.00	$	65.00

Street Lighting	Northridge	$	105.00	$	**116.00**
Street Lighting	Oak Creek	$	245.00	$	**230.00**
Street Lighting	Oakcrest	$	65.00	$	**50.00**
Street Lighting	Oakland Hills	$	55.00	$	**40.00**
Street Lighting	Oakland Shores	$	60.00	$	**60.00**
Street Lighting	Old Grove Lane	$	85.00	$	**75.00**
Street Lighting	Orange Blossom Business Ctr	$	19.00	$	**16.00**
Street Lighting	Orange Grove Park Units 1 - 4	$	67.00	$	**57.00**
Street Lighting	Orange Ridge Farms	$	140.00	$	**190.00**
Street Lighting	Palm Point	$	45.00	$	**35.00**
Street Lighting	Parc Du Lac	$	140.00	$	**160.00**
Street Lighting	Pecan Cove	$	215.00	$	**265.00**
Street Lighting	Pelican Bay	$	50.00	$	**75.00**
Street Lighting	Prairie Lake	$	40.00	$	**40.00**
Street Lighting	Quail Run	$	140.00	$	**125.00**
Street Lighting	Raintree Village/Crossing	$	75.00	$	**90.00**
Street Lighting	Raymond Ave	$	25.00	$	**25.00**
Street Lighting	Redbridge at Carillon	$	140.00	$	**160.00**
Street Lighting	Regency Estates	$	200.00	$	**200.00**
Street Lighting	Remington Drive (Central)	$	20.00	$	**18.00**
Street Lighting	Remington Oaks/Crossings	$	90.00	$	**75.00**
Street Lighting	Remington Park Ph 1 & 2	$	120.00	$	**150.00**
Street Lighting	Reserve at the Crossings	$	100.00	$	**90.00**
Street Lighting	Ridge High	$	65.00	$	**50.00**
Street Lighting	Ridge Pointe Cove	$	225.00	$	**225.00**
Street Lighting	River Walk	$	200.00	$	**190.00**
Street Lighting	Riverside at the Springs	$	65.00	$	**60.00**
Street Lighting	Robin Hill	$	95.00	$	**105.00**
Street Lighting	Roseland Park	$	58.00	$	**58.00**
Street Lighting	Ross Lake Shores	$	125.00	$	**125.00**
Street Lighting	Royal Estates	$	110.00	$	**105.00**
Street Lighting	Royal Oaks	$	119.00	$	**114.00**
Street Lighting	Sabal Palm	$	80.00	$	**80.00**
Street Lighting	Sabal Palm Drive	$	23.50	$	**12.50**
Street Lighting	Sabal Woods Village	$	95.00	$	**100.00**
Street Lighting	Sandy Lane	$	145.00	$	**165.00**
Street Lighting	Sandy Lane Reserve	$	135.00	$	**135.00**
Street Lighting	Sanford Place	$	70.00	$	**60.00**
Street Lighting	Sanford Trails Estates	$	175.00	$	**175.00**
Street Lighting	Sanlando Estates	$	65.00	$	**60.00**
Street Lighting	Sawgrass	$	185.00	$	**205.00**
Street Lighting	Sedona Point	$	115.00	$	**130.00**
Street Lighting	Shannon Downs (SL Maintenance)	$	290.00	$	**290.00**
Street Lighting	Silver Lake E/Crossing	$	115.00	$	**150.00**
Street Lighting	Silver Lk W (Sheffield)	$	110.00	$	**130.00**
Street Lighting	South Fern Park	$	90.00	$	**85.00**
Street Lighting	Spicewood	$	80.00	$	**65.00**
Street Lighting	Spring Valley Chase	$	75.00	$	**65.00**

Street Lighting	Spring Valley Farms	$	80.00	$	80.00
Street Lighting	Springs Landing	$	195.00	$	180.00
Street Lighting	Springview	$	85.00	$	60.00
Street Lighting	Sterling Meadows	$	95.00	$	95.00
Street Lighting	Sterling Oaks	$	45.00	$	40.00
Street Lighting	Stillwater	$	95.00	$	75.00
Street Lighting	Stockbridge	$	85.00	$	70.00
Street Lighting	Stonehurst	$	260.00	$	300.00
Street Lighting	Summerfield	$	165.00	$	165.00
Street Lighting	Sunland Estates	$	56.00	$	46.00
Street Lighting	Sunrise Estates Unit 1	$	80.00	$	65.00
Street Lighting	Sunrise Estates Units 2-6	$	110.00	$	90.00
Street Lighting	Sunrise Units 1 & 2a-D	$	110.00	$	85.00
Street Lighting	Sunrise Village Unit 5	$	65.00	$	55.00
Street Lighting	Sunrise Village Units 1-4 & 6	$	60.00	$	50.00
Street Lighting	Sutter's Mill Unit 1	$	85.00	$	80.00
Street Lighting	Sutter's Mill Unit 2	$	60.00	$	55.00
Street Lighting	Sweetwater Oaks	$	105.00	$	95.00
Street Lighting	Sweetwater Springs	$	265.00	$	230.00
Street Lighting	Sylva Glade	$	97.00	$	97.00
Street Lighting	Tamarak (Charter Oaks)	$	68.00	$	58.00
Street Lighting	Tanglewood Estates	$	56.00	$	51.00
Street Lighting	Temple Terrace Annex	$	30.00	$	30.00
Street Lighting	Terra Bella	$	90.00	$	80.00
Street Lighting	Tiffany Woods	$	75.00	$	65.00
Street Lighting	Trails	$	115.00	$	115.00
Street Lighting	Trailwood Estates	$	45.00	$	35.00
Street Lighting	Triangle Terrace	$	25.00	$	25.00
Street Lighting	Tucks Knoll	$	195.00	$	195.00
Street Lighting	Tuscawilla	$	67.00	$	67.00
Street Lighting	Tuscawilla Ridge	$	95.00	$	85.00
Street Lighting	Tuska Ridge	$	110.00	$	130.00
Street Lighting	Tuskabay	$	115.00	$	100.00
Street Lighting	Tuskawilla Point	$	90.00	$	90.00
Street Lighting	Twin Lakes	$	155.00	$	155.00
Street Lighting	Vestavia	$	95.00	$	90.00
Street Lighting	Victoria Park	$	195.00	$	205.00
Street Lighting	Village Green	$	85.00	$	90.00
Street Lighting	Village Of Remington	$	110.00	$	100.00
Street Lighting	Waterstone	$	325.00	$	375.00
Street Lighting	Weathersfield 1st & 2nd Add(E)	$	50.00	$	30.00
Street Lighting	Weathersfield 2nd Add (West)	$	51.00	$	51.00
Street Lighting	Wekiva Club Estates Sc 10	$	110.00	$	110.00
Street Lighting	Wekiva Club Estates Sc 1-4	$	70.00	$	45.00
Street Lighting	Wekiva Club Estates Sc 5	$	45.00	$	35.00
Street Lighting	Wekiva Club Estates Sc 6	$	85.00	$	70.00
Street Lighting	Wekiva Club Estates Sc 7	$	100.00	$	90.00
Street Lighting	Wekiva Club Estates Sc 8&9	$	70.00	$	65.00

Street Lighting	Wekiva Cove	$	125.00	$	175.00
Street Lighting	Wekiva Fairway Twnhms/Con	$	55.00	$	60.00
Street Lighting	Wekiva Golf Villas Sc 1	$	60.00	$	55.00
Street Lighting	Wekiva Golf Villas Sc 2&3	$	80.00	$	65.00
Street Lighting	Wekiva Green	$	110.00	$	120.00
Street Lighting	Wekiva Hills Sc 1	$	35.00	$	25.00
Street Lighting	Wekiva Hills Sc 10	$	130.00	$	180.00
Street Lighting	Wekiva Hills Sc 2-9	$	100.00	$	115.00
Street Lighting	Wekiva Hunt Club	$	75.00	$	125.00
Street Lighting	Wekiva Hunt Club Condo	$	130.00	$	150.00
Street Lighting	Wekiva Reserve	$	80.00	$	75.00
Street Lighting	Wellington	$	215.00	$	250.00
Street Lighting	Wentworth	$	145.00	$	165.00
Street Lighting	Westhampton (Carillon)	$	105.00	$	120.00
Street Lighting	Whispering Winds	$	190.00	$	240.00
Street Lighting	Whitesand Cove	$	75.00	$	75.00
Street Lighting	Willa Grove	$	61.00	$	56.00
Street Lighting	Willow Run	$	90.00	$	110.00
Street Lighting	Wilshire Blvd (Central)	$	8.00	$	8.00
Street Lighting	Wimbledon Drive	$	80.00	$	95.00
Street Lighting	Wingfield Reserve	$	275.00	$	290.00
Street Lighting	Winter Woods	$	80.00	$	60.00
Street Lighting	Winter Woods Blvd (Central)	$	17.00	$	12.00
Street Lighting	Winwood Park (North)	$	95.00	$	80.00
Street Lighting	Winwood Park (South)	$	120.00	$	135.00
Street Lighting	Woodbine	$	100.00	$	95.00
Street Lighting	Woodlands	$	100.00	$	100.00
Street Lighting	Woodlands East	$	95.00	$	90.00
Street Lighting	Wrenwood Heights	$	60.00	$	50.00
Street Lighting	Wynnwood	$	65.00	$	60.00

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

File Number: 2026-0347

Title:

Award CC-6816-26/TAD Gravity Sewer Improvements: Talbot Road/Kewannee Trail/Hollyridge Road to AMCON Development Group, LLC in the amount of $2,564,601.87 and authorize the Purchasing & Contracts Division to execute the agreement. District4 - Lockhart **(Stephen Koontz, Assistant County Manager)** Requesting Department- Utilities

Division:

Administrative Services - Purchasing and Contracts

Authorized By:

Robert T. Bradley, Purchasing & Contracts Manager

Contact/Phone Number:

Tony Durrum/407-665-7123

Background:

CC-6816-26/TAD will provide sewer main upgrades to existing gravity sewer systems on Talbot Road, Kewannee Trail, and Hollyridge Road to the Kewanee lift station service area. The scope of the project includes the furnishing and installation of sewer mains and sewer laterals to the Right-Of-Way (ROW), to include replacement via trenched and trenchless means, individual services and restorative efforts.

The project was publicly advertised and the County received seven (7) bids in response to the solicitation. The Review Committee consisting of Tammy Ryan Pelkey, Project Manager II; Dennis Westrick, Senior Engineer; William White, Chief Engineer; and David Ornberg, Utilities Engineering Division Manager; all from Utilities Engineering & Construction Division reviewed the responses giving consideration to bid price, qualifications, and experience.

The Review Committee recommends award to the lowest priced, responsive, responsible bidder, AMCON Development Group, LLC in the amount of $2,564,601.87. The Completion Time for this project is three hundred thirty-five (335) calendar days to Substantial Completion and an additional thirty (30) calendar days to Final Completion

after the issuance of a Notice to Proceed by the County. The Engineer's Estimate for the project is $3,239,900.00.

The budget for this item is located under account business unit #02308024.

Requested Action:

Staff requests the Board award CC-6816-26/TAD Gravity Sewer Improvements: Talbot Road/Kewannee Trail/Hollyridge Road to AMCON Development Group, LLC in the amount of $2,564,601.87 and authorize the Purchasing & Contracts Division to execute the agreement.

Seminole County
Administrative Services - Purchasing & Contracts
Robert T. Bradley, Purchasing and Contracts Manager
1301 East Second St., Sanford, FL 32771

EVALUATION TABULATION

CC No. CC-6816-26/TAD

Gravity Sewer Improvements: Talbot Road, Kewannee Trail, Hollyridge Road

RESPONSE DEADLINE: March 11, 2026 at 2:00 pm

SELECTED VENDOR TOTALS

Vendor	Total
AMCON Development Group, LLC	$2,564,601.87
AMERICAN CIVIL CONSTRUCTION INC	$2,749,771.00
SanPik, Inc.	$2,827,785.00
Midsouth Inc. *DISQUALIFIED	$2,880,865.00
J. Malever Construction Co. Inc.	$3,221,735.00
Prime Construction Group, Inc	$3,239,765.00
Development of Central Florida, Inc.	$3,481,220.69
Cathcart Construction Company - Florida, LLC	$7,290,605.00

*Disqualified: Did not provide a Bid Bond.

Updated and Posted by: Tony Durrum, Sr. Procurement Analyst, April 7, 2026

Recommendation and Notice of Intent to Award: AMCON Development Group, LLC

BOCC Meeting Date: (Tentative) April 28, 2026

Notice of Recommended Award

Recommendation of Award for:

CC-6816-26/TAD GRAVITY SEWER IMPROVEMENTS: TALBOT ROAD/KEWANNEE TRAIL/HOLLYRIDGE ROAD

To: AMCON Development Group, LLC

By signing below, I acknowledge I have reviewed all bid documents for the above-referenced project, including the qualifications and pricing of the contractor recommended for award, above. Accordingly, I recommend award of the project to the contractor referenced above

Review Committee Members:

Name: Tammy Ryan Pelkey

Signature: Tammy Ryan Pelkey Date: 3/31/2026

Name: J. Dennis Westrick, PE

Signature: J Dennis Westrick Date: 3/30/2026

Name: William WHITE, PE

Signature: Date: 3/30/2026

Name: David Ornberg

Signature: Date: 3/31/2026

Director:

Name: William Edwards, P.E

Signature: Date: 3/31/26

CONSTRUCTION SERVICES AGREEMENT FOR GRAVITY SEWER IMPROVEMENTS: TALBOT ROAD/KEWANNEE TRAIL/HOLLYRIDGE ROAD (CC-6816-25/TAD)

THIS AGREEMENT is dated as of the _____ day of _____ 20_____, by and between **AMCON Development Group, LLC**, duly authorized to conduct business in the State of Florida, whose address is 1170 Tree Swallow Dr., #337, Winter Springs, FL 32708, in this Agreement referred to as "CONTRACTOR", and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, in this Agreement referred to as "COUNTY".

COUNTY and CONTRACTOR, in consideration of the mutual covenants set forth in this Agreement, agree as follows:

Section 1. Work. CONTRACTOR shall complete all work as specified or indicated in the Contract Documents, including the Scope of Services, attached to this Agreement as Exhibit A, and the solicitation package, all addenda to this package, and CONTRACTOR's submission in response to this solicitation. The work is generally described as the Gravity Sewer Improvements: Talbot Rd/Kewannee Trail/Hollyridge Rd Project**.**

Section 2. Engineer.

(a) The Engineer of Record ("ENGINEER") as named in the Contract Documents is AECOM, whose address is 390 N. Orange Ave., Ste. 760, Orlando, Florida 32801, and whose email address is Jennifer.lyons@aecom.com.

(b) COUNTY's contracted consultant for construction, engineering, and inspection ("CEI") services as named in the Contract Documents is AECOM, whose address is 390 N. Orange Ave., Ste. 760, Orlando, Florida 32801, and whose email address is Jennifer.lyons@aecom.com.

Section 3. Contract Time.

(a) All provisions regarding contract time are essential to the performance of this Agreement.

(b) The work must be substantially completed as described in subsection 14.13 of the General Conditions within three hundred and thirty-five (335) calendar days after the date when the contract time begins to run as provided in subsection 2.2 of the General Conditions. The work must be finally completed and ready for final payment in accordance with subsection 14.9 of the General Conditions within thirty (30) calendar days after the actual date of substantial completion.

(c) The parties acknowledge that the contract time provided in this Section includes consideration of adverse weather conditions common to Central Florida, including the possibility of hurricanes and tropical storms.

(d) The contract time provided for in this Section includes thirty (30) days allocated specifically to CONTRACTOR's responsibility for utility coordination or relocation of utilities at or adjacent to the Project site. CONTRACTOR shall depict this thirty (30) days as float time not impacting controlling work items on CONTRACTOR's critical path scheduling. No contract time extensions will be considered related to utility coordination matters, including, but not limited to utility relocations and conflicts, unless the utility related time impacts exceed thirty (30) days impact on controlling items of work in accordance with the Project schedule.

(e) In the event that the work requires phased construction, then multiple points of substantial completion may be established in the Supplementary Conditions.

Section 4. Contract Price.

(a) COUNTY shall pay CONTRACTOR for performance of the work in accordance with the Contract Documents on the basis of the total bid (original contract price).

CONTRACTOR's total compensation is $2,564,601.87, subject only to increases or decreases made in strict conformance with the Contract Documents.

(b) CONTRACTOR shall accept the contract price as full compensation: for performance of all work and providing all materials embraced in the Contract Documents; for all loss or damage arising out of performance of the work and from the action of the elements, or from any unforeseen or unknown difficulties or obstructions which may arise or be encountered in the prosecution of the work until the final acceptance; and for all risks of every description connected with the work.

(c) CONTRACTOR acknowledges that CONTRACTOR has studied, considered, and included in its total bid (original contract price) all costs of any nature relating to: (1) performance of the work under Central Florida weather conditions; (2) applicable law, licensing, and permitting requirements; (3) the Project site conditions, including, but not limited to subsurface site conditions; and (4) the terms and conditions of the Contract Documents, including, but not limited to the indemnification and no damage for delay provisions of the Contract Documents.

(d) CONTRACTOR acknowledges that performance of the work will involve significant work adjacent to, above, and in close proximity to underground facilities, including utilities which will require the support of active utilities as well as the scheduling and sequencing of utility installations and relocations (temporary and permanent) by CONTRACTOR.

(1) In addition to the acknowledgments previously made, CONTRACTOR acknowledges that its total bid (original contract price) specifically considered and relied upon CONTRACTOR's own study of underground facilities, utilities in their present, relocated (temporary and permanent), and proposed locations, and conflicts relating to utilities and underground facilities.

(2) CONTRACTOR acknowledges that its total bid (original contract price) considered and included all of its costs relating to the responsibilities to coordinate and sequence the work of CONTRACTOR with the work of COUNTY, the work of other utility contractors, and the work of others at the Project site.

Section 5. Payment Procedures.

(a) Application for Payment. CONTRACTOR shall submit Applications for Payment in accordance with Section 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided for in the General Conditions.

(b) Progress Payments. COUNTY shall make progress payments on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER and in accordance with Section 14 of the General Conditions.

(c) Final Payment. Upon Final Completion and acceptance of the work in accordance with subsection 14.9.1 of the General Conditions, COUNTY shall pay the remainder of the contract price as provided in that subsection.

Section 6. Additional Retainage for Failure to Maintain Progress on the Work.

(a) Retainage under the Contract Documents is held as collateral security to secure completion of the work.

(b) In the event that CONTRACTOR fails to physically mobilize to the work site as required by Section 6.19 of the General Conditions, COUNTY may withhold additional retainage to secure completion of the work in an amount equal to the product of the number of days after the 31st day following the date of commencement of contract time and the liquidated damage amount for substantial completion set forth in Section 9 of this Agreement. The additional retainage will be withheld from the initial and each subsequent progress payment. The additional retainage held under this subsection will be released to CONTRACTOR in the next progress payment following

ENGINEER's approval of a supplementary progress schedule demonstrating that the requisite progress will be regained and maintained as required by Section 6.19.2 of the General Conditions.

(c) If CONTRACTOR is behind schedule and it is anticipated by COUNTY that the work will not be completed within the contract time, COUNTY may withhold additional retainage in anticipation of liquidated damages equal to the product of the number of days after the scheduled contract time (substantial completion or final completion) and the amount of liquidated damages set forth in Section 9 of this Agreement. The additional retainage under this subsection may, at COUNTY's discretion, be withheld from subsequent progress payments. Any additional retainage held under this subsection will be released to CONTRACTOR in the next progress payment following ENGINEER's approval of a supplemental progress schedule demonstrating that the requisite progress will be regained and maintained as required by Section 6.19.2 of the General Conditions.

Section 7. CONTRACTOR's Representations. In order to induce COUNTY to enter into this Agreement, CONTRACTOR makes the following representations:

(a) CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, work, locality, weather, utility locations, all local conditions, Chapter 220, Part 1, Purchasing Code, Seminole County Code, and federal, state, and local laws, ordinances, rules, policies, and regulations that in any manner may affect cost, progress, or performance of the work.

(b) CONTRACTOR has studied carefully and considered in its bid all reports of investigations and tests of subsurface and physical conditions of the site affecting cost, progress, scheduling, or performance of the work.

(c) CONTRACTOR has studied carefully and considered in its bid the Plans and Specifications, performed necessary observations and examinations, and studied the physical conditions at the site related to underground facilities, utility installations, conflicts, relocations

(temporary and permanent), and all other underground facilities and utility related conditions of the work and site that may affect cost, progress, scheduling, or any aspect of performance of the work, and that its bid reflects all such conditions. CONTRACTOR, by submitting its bid and executing this Agreement, acknowledges the constructability of the work under the Plans and Specifications. CONTRACTOR, by its study, excludes and releases COUNTY from any implied warranties, including, but not limited to the Spearin Doctrine, and acknowledges that the Plans and Specifications are adequate to perform the work.

(d) CONTRACTOR has made or caused to be made examinations, investigations, tests, and studies as it deems necessary for the performance of the work at the contract price, within the contract time, and in accordance with the other terms and conditions of the Contract Documents. CONTRACTOR does not and will not require any additional examinations, investigations, tests, reports, or similar data for such purposes.

(e) CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports, and data with the terms and conditions of the Contract Documents.

(f) CONTRACTOR has provided COUNTY written notice of all conflicts, errors, or discrepancies that CONTRACTOR has discovered in the Contract Documents. CONTRACTOR hereby accepts COUNTY's written resolution of all such conflicts, errors, or discrepancies.

(g) CONTRACTOR declares and agrees that the approval or acceptance of any part of the work or material by COUNTY, ENGINEER, or any agent relating to compliance with the Contract Documents will not operate as a waiver by COUNTY of strict compliance with the terms and conditions of the Contract Documents.

(h) CONTRACTOR's resident Superintendent at the work site will be **Mitch Amkraut**. CONTRACTOR shall use only this person as Superintendent, unless otherwise

approved by COUNTY's Project Manager after following the procedure indicated in the General Conditions.

(i) CONTRACTOR has studied carefully and considered all permit requirements related to performance of the work. CONTRACTOR declares and agrees that all costs related to performing the work in compliance with the requirements of all permits at the contract price are included in the contract price. CONTRACTOR agrees that it will be solely responsible for payment of all fines and penalties of any nature assessed to CONTRACTOR, COUNTY, or both, by any governmental entity, district, or authority, or other jurisdictional entity relating to all permits required for performance of the work.

(j) CONTRACTOR acknowledges that the performance of the work under the Contract Documents fulfills a COUNTY, CONTRACTOR, and public purpose. To that end, CONTRACTOR shall respond to citizen complaints related to alleged damage caused by CONTRACTOR's performance of the work within ten (10) days of receipt of the complaint from any citizen, ENGINEER, or COUNTY. CONTRACTOR shall respond separately to each complaint. When a complaint is brought to CONTRACTOR by a citizen, CONTRACTOR shall report the citizen, the street address, and a summary of the complaint and any action taken in response. Responses and action taken by CONTRACTOR must specifically identify the problem and specific actions taken. Generic statements such as "addressed the problem" are unacceptable. If CONTRACTOR fails to respond within ten (10) days, COUNTY may take corrective action and deduct the actual costs of corrective action from subsequent progress payments or the retainage.

(k) CONTRACTOR acknowledges that COUNTY-owned property obtained for performance of the work within the project limits includes temporary construction easements. In the event that CONTRACTOR fails to perform the work within the contract time, then CONTRACTOR shall be solely responsible for payment of all costs for additional or extended

temporary construction easements. CONTRACTOR authorizes COUNTY to deduct the actual costs of additional or extended temporary construction easements from subsequent progress payments or the retainage.

Section 8. Contract Documents.

(a) The Contract Documents, which constitute the entire agreement between COUNTY and CONTRACTOR, are made a part of this Agreement and are to be treated and interpreted as a unified whole to the maximum extent possible. The initial Contract Documents consist of the following items, listed in order of precedence below to the extent there may be any conflicts between them:

(1) This Agreement and its Exhibits.

(2) Any Addenda to COUNTY's Solicitation Package.

(3) COUNTY's Solicitation Package, including the General Conditions.

(4) Drawings and Plans.

(5) Technical Specifications.

(b) As the Project progresses, additional Contract Documents may become part of the Agreement between COUNTY and CONTRACTOR and will consist of the following:

(1) Modifications through Change Orders as provided in the General Conditions or an Amendment to the Agreement, which will supersede the provisions in the Contract Documents affected by the Change Order or Amendment.

(2) Performance Bond.

(3) Payment Bond.

(4) Contractor's Certificate of Insurance and Insurance Policies.

(5) Notice to Proceed.

(6) Certificate of Substantial Completion.

(7) Contractor's Waiver of Lien (Partial).

(8) Contractor's Waiver of Lien (Final and Complete).

(9) Subcontractor/Supplier's Waiver of Lien (Final and Complete).

(10) Certificate of Final Completion.

(11) Contractor's Release.

(12) Consent of Surety to Final Payment.

(13) Material and Workmanship Bond.

(c) There are no Contract Documents other than those listed above in this Section. The Contract Documents may only be modified or amended by a change order as provided in the General Conditions or by an Amendment to this Agreement.

Section 9. Liquidated Damages.

(a) COUNTY and CONTRACTOR recognize that time is essential to the performance of this Agreement, and CONTRACTOR recognizes that COUNTY will suffer financial loss if the work is not substantially completed as described in subsection 14.13 of the General Conditions within the time specified below, plus any extensions of time allowed in accordance with Section 12 of the General Conditions. If the work is not completed on time, the parties also recognize the delays, expense, and difficulties involved in proving in a legal or alternative dispute resolution proceeding the damages resulting from the delay in the COUNTY's ability to use the completed Work. Accordingly, CONTRACTOR and CONTRACTOR's Surety agree to pay COUNTY as liquidated damages the amount of FOUR HUNDRED AND SIXTY and 00/100 Dollars ($460.00) per day for each day CONTRACTOR exceeds the contract time for substantial completion until the work is Substantially Complete. It is agreed that if the work is not completed by the final completion date in accordance with the Contract Documents, CONTRACTOR shall pay COUNTY as liquidated damages for delay one quarter (1/4) of the rate set forth above. The parties

acknowledge and agree that the liquidated amounts described in this Section are not a penalty, but instead a reasonable measure of damages based upon the parties' experience in the relevant industry and given the nature of the losses to COUNTY that may result from delay in Substantial or Final Completion.

(b) CONTRACTOR shall pay or reimburse, in addition to the liquidated damages specified in this Agreement, COUNTY's actual damages which may include, but are not limited to, expenses for engineering fees and inspection costs arising from CONTRACTOR's failure in meeting either or both the substantial completion and final completion dates.

(c) The liquidated damages provided in this Section will apply regardless of whether CONTRACTOR is terminated, is in default, or has abandoned the work.

Section 10. Definitions, Assignment and Binding Effect.

(a) Terms used in this Agreement that are defined in Section 1 of the General Conditions have the meanings indicated in the General Conditions.

(b) No assignments by a party of any rights under or interests in the Contract Documents will be binding on any other party without the written consent of the party sought to be bound and any such assignment without such written consent will be void and of no effect. Specifically, but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law). Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

(c) COUNTY and CONTRACTOR each binds itself and its partners, successors, assigns, and legal representatives to the other party, its partners, successors, assigns, and legal

representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

Section 11. CONTRACTOR's Specific Consideration. In consideration of CONTRACTOR's indemnity agreements as set out in the Contract Documents, COUNTY specifically agrees to pay CONTRACTOR the sum of Two Hundred Fifty and No/100 Dollars ($250.00). CONTRACTOR acknowledges receipt of the specific consideration for CONTRACTOR's indemnification of COUNTY and that the specific consideration is included in the original contract price allocated by CONTRACTOR among all pay items, receipt of which is hereby acknowledged.

Section 12. Patents and Royalties. Unless otherwise provided, CONTRACTOR is solely responsible for obtaining the right to use any patented or copyrighted materials in the performance of this Agreement. CONTRACTOR, without exception, shall indemnify and save harmless COUNTY and its employees from liability of any nature or kind, including costs and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or supplied by CONTRACTOR. In the event of any claim against COUNTY of copyright or patent infringement, COUNTY shall promptly provide written notification to CONTRACTOR. If such a claim is made, CONTRACTOR shall use its best efforts to promptly purchase for COUNTY the legitimate version of any infringing products or services or procure a license from the patent or copyright holder at no cost to COUNTY that will allow continued use of the service or product. If none of these alternatives are reasonably available, COUNTY shall return the article on request to CONTRACTOR and receive reimbursement, if any, as may be determined by a court of competent jurisdiction.

Section 13. Notices. Whenever either party desires to give notice to the other including, but not limited to contract claims, it must be given by written notice, hand delivered, signed and

dated for receipt, or be sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified. The place for giving of notice will remain such until it has been changed by written notice in compliance with the provisions of this Section. For the present, the parties designate the following as the respective places for giving of notice:

For COUNTY:

Seminole County Public Works Engineering Division
100 E. 1st Street
Sanford, FL 32771

With a copy to:

Seminole County Purchasing & Contracts Division
1301 E. Second Street
Sanford, FL 32771

Copy to ENGINEER:

AECOM
390 N. Orange Ave., Suite 760
Orlando, FL 32801

Copy to CEI:

AECOM
390 N. Orange Ave., Suite 760
Orlando, FL 32801

For CONTRACTOR:

AMCON Development Group, LLC
1170 Tree Swallow Dr., #337
Winter Springs, FL 32708

Section 14. Conflict of Interest.

(a) CONTRACTOR shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with COUNTY or which

would violate or cause others to violate the provisions of Chapter 112, Part III, Florida Statutes, relating to ethics in government.

(b) CONTRACTOR certifies that no officer, agent, or employee of COUNTY has any material interest (as defined in Section 112.312(15), Florida Statutes, as over 5%), either directly or indirectly in the business of CONTRACTOR to be conducted under this Agreement and that no such person will have any such interest at any time during the term of this Agreement.

Section 15. Material Breaches of Agreement.

(a) The parties recognize that breaches of the Contract Documents may occur and that remedies for those breaches may be pursued under the Contract Documents. The parties further recognize that the safety of the traveling public is of paramount concern. Therefore, the parties agree that any breach of the Contract Documents related to life safety, including, but not limited to the maintenance of traffic requirements of the Contract Documents will be considered a material breach of the Contract Documents.

(b) Upon a material breach of the Contract Documents related to life safety as determined by COUNTY, COUNTY will issue a Stop Work Order suspending the work or any specific portion of the work until the conditions are corrected. If the life safety conditions giving rise to the Stop Work Order are not corrected within a reasonable time, as determined by COUNTY, then the material breach will entitle COUNTY to terminate this Agreement. The recognition of breaches of the provisions of the Contract Documents related to life safety as material breaches will not be construed as a limitation on other remedies for breaches or material breaches of the Contract Documents.

Section 16. Indemnification of COUNTY. CONTRACTOR shall indemnify and hold harmless COUNTY, its commissioners, officers, and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the

negligence, recklessness, or intentional wrongful misconduct of CONTRACTOR and persons employed or utilized by CONTRACTOR in the performance of this Agreement.

Section 17. Public Records Law.

(a) CONTRACTOR acknowledges COUNTY's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, to release public records to members of the public upon request. CONTRACTOR acknowledges that COUNTY is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes, in the handling of the materials created under this Agreement and this statute controls over the terms of this Agreement. Upon COUNTY's request, CONTRACTOR shall provide COUNTY with all requested public records in CONTRACTOR's possession, or shall allow COUNTY to inspect or copy the requested records within a reasonable time and at a cost that does not exceed costs as provided under Chapter 119, Florida Statutes.

(b) CONTRACTOR specifically acknowledges its obligations to comply with Section 119.0701, Florida Statutes, with regard to public records and shall perform the following:

(1) CONTRACTOR shall keep and maintain public records that ordinarily and necessarily would be required by COUNTY in order to perform the services or provide the materials required under this Agreement.

(2) CONTRACTOR shall provide COUNTY with access to public records on the same terms and conditions that COUNTY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(3) CONTRACTOR shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law.

(c) Upon termination of this Agreement, CONTRACTOR shall transfer, at no cost to COUNTY, all public records in possession of CONTRACTOR, or keep and maintain public records required by COUNTY under this Agreement. If CONTRACTOR transfers all public records to COUNTY upon completion of this Agreement, CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains the public records upon completion of this Agreement, CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to COUNTY, upon request of COUNTY, in a format that is compatible with the information technology systems of COUNTY.

(d) Failure to comply with this Section will be deemed a material breach of this Agreement for which COUNTY may terminate this Agreement immediately upon written notice to CONTRACTOR. CONTRACTOR may also be subject to statutory penalties as set forth in Section 119.10, Florida Statutes.

(e) **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR's DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS, THE SEMINOLE COUNTY PURCHASING AND CONTRACTS MANAGER, AT 407-665-7116, PURCH@SEMINOLECOUNTYFL.GOV, PURCHASING AND CONTRACTS DIVISION, 1301 E. SECOND STREET, SANFORD, FL 32771.**

Section 18. Dispute Resolution.

(a) In the event of a dispute related to any performance or payment obligation arising under this Agreement, the parties shall exhaust COUNTY administrative dispute resolution procedures prior to filing a lawsuit or otherwise pursuing legal remedies. COUNTY administrative dispute resolution procedures for proper invoice and payment disputes are set forth in Section 22.15, "Prompt Payment Procedures," Seminole County Administrative Code. COUNTY administrative dispute resolution procedures for contract claims related to this Agreement, other than for proper invoice and payment disputes, are set forth in Section 3.5541, "Contract Claims," Seminole County Administrative Code.

(b) In any lawsuit or legal proceeding arising under this Agreement, CONTRACTOR hereby waives any claim or defense based on facts or evidentiary materials that were not presented for consideration in COUNTY administrative dispute resolution procedures set forth in subsection (a) above of which CONTRACTOR had knowledge and failed to present during COUNTY administrative dispute resolution procedures.

(c) In the event that COUNTY administrative dispute resolution procedures are exhausted and a lawsuit or legal proceeding is filed, the parties shall exercise best efforts to resolve disputes through voluntary mediation and to select a mutually acceptable mediator. The parties participating in the voluntary mediation shall share the costs of mediation equally.

Section 19. All Prior Agreements Superseded. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained in this Agreement and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained or referred to in this document. Accordingly, it is agreed that no deviation from the terms of this Agreement may be predicated upon any prior representations or agreements, whether oral or written.

Section 20. Modifications, Amendments, or Alterations. No modification, amendment, or alteration in the terms or conditions contained in this Agreement will be effective unless contained in a written amendment executed with the same formality and of equal dignity with this Agreement.

Section 21. Independent Contractor. Nothing in this Agreement is intended or may be construed as in any manner creating or establishing a relationship of co-partners between the parties, or as constituting CONTRACTOR (including its officers, employees, and agents) as an agent, representative, or employee of COUNTY for any purpose or in any manner whatsoever. CONTRACTOR is and will remain forever an independent contractor with respect to all services performed under this Agreement.

Section 22. Employee Status. Persons employed by CONTRACTOR in the performance of services and functions pursuant to this Agreement will have no claim to pension, workers' compensation, unemployment compensation, civil service, or other employee rights or privileges granted to COUNTY's officers and employees either by operation of law or by COUNTY.

Section 23. Services Not Provided For. No claim for services provided by CONTRACTOR not specifically provided for in this Agreement will be honored by COUNTY.

Section 24. Rights At Law Retained. The rights and remedies of COUNTY provided under this Agreement are in addition to any other rights and remedies provided by law.

Section 25. Governing Law, Jurisdiction, and Venue. The laws of the State of Florida govern the validity, enforcement, and interpretation of this Agreement. The sole jurisdiction and venue for any legal action in connection with this Agreement will be in the courts of Seminole County, Florida.

Section 26. Compliance with Laws and Regulations. In providing all services pursuant to this Agreement, CONTRACTOR must abide by all statutes, ordinances, rules, and regulations

pertaining to or regulating the provision of such services, including those now in effect and subsequently adopted. Any violation of such statutes, ordinances, rules, or regulations will constitute a material breach of this Agreement and will entitle COUNTY to terminate this Agreement immediately upon delivery of written notice of termination to CONTRACTOR.

Section 27. Headings and Captions. All headings and captions contained in this Agreement are provided for convenience only, do not constitute a part of this Agreement, and may not be used to define, describe, interpret or construe any provision of this Agreement.

Section 28. Additional Requirements. CONTRACTOR shall comply with the Bid Form attached to this Agreement as Exhibit B, the Trench Safety Act document attached to this Agreement as Exhibit C, and the American with Disabilities Act Affidavit attached to this Agreement as Exhibit D. CONTRACTOR shall use the Construction Forms attached to this Agreement as Exhibit E during the course of this Agreement as appropriate.

Section 29. **E-Verify System Registration.**

(a) CONTRACTOR must register with and use the E-Verify system to verify the work authorization status of all new employees prior to entering into this Agreement with COUNTY. If COUNTY provides written approval to CONTRACTOR for engaging with or contracting for the services of any subcontractors under this Agreement, CONTRACTOR must require certification from the subcontractor that at the time of certification, the subcontractor does not employ, contract, or subcontract with an unauthorized alien. CONTRACTOR must maintain a copy of the foregoing certification from the subcontractor for the duration of the agreement with the subcontractor.

(b) If COUNTY has a good faith belief that CONTRACTOR has knowingly violated this Section, COUNTY shall terminate this Agreement. If COUNTY terminates this Agreement with CONTRACTOR, CONTRACTOR may not be awarded a public contract for at least one (1) year after the date on which this Agreement is terminated. If COUNTY has a good faith belief

that a subcontractor knowingly violated this Section, but CONTRACTOR otherwise complied with this Section, COUNTY must promptly notify CONTRACTOR and order CONTRACTOR to immediately terminate its agreement with the subcontractor.

(c) CONTRACTOR shall execute and return the Affidavit of E-Verify Requirements Compliance, attached to this Agreement as Exhibit F, to COUNTY.

IN WITNESS WHEREOF, the parties have executed this Agreement. All portions of the Contract Documents have been signed or identified by COUNTY and CONTRACTOR or by ENGINEER on their behalf.

ATTEST: AMCON DEVELOPMENT GROUP, LLC

_____ By: _____
Witness Zacharie A. Amkraut, Manager

_____
Signature Date: _____

_____
Witness

_____
Signature

[The balance of this page is left intentionally blank.]

SEMINOLE COUNTY, FLORIDA

By:_____
Leticia Figueroa, Procurement Administrator

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

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

For the use and reliance of
Seminole County

Approved as to form and
legal sufficiency.

_____
County Attorney
CMP/coh

Attachments:
Exhibit A – Scope of Services
Exhibit B – Bid Form
Exhibit C – Trench Safety Act
Exhibit D – American with Disabilities Act Affidavit
Exhibit E – Construction Forms
Exhibit F – Affidavit of E-Verify Requirements Compliance
Exhibit G – Human Trafficking Affidavit

CMP/coh
4/15/2026
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SECTION 01 11 00

SUMMARY OF WORK

PART 1 - GENERAL

1.01 SUMMARY:

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work by Owner.
5. Work under separate contracts.
6. Future work.
7. Purchase contracts.
8. Owner-furnished products.
9. Contractor-furnished, Owner-installed products.
10. Access to site.
11. Coordination with occupants.
12. Work restrictions.
13. Specification and drawing conventions.
14. Miscellaneous provisions.

1.02 PROJECT INFORMATION:

A. Owner: Seminole County Utilities Department, 500 West Lake Mary Boulevard, Sanford, FL 32773.

B. Engineer: AECOM, 390 North Orange Avenue, Suite 750, Orlando, Florida, 32801. Telephone Contact: (407) 843-6552.

C. Contractor: _____ has been engaged as Contractor for this Project (TBD).

1.03 WORK COVERED BY CONTRACT DOCUMENTS:

A. The Work of Project is defined by the Contract Documents and consists of the following, including but not limited to:

1. Gravity Sanitary Sewer Utilities:

a. Approximately 60 LF of new 8” PVC and 2,140 LF of new 15” PVC gravity sewer main installed by open cut construction; 11 new manholes to be installed by open-cut construction; approximately ten (10) new sanitary sewer laterals will be installed by open-cut construction.

b. Cap and grout approximately 650 LF of existing 8” VCP and 1,380 LF of existing 10” VCP gravity sewer main;

c. Demolish six (6) corresponding manholes along Talbot Road and Kewannee Trail.

2. Cassel Creek Crossing:

a. Installing gravity sanitary sewer across Cassel Creek in compliance with Environmental Resource Program (ERP) permit requirements, including partial reinforced concrete encasement.

3. Sanitary Force Main:

a. Approximately 40 LF of new 6-inch PVC sanitary force main installed by open-cut construction.

b. Cap and grout approximately 170 LF of existing 6” PVC force main.

4. Restoration:

a. Roadway, driveways, curb, (2) speed bumps, and sidewalk, including concrete, asphalt, gravel, subgrade and base materials;

b. Trail brick crossing repair including asphalt, concrete curb, and brick pavements, including subgrade and base materials;

c. Pavement striping;

d. Replace approximately 500 LF of chain-link fence; replace approximately 30 LF of wood fence;

e. Landscaping, including sod and vegetation.

5. Geotechnical: the Geotechnical Report, included in Appendix A, is available for informational purposes only and are not part of the construction documents.

B. Type of Contract:

1. Project will be constructed under a single prime contract.

1.04 OWNER-FURNISHED PRODUCTS:

A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing, testing and commissioning Owner-furnished products.

B. Owner-Furnished Products:

1. None.

1.05 ACCESS TO SITE:

A. General: Contractor shall have use of Project site for construction operations during construction period as indicated in Seminole County General Conditions Section 4.1 – Availability of Lands.

B. General: Contractor shall have limited use of Project site for construction operations as indicated in Seminole County General Conditions Section 6.12 – Use of Premises.

C. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Limits: Confine construction operations to areas shown on the conformed plans.

2. Driveways, Walkways and Entrances: Keep driveways, and entrances serving premises clear and available to residents, public buses, sanitation pickup, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

a. Schedule deliveries to minimize use of driveways and entrances by construction operations.

b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

1.06 WORK RESTRICTIONS:

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work to normal business working hours as indicated in Seminole County General Conditions, Section 6.2 – Personnel And Working Hours.

1. Hours for Utility Shutdowns: Shall be coordinated with Owner for water-related and sanitary sewer-related work.

2. Hours for sawing, drilling, and other noisy activity: Limited to approved on-site work hours noted in this section.

C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under:

1. Seminole County General Conditions Section 6.33 – Utilities, and;

2. The following conditions and then only after providing temporary utility services according to requirements indicated:

a. Notify Engineer and Owner not less than two days in advance of proposed utility interruptions.

b. Obtain Owner’s written permission before proceeding with utility interruptions.

D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to residents with Owner as indicated in Seminole County General Conditions Section 6.47, and the following requirements:

1. Notify Owner not less than two days in advance of proposed disruptive operations.

2. Obtain Owner’s written permission before proceeding with disruptive operations.

E. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1.07 SPECIFICATION CONVENTIONS:

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

PART 2 - PRODUCTS

2.01 The Contractor shall be responsible for obtaining and utilizing the Seminole County Utilities Department Utilities Engineering Manual and the Completed Materials and Manufacturers' Approved Materials List.

PART 3 - EXECUTION

(Not Used)

END OF SECTION

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[AMCON DEVELOPMENT GROUP, LLC] RESPONSE DOCUMENT REPORT
CC No. CC-6816-26/TAD
Gravity Sewer Improvements: Talbot Road, Kewannee Trail, Hollyridge Road

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
Section 1: General					
1	General Conditions (5% of Items 6-50)	1	LS	$53,671.00	$53,671.00
2	Mobilization (10% of Items 3-50)	1	LS	$110,955.00	$110,955.00
3	Preconstruction Video	1	LS	$2,720.00	$2,720.00
4	Maintenance of Traffic	1	LS	$30,439.00	$30,439.00
5	Erosion and Sediment Control	1	LS	$5,439.00	$5,439.00
6	Silt Fence	2,500	LF	$3.74	$9,350.00
7	Tree & Shrub Clearing and Grubbing	1	LS	$50,000.00	$50,000.00
8	Remove Base and Asphalt	2,450	SY	$45.89	$112,430.50
9	Select Material (12") (Stabilized to a min. LBR 40)	3,500	SY	$34.00	$119,000.00
10	Lime Rock Base (12")	2,450	SY	$85.04	$208,348.00
11	Asphalt Pavement	5,500	SY	$34.67	$190,685.00
12	Asphalt Milling, Removal, and Resurfacing	5,300	SY	$8.97	$47,541.00
13	"Miami" Curb, Remove and Replace	1,200	LF	$45.89	$55,068.00
14	Concrete Gutter	90	LF	$48.61	$4,374.90
15	Concrete Sidewalk (4"), Remove and Replace	100	SY	$184.02	$18,402.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
16	Concrete Slab / Driveway (6"), Remove and Replace	55	SY	$249.60	$13,728.00
17	Speed Bump, Remove and Replace with Speed Cushion	70	SY	$343.61	$24,052.70
18	Gravel Driveway (4"), Remove and Replace	280	SY	$53.41	$14,954.80
19	Trail Brick Crossing, Remove and Replace	1	LS	$11,625.00	$11,625.00
20	Truncated Dome (both sides)	3	EA	$1,291.67	$3,875.01
21	Thermoplastic Stop Bar	30	LF	$11.57	$347.10
22	Thermoplastic Striping, Speed Bumps	655	LF	$21.75	$14,246.25
23	Thermoplastic "TRAIL XING" Marking	1	LS	$1,632.00	$1,632.00
24	Thermoplastic Striping, Double Yellow (Along the Centerline)	1,500	LF	$3.26	$4,890.00
25	Thermoplastic 6" White Striping (Along the Edge)	1,900	LF	$1.63	$3,097.00
26	Chain Link Fence, Remove and Replace	500	LF	$57.32	$28,660.00
27	Wood Fence Remove and Replace	30	LF	$45.33	$1,359.90
28	Sodding, St. Augustine	3,000	SY	$11.31	$33,930.00
TOTAL					**$1,174,821.16**

CC-6816-26 BID FORM - SEC. 2 WASTEWATER

[AMCON DEVELOPMENT GROUP, LLC] RESPONSE DOCUMENT REPORT
CC No. CC-6816-26/TAD
Gravity Sewer Improvements: Talbot Road, Kewannee Trail, Hollyridge Road

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
29	Demolish Existing Sanitary Manhole	6	EA	$24,608.17	$147,649.02
30	Connect to Existing Sanitary Sewer	2	EA	$8,762.00	$17,524.00
31	Connect to Existing Lift Station	1	EA	$13,295.00	$13,295.00
32	Connect to Existing Sanitary Force Main	1	EA	$18,007.00	$18,007.00
33	Furnish and Install Sanitary Manhole - 6.1' - 12' Depth	4	EA	$56,660.50	$226,642.00
34	Furnish and Install Sanitary Manhole - 12.1' - 16' Depth	2	EA	$51,987.00	$103,974.00
35	Furnish and Install Sanitary Manhole - 6.1' -12' Depth with Drop Installation	3	EA	$59,228.33	$177,684.99
36	Furnish and Install Sanitary Manhole - 12.1' - 16' Depth with Drop Installation	1	EA	$65,365.00	$65,365.00
37	Furnish and Install Doghouse Manhole - 0'-6' Depth	1	EA	$46,483.00	$46,483.00
38	Furnish & Install 8" SDR-26 PVC Gravity Sewer Main, 8-Inch, Open Cut	60	LF	$108.55	$6,513.00
39	Furnish & Install 15" SDR-26 PVC Gravity Sewer Main, 15-Inch, Open Cut	2,040	LF	$92.30	$188,292.00
40	Furnish & Install 16" C-900 PVC Gravity Sewer main, 16-Inch, Restrained, Open Cut	120	LF	$139.49	$16,738.80
41	Furnish & Install 6" PVC Sanitary Lateral with Cleanout	10	EA	$8,113.70	$81,137.00
42	Furnish & Install 6" PVC Sanitary Lateral (Kewannee Park)	1	LS	$6,455.00	$6,455.00
43	Furnish & Install 6" PVC Sanitary Force Main, Open Cut	40	LF	$201.95	$8,078.00
44	Plug & Fill Existing 8" Gravity Sewer	650	LF	$19.13	$12,434.50

[AMCON DEVELOPMENT GROUP, LLC] RESPONSE DOCUMENT REPORT
CC No. CC-6816-26/TAD
Gravity Sewer Improvements: Talbot Road, Kewannee Trail, Hollyridge Road

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
45	Plug & Fill Existing 10" Gravity Sewer	1,380	LF	$18.55	$25,599.00
46	Cap & Fill Existing 6" Force Main	170	LF	$46.77	$7,950.90
47	Storm Sewer Crossing, 60-Inch Pipe, Sta: 2+15 - 2+62	1	LS	$46,338.00	$46,338.00
48	Cassel Creek Gravity Sewer Crossing, Sta: 6+66 - 7+45	1	LS	$95,300.00	$95,300.00
49	Supplementary Bedding Material (No. 57 Stone)	150	TN	$107.19	$16,078.50
50	Supplementary Temporary Bypass/Dewatering Equipment	1	LS	$28,453.00	$28,453.00
51	Alternate to Item 29: Remove Existing Sanitary Manhole	6	EA	$5,631.50	$33,789.00
TOTAL					**$1,389,780.71**

TRENCH SAFETY ACT (if applicable for this project)
SECTIONS 553.60-553.64, FLORIDA STATUTES

NOTICE TO BIDDERS:

In order to comply with the Trench Safety Act, the Bidder is required to specify the costs of compliance. These costs **are not a separate pay item.** The Bidder must also reference the Trench Safety Standards which will be in effect during construction, and assure in writing that the Bidder will comply with the applicable Trench Safety Standards.

TRENCH SAFETY MEASURE	UNITS OF MEASURE	QUANTITY	UNIT COST	EXTENDED COST
Benching/Sloping Shoring	LS	1	$48,909.00	$48,909.00

TOTAL $ 48,909.00

Zach Amkraut
Representative Name

Representative Signature

AMCON Development Group LLC
Bidder Name

03/10/26
Date

AMERICANS WITH DISABILITIES ACT AFFIDAVIT

The undersigned CONTRACTOR/CONSULTANT swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the COUNTY.

The CONTRACTOR/CONSULTANT will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR/CONSULTANT agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 *et seq.* It is understood that in no event shall the COUNTY be held liable for the actions or omissions of the CONTRACTOR/CONSULTANT or any other party or parties to the Agreement for failure to comply with the ADA. The CONTRACTOR/CONSULTANT agrees to hold harmless and indemnify the COUNTY, its agents, officers, or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR/CONSULTANT's acts or omissions in connection with the ADA.

CONTRACTOR: AMCON Development Group LLC

Signature: _____

Printed Name: Zach Amkraut

Title: Manager

Date: 03/10/26

Affix Corporate Seal (if applicable)

STATE OF FL

COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of March, 2026 by Zach Amkraut.

(name of person making statement)

LINDSAY DARBY
Notary Public - State of Florida
Commission # HH 433894
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

Lindsay Darby
Signature of Notary Public

Lindsay Darby
Print/Type/Stamp Commissioned Name of Notary Public

X Personally Known OR _____ Produced Identification

Type of Identification Produced: DL

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONSTRUCTION FORMS

EXHIBIT TO THE AGREEMENT

TO BE PROVIDED TO THE CONTRACTOR WITH THE AGREEMENT

Application for Payment C-01
Continuation Sheet for Application for Payment C-01 (2)
Change Order Form C-02
Shop Drawing Submittals C-03
Authorized Field Change (AFC) C-04
Certificate of Substantial Completion C-05
Certificate of Final Completion C-06
Contractor's Release C-07
Contractor's Waiver of Lien (Partial) C-08
Subcontractor's Waiver of Lien (Partial) C-09
Contractor's Waiver of Lien (Final and Complete) C-10
Subcontractor's Waiver and Release of Lien (Final) C-11
Consent of Surety to Final Payment C-12

Any manipulations of these documents would be grounds for fraud and misrepresentation.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

APPLICATION FOR PAYMENT

Contract for: _____ Payment Application No.: _____

County Contract No.: _____ CIP No.: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by County	$	$
Total approved this month	$	$
TOTAL	$	$
NET CHANGES by Change Order	$	

1. ORIGINAL CONTACT SUM ……. $ _____
2. NET CHANGE BY CHANGE ORDER ……. $ _____
3. CONTACT SUM TO DATE *(Line 1 & Line 2)* ……. $ _____
4. TOTAL COMPLETED AND STORED TO DATE…….. $ _____
5. RETAINAGE:
   (a) _____ *% of Completed Work …… $* _____
   (b) _____ *% of Stored Material …… $* _____
   Total Retainage (Lines 5a + 5b, or Total in Column 1) …….. *$* _____
6. TOTAL EARNED LESS RETAINAGE ……. $ _____
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ……. $ _____
   (Line 6 from Prior Payment Application)
8. CURRENT PAYMENT DUE……. $ _____
9. BALANCE TO FINISH INCLUDING RETAINAGE *(Line 3 minus Line 6)*……. $ _____

The undersigned Contractor certifies that (1) all previous payments for Work performed have been applied to discharge in full all obligations on the Contractor incurred in connection with Work covered by prior payment applications (1 through _____) under this Agreement; (2) all Materials and Equipment incorporated in the project are free and clear of liens, security interests and encumbrances; (3) all previous payments have been applied to pay in full, minus retainage, all amounts owed to its subcontractors and suppliers; (4) all information provided is true and accurate.

CONTRACTOR: _____ DATE: _____

By: _____ (Print) _____ (Signature)

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of □ physical presence or □ online notarization, this _____ day of _____, 20___, by _____.(name of person making statement)

_____ _____
Signature of Notary Public – State of Florida Print/Type/Stamp Commissioned Name of Notary Public

____ Personally Known OR _____ Produced Identification Identification Type: _____

COUNTY: In accordance with the Contract Documents, the undersigned recommend payment as presented.

Engineer: _____ Date: _____

Project Manager: _____ Date: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT

Containing Contractor's signed certification is attached

APPLICATION #:
APPLICATION DATE:
PERIOD TO:
PROJECT #

A	B			C	D	E	F	G		H	I
ITEM #	DESCRIPTION OF WORK	QTY	UNIT	SCHEDULED VALUE (original base bid value)	WORK COMPLETED		MATERIALS PRESENTLY STORED NOT IN D OR E	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS										

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CHANGE ORDER

CONSTRUCTION PROJECTS

CONTRACTOR: _____ Date: _____

Contract No.: _____ Project Name: _____

Change Order No.: _____ Work Order No.: (if applicable) _____

Original Contract / Work Order Amount: $ _____

Amount prior to this Change Order, if different: $ _____

Change Order Amount: ☐ Increase ☐ Decrease ☐ No Change $ _____

Revised Contract / Work Order Amount including this Change Order: $ _____

Change Order Time: ☐ Increase ☐ Decrease ☐ No Change _____ Days

Date of Substantial Completion through this Change Order: _____

Date of Final Completion through this Change Order: _____

Waiver: This Change Order constitutes full and mutual accord and satisfaction for the adjustment of Contract / Work Order Price and Time as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change. Acceptance of this Waiver constitutes an agreement between the County and Contractor that the Change Order represents an equitable adjustment to the Agreement and that Contractor will waive all rights to file a contract claim of any nature on this Change Order. Execution of this Change Order constitutes Contractor's acceptance and satisfaction that it is entitled to no more costs or time, direct, indirect, impact, etc., pursuant to this Change Order.

Acknowledgements: The aforementioned change, and work affected thereby, is subject to all provisions of the original Agreement not specifically changed by this Change Order; and it is expressly understood and agreed by the County and the Contractor that the approval of this Change Order will have no effect on the original Agreement other than matters expressly provided herein.

This Change Order _____ does or _____ does not involve changes to the design of the project, which would require the approval and signature of the Architect or Engineer of Record and County Project Manager.

	County Project Manager:	**Architect / Engineer of Record:**	**Contractor:**
Name:	_____	_____	_____
Address:	_____	_____	_____
	_____	_____	_____
Sign:	_____	_____	_____
Date:	_____	_____	_____

PURCHASING AND CONTRACTS DIVISION:

Signature: _____ Date _____

Procurement Administrator

As authorized by Section 3.554, Seminole County Administrative Code

WITNESS: _____ WITNESS: _____

☐ For Board approved Items: Meeting Date: _____ Item # _____

Seminole County Board of County Commissioners

SHOP DRAWING SUBMITTALS

Date: _____ Submittal #: _____

ENGINEER OF RECORD:

_____

_____

_____

CONTRACTOR:

_____

_____

_____

Attention: _____
Project Manager

Project Name: _____

Contract No.: _____ CIP# _____ Contractor: _____

Item No.	Copies	Description	Previous Submission No.	Specification Section(s)	Plan Sheet No.

Contractor's Authorized Representative: _____

TO BE COMPLETED BY ENGINEER OF RECORD:

Item No.	Copies	Resubmit		Comments
		Yes	No	

Engineer of Record: _____ Date: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

AUTHORIZED FIELD CHANGE (AFC)

FIELD ORDER NO.:	
AGREEMENT TITLE:	
CONTRACT NO.:	
CIP #:	
CONTRACTOR:	
ARCHITECT/ENGINEER:	
AGREEMENT DATE:	
CONTRACT DAY:	_____ **OF** _____
Note: An AFC is not an instrument that amends the Contract Documents. This AFC issued by ENGINEER to CONTRACTOR authorizes minor variations in the Work and not a change in the Work. An AFC does not entitle CONTRACTOR to any adjustment in Contract Price or Contract Time. FINAL AS-BUILT PLANS WILL REFLECT AFC.	

I. Minor Variations Authorized:	
II. Justification	
III. Acknowledgements: Mutually agreed to by the CONTRACTOR and the COUNTY.	
This AFC authorized by: Includes ____ attachments:	_____ **ARCHITECT/ENGINEER** **By:** _____ **Date:** _____
Receipt of this AFC: **Acknowledged By:**	_____ **CONTRACTOR** **By:** _____ **Date:** _____

2 Pages Form

Seminole County Board of County Commissioners

CERTIFICATE OF SUBSTANTIAL COMPLETION

Construction Projects

Contractor: _____ Date: _____

Contract No.: _____ Project Name: _____

Master Agreement (if applicable): _____

CIP No.: _____

This Certificate of Substantial Completion applies to all work under the Contract Documents or the following specified parts thereof:

To: _____ (Print)
Architect/Engineer of Record

To: _____ (Print)
Contractor

The work to which this Certificate applies has been inspected by authorized representatives of CONTRACTOR, and ARCHITECT/ENGINEER, and that Work is hereby declared to be substantially completed in accordance with the Contract Documents on:

_____
Date of Substantial Completion

A list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete and warrant all the Work in accordance with the Contract Documents. All items on the list shall be completed or corrected by CONTRACTOR within _____ calendar days of the above date of Substantial Completion.

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligations to complete the Work in accordance with the Contract Documents, including "As-Built" drawings.

Executed by ARCHITECT/ENGINEER on the _____ day of _____, 20____

ARCHITECT/ENGINEER:

_____
Print Name

_____
Signature

Accepted by CONTRACTOR on the _____ day of _____, 20____

CONTRACTOR:

_____
Print Name

_____
Signature

Executed by County's PROJECT MANAGER on the _____ day of _____, 20____

PROJECT MANAGER:

_____
Print Name

_____
Signature

2 Pages Form

Seminole County Board of County Commissioners

CERTIFICATE OF FINAL COMPLETION

Construction Projects

Contractor: _____ Date: _____

Contract No.: _____ Project Name: _____

Master Agreement (if applicable): _____

CIP No.: _____

This Certificate of Final Completion applies to all work under the Contract Documents.

To: _____ (Print)
Architect/Engineer of Record

To: _____ (Print)
Contractor

To: Seminole County Board of County Commissioners or Designee

The Work to which this Certificate applies has been inspected on _____ (date) by authorized representatives of CONTRACTOR, and ARCHITECT/ENGINEER, and that Work is hereby declared to be finally completed in accordance with the Contract Documents on:

_____
Date of Final Completion

This Final Completion Certificate constitutes an acceptance of Work excepting latent defects, warranty work, maintenance, and other post Final Completion obligations of the CONTRACTOR under the Contract Documents.

Executed by ARCHITECT/ENGINEER on the _____ day of _____, 20____

ARCHITECT/ENGINEER:

_____
Print Name

_____
Signature

Accepted by CONTRACTOR on the _____ day of _____, 20____

CONTRACTOR:

_____
Print Name

_____
Signature

Accepted by SEMINOLE COUNTY on the _____ day of _____, 20____

WITNESSES:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

_____

_____
Procurement Administrator

As authorized by Section 3.554, Seminole County Administrative Code

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTRACTOR'S RELEASE

This Release must be submitted simultaneously with the Contractor's request for Final Payment and Subcontractor Affidavits.

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

Contractor: _____ CIP No.: _____

BEFORE ME, the undersigned authority in said County and State, appeared _____ (Name of Affiant) who, being duly sworn and personally know to me, deposes and says that he/she is _____ (Title of Affiant) of _____ (Full Legal Company Name), a company and/or corporation authorized to do business under the laws of Florida, which is the CONTRACTOR on _____ (Agreement Title), located in Seminole County, Florida, dated the _____ day of _____, 20___, that the deponent is duly authorized to make this affidavit by resolution of the Board of Directors of said company and/or corporation; that deponent knows of their own knowledge that said Agreement has been complied with in every particular by said CONTRACTOR and that all parts of the Work have been approved by the COUNTY's Architect/Engineer; that there are no bills remaining unpaid for labor, Materials, or otherwise, in connection with said Agreement and Word, and that there are no suits pending against the undersigned as CONTRACTOR or anyone in connection with the Work done and Materials furnished or otherwise under this Agreement.

Affiant further says that the final estimate in the amount of $ _____ which has been submitted to the COUNTY simultaneously with the making of this affidavit constitutes all claims and demands against the COUNTY on account of said Agreement or otherwise, and that acceptance of the sum specified in said final estimate in the amount of $ _____ will operate as a full and final release and discharge of the COUNTY from any further claims, demands or compensation by CONTRACTOR under the above Agreement. Deponent further agrees that all guarantees under this Agreement shall start and be in full force from the date of this release as spelled out in the Contract Documents.

_____
Affiant

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence OR ☐ online notarization, this __ day of _____, 20___, by _____.
(Name of Affiant)

_____
Signature of Notary Public – State of Florida

_____
Print, Type, Stamp Commissioned Name of Notary Public

_____ Personally Known OR _____ Produced Identification

Type of Identification Produced: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTRACTOR'S WAIVER OF LIEN (Partial)

Copy of Waiver to be submitted with Each Pay Request

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

CIP No.:_____

From: _____
Full Legal Name of Contractor

To: Seminole County Board of County Commissioners

Pursuant to the Contract, identified above, entered into on the _____ day of _____, 20 ___, between the Contractor and Seminole County for the following project: _____.

CONTRACTOR CERTIFIES THAT:

1. All Work covered by Application For Payment No: _____ has been performed in accordance with the terms of the Contract Documents;
2. The materialmen, subcontractors, mechanics, and laborers have been paid from previous payments received from the County on account of Work performed;
3. All Material and Equipment obligations of the Contractor have been paid from previous payments received from the County on account of Work performed; and
4. All just and lawful claims of the Contractor arising out of the performance of the Work covered by this Application for Payment have been paid and satisfied.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, 20 ___.

Witness: _____ _____
Signature – Contractor's Representative

Witness: _____ _____
Printed Name & Title

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence OR ☐ online notarization, this _____ day of _____, 20_, by _____.
Name of Person making statement

_____
Signature of Notary Public – State of Florida

_____
Print, Type, Stamp Commissioned Name of Notary Public

_____ Personally Known OR _____ Produced Identification

Type of Identification Produced: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

SUB-CONTRACTOR'S WAIVER OF LIEN (Partial)

Copy of Waiver to be submitted with Each Pay Request

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

CIP No.:_____

From: _____
Full Legal Name of Sub-Contractor

To: Seminole County Board of County Commissioners

Pursuant to the Contract, identified above, entered into on the _____ day of _____, 20 ___, between the Contractor and Seminole County for the following project: _____.

SUB-CONTRACTOR CERTIFIES THAT:

1. The materialmen, subcontractors, mechanics, and laborers have been paid from previous payments received from the County on account of Work performed;
2. All Material and Equipment obligations of the Contractor have been paid from previous payments received from the County on account of Work performed; and
3. All just and lawful claims of the Contractor arising out of the performance of the Work covered by this Application for Payment have been paid and satisfied.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, 20 ___.

Witness: _____ _____
Signature – Sub-Contractor's Representative

Witness: _____ _____
Printed Name & Title

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence OR ☐ online notarization, this _____ day of _____, 20_, by _____.
Name of Person making statement

_____
Signature of Notary Public – State of Florida

_____
Print, Type, Stamp Commissioned Name of Notary Public

_____ Personally Known OR _____ Produced Identification

Type of Identification Produced: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONTRACTOR'S WAIVER OF LIEN (Final and Complete)

Copy of Waiver to be submitted with Final Pay Request

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

Contractor: _____ CIP No.:_____

_____ (Affiant), being duly sworn according to law, deposes and states that he/she is the _____ (Title) of _____ (Full Legal Name of Contractor), Contractor in a Contract entered into between the Contractor and Seminole County for the _____ (Agreement Title) and that he is authorized to and does make this affidavit on behalf of the Contractor.

THE AFFIANT FURTHER DEPOSES AND STATES THAT:

1. All Work has been performed in accordance with the terms of the Contract Documents, the Contractor alone has made all subcontracts, and the Contractor and his subcontractors have purchased all materials and fixtures and employed all labor in the performance of the Work.
2. All laborers, materialmen, mechanics, manufacturers and subcontractors who have furnished any one or all of the following: services, labor, fixtures, or materials have been satisfied and paid in full for the Work performed, and for materials, fixtures, and/or services supplied, and that the Contractor is not indebted to any person or firm in connection with the Work in any amount whatsoever.
3. There are no outstanding claims of any nature, contractual or otherwise, or for any personal injury, death or property damage, arising from or associated with the performance of the Work that might be the basis of any claim, suit, lien or demand that could be asserted against either the County or the Contractor.
4. All Bonds and Insurance policies required by the Contract are presently in effect and shall not be permitted to expire within the time periods stated in the Contract Documents.
5. This affidavit is made for the purpose of inducing the County to make Final Payment, and acceptance of such Final Payment by the Contractor shall release the County from any further liability under the Contract Documents.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, 20 ___.

Witness: _____ _____
Signature – Contractor's Representative

Witness: _____ _____
Printed Name & Title

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence OR ☐ online notarization, this _____ day of _____, 20_, by _____.
Name of Person making statement

_____
Signature of Notary Public – State of Florida

_____
Print, Type, Stamp Commissioned Name of Notary Public

_____ Personally Known OR _____ Produced Identification

Type of Identification Produced: _____

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

SUB-CONTRACTOR'S WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

Copy of Waiver to be submitted with Contractor's Final Pay Request

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

Contractor: _____ CIP No.:_____

State of: _____ County of: _____

_____ (Affiant), being duly sworn according to law, deposes and states that he/she is the _____ (Title) of _____ (Full Legal Name of Subcontractor), Subcontractor/Vendor/Lienor to the above Contractor under Contract with Seminole County for the _____ _____ (Agreement Title) and that he is authorized to and does make this affidavit on behalf of the Subcontractor.

The undersigned, in consideration of the final payment in the amount of $_____, hereby waives its lien and right to claim a lien for labor, services, or materials furnished to _____ (Contractor) on the above listed project to the following described property:

Property Address: _____

Tax Parcel Number: _____

Legal Description: _____

_____

_____

IN WITNESS WHEREOF, the undersigned has signed this instrument this _____ day of _____ _____, 20___.

_____ _____
Signature of Subcontractor's Representative Title

STATE OF FLORIDA

COUNTY OF: _____

The Foregoing instrument was acknowledged before me by means of ☐ physical presence OR ☐ online notarization, on this ___ day of _____, 20___, by _____ (Name of Affiant), who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public – State of Florida

_____
Printed/Typed/Stamped Commissioned Name of Notary Public

_____
Title or Rank

_____
Serial Number (if any)

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

CONSENT OF SURETY TO FINAL PAYMENT

Agreement Title: _____ County Contract No.: _____
Construction Contract # OR Master Services Agreement # & Work Order #

Contractor: _____ CIP No.:_____

We, _____ (Name of Surety), having heretofore executed Performance and Payment Bonds for the above named Contractor covering the Project referenced above in the sum of _____ _____ Dollars ($_____) hereby agree that the County may make full payment of the final estimate, including the retained percentage, to said Contractor. The Surety concurs that full payment to the Contractor is appropriate and the Surety expressly releases the County from all liability to Surety resulting from full payment to the Contractor.

It is fully understood that the granting of the right to the County to make payment of the final estimate to the Contractor and/or his assigns shall in no way relieve this Surety of its obligations under its bonds as set forth in the Contract Documents and Bonds pertaining to the above referenced Project. By execution of this Consent, Surety specifically acknowledges that, in the event it is discovered that the Contractor has failed to pay any subcontractors under this Project, the Surety will make such payments as are due, either in whole or in part, and hold the County harmless therefrom.

IN WITNESS WHEREOF, _____ (Name of Surety) has caused this instrument to be executed on behalf of its _____ and its duly authorized attorney-in-fact, and its corporate seal shall be affixed, on this _____ day of _____, 20 ___.

_____ _____
Signature – Surety's Representative Signature – Attorney-in-Fact
*Power of Attorney must be attached if signed by Attorney-in-Fact

_____
Printed Name & Title

STATE OF FLORIDA
COUNTY OF: _____

The Foregoing instrument was acknowledged before me by means of ☐ physical presence OR ☐ online notarization, on this _____ day of _____, 20___, by _____ (Name of Affiant), who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public – State of Florida

_____
Printed/Typed/Stamped Commissioned Name of Notary Public

_____
Title or Rank

_____
Serial Number (if any)

Agreement Name: GRAVITY SEWER IMPROVEMENTS:TALBOT ROAD, KEWANNEE TRAIL, HOLLYRIDGE ROAD

Agreement Number: CC-CC-6816-26/TAD

AFFIDAVIT OF E-VERIFY REQUIREMENTS COMPLIANCE

The CONSULTANT/CONTRACTOR agrees to comply with section 448.095, Florida Statutes, and to incorporate in all subcontracts the obligation to comply with section 448.095, Florida Statutes.

1. The CONSULTANT/CONTRACTOR shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the CONSULTANT during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Agreement term.

2. That the CONSULTANT/CONTRACTOR understands and agrees that its failure to comply with the verification requirements of Section 448.095, Florida Statutes or its failure to ensure that all employees and subcontractors performing work under Agreement Number CC-CC-6816-26/TAD are legally authorized to work in the United States and the State of Florida, constitutes a breach of this Agreement for which Seminole County may immediately terminate the Agreement without notice and without penalty. The CONSULTANT/CONTRACTOR further understands and agrees that in the event of such termination, the CONSULTANT/CONTRACTOR shall be liable to the county for any costs incurred by the County as a result of the CONSULTANT'S/CONTRACTOR'S breach. DATED this 10th day of March, 2026.

AMCON Development Group LLC
Consultant Name

By: _____
Print/Type Name: Zach Amkraut
Title: Manager

STATE OF FL

COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 10th day of March, 2026, by Zach Amkraut (Full Name of Affiant).

LINDSAY DARBY
Notary Public - State of Florida
Commission # HH 433894
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

Lindsay Darby
Print/Type Name Lindsay Darby
Notary Public in and for the County
and State Aforementioned
My commission expires: 08/16/27

E-Verify Affidavit
Revised 5/19/2021

HUMAN TRAFFICKING AFFIDAVIT

CONTRACT # CC-CC-6816-26/TAD

In compliance with section 787.06, Florida Statutes, the undersigned, on behalf of the Nongovernmental Entity identified herein, hereby declares, under penalty of perjury, that the following facts stated herein are true:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of AMCON Dev. Group LLC ("Nongovernmental Entity") and authorized to provide this affidavit on its behalf.

3. Neither Nongovernmental Entity, nor any of its subsidiaries or affiliates, use coercion for labor or services, as those terms are defined in section 787.06, Florida Statutes, as may be amended.

4. This declaration is made pursuant to section 92.525, Florida Statutes. I acknowledge and understand that making a false statement in this declaration may subject me to criminal penalties.

Signature

03/10/26
Date

Zach Amkraut - Manager
Print Name, Title

STATE OF FL
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of Mar, 2026, by Zach Amkraut, as Manager, on behalf of the Nongovernmental Entity. They ☒ are personally known to me or ☐ have produced as identification.

Lindsay Darby
Notary Public Signature

(Affix Notary Stamp or Seal)

LINDSAY DARBY
Notary Public - State of Florida
Commission # HH 433894
My Comm. Expires Aug 16, 2027
Bonded through National Notary Assn.

Print, Type or Stamp Name of Notary: Lindsay Darby
My commission expires: 08/16/27

File Number: 2026-0361

Title:

Approve and authorize the Chairman to execute the Third Amendment to Florida Department of Health, Seminole County Lease. Countywide (**Stephen Koontz, Assistant County Manager**)

Division:

Administrative Services-Real Estate

Authorized By:

Stephen Koontz, Assistant County Manager

Contact/Phone Number:

Shane Fischer/407-665-7414

Background:

The County owns the buildings occupied by the Florida Department of Health, Seminole County, located at 400 West Airport Boulevard, Sanford, Florida 32773, and the Seminole County Services Building at 1101 East 1st Street, Sanford, Florida 32771. The Florida Department of Health, Seminole County leases 47,036 square feet in the facility at 400 West Airport Boulevard and 1,481 square feet at 1101 East 1st Street. The initial lease began on August 4, 2016, concluding on June 30, 2021. The First Amendment to the agreement, approved by the Board of County Commissioners on February 27, 2018, specifies items for which the County invoices the Department annually, monthly, and on an as-needed basis; details are provided in Exhibit C of the First Amendment. The leased spaces remain available at no rental cost.

On April 27, 2021, the Board approved the First Renewal to the Lease Agreement, extending the term for an additional five years from July 1, 2021, through June 30, 2026. Subsequently, on April 26, 2022, the Board approved the Second Amendment, replacing the CSB location at 1101 East 1st Street with a new site at 130 San Carlos Avenue, Sanford, FL 32771 (formerly the SGTV building), effective retroactively as of February 24, 2022.

The proposed Third Amendment seeks to extend the lease for another five-year

period, from July 1, 2026, through June 30, 2031. The County continues to provide, at its own expense, repairs and maintenance for both the exterior and interior of the buildings, pest control services, janitorial services, and utilities such as electricity, water, and sewer at the leased locations. Additionally, the lease includes the County's acknowledgment and consent for the State of Florida, Department of Health to sublease space within the 400 West Airport Boulevard premises to Central Florida Family Health Center, Inc., doing business as True Health, at 4390 East Lake Mary Boulevard, Sanford, Florida 32771.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute Third Amendment to Florida Department of Health, Seminole County Lease Agreement.

THIRD AMENDMENT TO FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY LEASE AGREEMENT

THIS THIRD AMENDMENT is made and entered into this _____ day of _____, 20____, and is to that certain Lease Agreement entered on the 4th day of August 2016, and amended on February 27, 2018 and April 26, 2022 and renewed on April 27, 2021, between **FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY**, whose address is 400 West Airport Boulevard, Sanford, Florida 32773, in this Third Amendment referred to as "TENANT," 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 Third Amendment referred to as "LANDLORD."

W I T N E S S E T H:

WHEREAS, TENANT and LANDLORD entered into the above referenced Lease Agreement on August 4, 2016, as amended on February 27, 2018, April 26, 2022 and as renewed on April 27, 2021, for the use of portions of LANDLORD's Property located at 400 West Airport Boulevard, Sanford, Florida and 130 San Carlos Avenue, Sanford, Florida 32771 as offices for the operation of the Florida Department of Health, Seminole County; and

WHEREAS, the Lease, as amended and renewed, commenced on August 4, 2016 and will terminate on June 30, 2026.

WHEREAS, the parties desire to extend the Lease for five (5) additional years to continue to enjoy the mutual benefits it provides; and

WHEREAS, the extended term of the Lease shall continue through June 30, 2031; and

WHEREAS, the parties desire to amend Section 13 of the original Lease Agreement to include certain clarifying language and a reference to Section 768.28, Florida Statute; and

WHEREAS, Section 18 of the Lease Agreement provides that any amendments will be valid only when expressed in writing and duly signed by the parties, and

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this Third Amendment, the parties agree to amend the Lease Agreement as follows:

1. The original Lease Agreement is hereby extended for a term of five (5) years from July 1, 2026 to June 30, 2031.

2. Section 13 of the original Lease Agreement, titled Hold Harmless, is deleted and replaced with the following:

Section 13. Hold Harmless.

Each party shall hold the other party harmless from any and all loss, expense, damage, or claim for damages to persons or property, including court costs and attorney's fees, which may occur as a result of the party's, its agents', or employees' negligence or fault, to the extent permitted by law. The parties have the statutory protection of sovereign immunity as described in Section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to whom sovereign immunity may be applicable. Nothing herein shall be construed to be consent to be sued by any third party.

3. Except as modified by this Third Amendment, all terms and conditions of the original Lease Agreement, as previously amended, will remain in full force and effect for the term of the Lease Agreement as extended by this Third Amendment.

The remainder of this page has been left intentionally blank.

IN WITNESS WHEREOF, the parties have executed this Third Amendment for the purpose expressed above.

ATTEST:

Signature

Corey Moss, FCCM
Print Name

Signature

Christen Milam
Print Name

FLORIDA DEPARTMENT OF HEALTH,
SEMINOLE COUNTY

By: _____
ETHAN JOHNSON, DrPH, MPH
Health Officer

Date: 4/9/26

[Balance of this page intentionally blank; signatory page continues on page 3.]

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 _____,
2026, regular meeting.

Approved as to form and
legal sufficiency.

_____
County Attorney

AFL/sfa
03/23/2026

T:\Users\alanius\Leases\13114\Health Dept Lease 3rd am.docx

SECOND AMENDMENT TO FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY LEASE AGREEMENT

THIS SECOND AMENDMENT is made and entered into this 26th day of April, 2022, and is to that certain Lease Agreement entered on the 4th day of August 2016, and amended on February 27, 2018, between **FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY**, whose address is 400 West Airport Boulevard, Sanford, Florida 32773, in this Second Amendment referred to as "TENANT," 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 Second Amendment referred to as "LANDLORD."

WITNESSETH:

WHEREAS, TENANT and LANDLORD entered into the above referenced Lease Agreement on August 4, 2016, and a First Amendment to this lease on February 27, 2018, for the use of portions of LANDLORD's Property located at 400 West Airport Boulevard, Sanford, Florida and 1101 East 1st Street, Sanford, Florida as offices for the operation of the Florida Department of Health, Seminole County; and

WHEREAS, the parties desire to amend the Lease Agreement in order to change the description of the Leased Premises and to enable both parties to continue to enjoy the mutual benefits the Agreement provides; and

WHEREAS, Section 18 of the Lease Agreement provides that any amendments will be valid only when expressed in writing and duly signed by the parties,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this First Amendment, the parties agree to amend the Lease Agreement as follows:

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 04/27/2022 14:56:23 -04:00
eCertified Id: 3CBE-87D2-7CC1
Page 1 of 4

1. Section 1 of the Lease Agreement is deleted and replaced with the following:

Section 1. Leased Premises.

(a) LANDLORD hereby grants to TENANT and TENANT hereby accept from LANDLORD the exclusive use and occupancy of the following:

(1) 47,036 square feet of the building located at 400 West Airport Boulevard, Sanford, Florida 32773 (the "Airport Boulevard Location").

(2) 1,870 square feet of the building located at 130 San Carlos Avenue, Sanford, Florida 32771 (the "CSB Location").

(Both locations collectively, the "Leased Premises").

(b) The Leased Premises consists of that space more particularly described in Exhibit "A" (the Airport Boulevard Location) and Exhibit "B" (the CSB Location) attached to this Lease. It is understood by the parties that the square footage and the specifications as contained in Exhibit "A" and Exhibit "B" are approximate. Prior to commencement of this Lease and any amendments, the parties shall conduct a field verification of the site and shall finalize the exact square footage and floor plan at this time.

2. Composite Exhibit B to the Lease Agreement is deleted and replaced with Exhibit B attached to this Second Amendment.

3. Notwithstanding the execution date, this Second Amendment is effective retroactive to February 24, 2022.

4. Except as modified by this Second Amendment, all terms and conditions of the original Lease Agreement, as previously amended, remain in full force and effect for the term of the Lease Agreement.

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 04/27/2022 14:56:23 -04:00
eCertified Id: 3CBE-87D2-7CC1
Page 2 of 4

IN WITNESS WHEREOF, the parties have executed this Second Amendment for the purpose expressed above.

ATTEST:

Signature

PRANAV MEHTA
Print Name

Signature

Karen Clark
Print Name

FLORIDA DEPARTMENT OF HEALTH,
SEMINOLE COUNTY

By:
DONNA J. WALSH, MPA, BSN, RN
Health Officer

Date: 3/31/2022

ATTEST:

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

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:
BOB DALLARI, Chairman

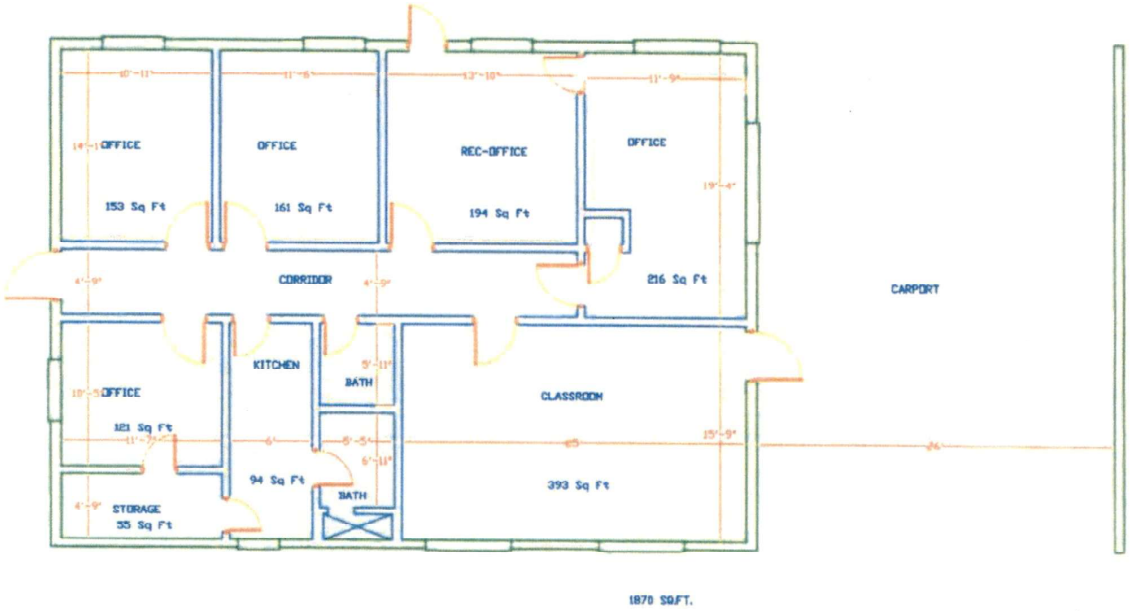
Date: 4.26.2022

As authorized for execution by the Board of County Commissioners at its April 26, 20 22, regular meeting.

DGS/dsk
03/29/2022
Attachment:
Exhibit B – Property Description of the CSB Location
T:\Users\Legal Secretary CSB\Public Works\Leases\2022\Health Dept Lease 2d am.docx

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida
Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 04/27/2022 14:56:23 -04:00
eCertified Id: 3CBE-87D2-7CC1
Page 3 of 4

LEGIBILITY UNSATISFACTORY FOR SCANNING



Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida

Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 04/27/2022 14:56:23 -04:00
eCertified Id: 3CBE-87D2-7CC1

FIRST RENEWAL TO LEASE AGREEMENT
FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY

THIS FIRST RENEWAL TO LEASE AGREEMENT is to that Lease Agreement entered into on the 4th day of August, 2016, as amended on February 27, 2018, by and between **FLORIDA DEPARTMENTOF HEALTH, SEMINOLE COUNTY**, whose address is 400 West Airport Boulevard, Sanford, Florida 32773, in this First Renewal referred to as "TENANT," 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 First Renewal referred to as "LANDLORD."

W I T N E S S E T H:

WHEREAS, LANDLORD and TENANT entered into the above referenced Lease Agreement on August 4, 2016, as amended on February 27, 2018, for the property located at 400 West Airport Boulevard, Sanford, Florida and 1101 East 1st Street, Sanford, Florida, for a term of five (5) years commencing August 4, 2016 and ending June 30, 2021; and

WHEREAS, the parties desire to renew the Lease Agreement for the final five (5) years to enable both parties to continue to enjoy the mutual benefits that the Lease Agreement provides,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this First Renewal to Lease Agreement, the parties agree to renew the Lease Agreement as follows:

1. Pursuant to Section 2 of the Lease Agreement, the Lease Agreement is hereby renewed for another term commencing on July 1, 2021 and continuing for a term of five (5) years until it ends on June 30, 2026, unless terminated sooner as provided for in Section 14 of the Lease Agreement.

CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
SEMINOLE COUNTY, FLORIDA
BY Kyla Farrell DEPUTY CLERK

IN WITNESS WHEREOF, the parties have executed this instrument for the purpose expressed in this First Renewal to Lease Agreement.

ATTEST:

Witness

UDAIT MEHTA

Print Name

Witness

Karen D. Clark

Print Name

FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY

DONNA J. WALSH, MPA, BSN, RN
Health Officer

3/4/2021

Date

[Balance of this page intentionally blank; signature page continues on Page 3.]

ATTEST:

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

For the use and reliance of
Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

DGS/IV
2/22/21

T:\Users\Legal Secretary CSB\Public Works\Leases\2021\Florida Department of Health, Seminole County.docx

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:
LEE CONSTANTINE, Chairman

Date: 4.27.2021

As authorized for execution by the Board of County Commissioners at its Apr. 27, 2021, regular meeting.

FIRST AMENDMENT TO FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY LEASE AGREEMENT

THIS FIRST AMENDMENT is made and entered into this 27th day of Feb, 2018, and is to that certain Lease Agreement entered on the 4th day of August 2016, between **FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY**, whose address is 400 West Airport Boulevard, Sanford, Florida 32773, in this First Amendment referred to as "TENANT," 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 First Amendment referred to as "LANDLORD."

W I T N E S S E T H:

WHEREAS, TENANT and LANDLORD entered into the above referenced Lease Agreement on August 4, 2016, for the use of portions of LANDLORD's Property located at 400 West Airport Boulevard, Sanford, Florida and 1101 East 1st Street, Sanford, Florida as offices for the operation of the Florida Department of Health, Seminole County; and

WHEREAS, the parties desire to amend the Lease Agreement in order to memorialize the invoice schedule for TENANT's obligations to pay LANDLORD for certain expenditures and to enable both parties to continue to enjoy the mutual benefits the Agreement provides; and

WHEREAS, Section 18 of the Lease Agreement provides that any amendments will be valid only when expressed in writing and duly signed by the parties,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this First Amendment, the parties agree to amend the Lease Agreement as follows:

CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
SEMINOLE COUNTY, FLORIDA
BY Kyla Farrell DEPUTY CLERK

1. Exhibit C to this First Amendment is added to the Lease Agreement as Exhibit C, in order to state certain expenditures for which TENANT is responsible for paying LANDLORD and the schedule for LANDLORD invoicing TENANT for these obligations.

2. A new Section 27 is added and incorporated into the Lease Agreement and reads as follows:

Section 27. Invoiced Items. LANDLORD shall invoice TENANT for the items listed and according to the schedule described in in Exhibit C of this Lease Agreement and TENANT shall pay LANDLORD as set forth in these invoices.

3. Except as modified by this First Amendment, all terms and conditions of the original Lease Agreement remain in full force and effect for the term of the Lease Agreement.

IN WITNESS WHEREOF, the parties have executed this First Amendment for the purpose expressed above.

ATTEST:

Signature

John R Meyers
Print Name

Signature

PRANAV MEHTA
Print Name

FLORIDA DEPARTMENT OF HEALTH,
SEMINOLE COUNTY

By: _____
DONNA J. WALSH, MPA, BSN, RN
Health Officer

Date: 12/18/17

[Balance of this page intentionally blank; signatory page continues on Page 3.]

ATTEST:

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

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

DGS/dre
12/15/17
Attachment:
Exhibit C – Invoice Schedule
P:\Users\dedge\My Documents\Leases\2017\Health Dept Lease Renewal 1am.docx

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:
JOHN HORAN, Chairman

Date: 2/27/18

As authorized for execution by the Board of County Commissioners at its Feb. 27, 20 18, regular meeting.

Exhibit C

Invoice Schedule

Items to be Invoiced Annually:

- Phone Lines
- 800 MHz Emergency 2-Way Radio Charges

Items to be Invoiced Monthly:

- Fiber Optic Charge from Sanford to Casselberry
- Vehicle Maintenance
- Vehicle Fuel

Items to be Invoiced as Needed:

- Facility Maintenance
  Non-infrastructure repairs and maintenance; usually done by County employee
- Network (IT) repairs and temporary transport
- Rerouting of Network Cables

FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY LEASE

THIS LEASE is made and entered into by and between **SEMINOLE COUNTY**, a Charter County and political subdivision of the State of Florida, whose address is 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as "LANDLORD," and **FLORIDA DEPARTMENT OF HEALTH, SEMINOLE COUNTY**, whose address is 400 West Airport Boulevard, Sanford, Florida 32773, in this Agreement referred to as "TENANT."

W I T NE S S E T H:

WHEREAS, LANDLORD is the owner of two certain buildings, one known as the Florida Department of Health, Seminole County, located at 400 West Airport Boulevard, Sanford, Florida and the other known as the Seminole County Services Building, located at 1101 East 1st Street, Sanford, Florida; and

WHEREAS, TENANT desires to lease space at 400 West Airport Boulevard, Sanford, Florida and a portion of space at the Seminole County Services Building, located at 1101 East 1st Street, Sanford, Florida for use as offices for the operation of the Florida Department of Health, Seminole County, and LANDLORD desires to provide this space;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreement contained in this Lease, LANDLORD and TENANT agree as follows:

Section 1. Leased Premises.

(a) LANDLORD does hereby grant to TENANT and TENANT does hereby accept from LANDLORD the exclusive use and occupancy of:

(1) 47,036 square feet of the building located at 400 West Airport Boulevard, Sanford, Florida 32773 (the "Airport Boulevard Location"); and

CERTIFIED COPY
MARYANNE MORSE
Clerk of Circuit Court and Comptroller
SEMINOLE COUNTY, FLORIDA
BY Kyla Spencer
DEPUTY CLERK

(2) 1,481 square feet of the building located at 1101 East 1st Street, Sanford, Florida 32771 (the "CSB Location").

(Both locations collectively the "Leased Premises").

(b) The Leased Premises consists of that space more particularly described in Exhibit "A" (the Airport Boulevard Location) and Composite Exhibit "B" (the CSB Location) attached to this Lease. It is understood by the parties that the square footage and the specifications as contained in Exhibit "A" and Composite Exhibit "B" are approximate. Prior to commencement of this Lease, the parties shall conduct a field verification of the site and shall finalize the exact square footage and floor plan at this time.

Section 2. Term. The term of this Lease commences on the date when the last party has properly executed this Lease as determined by the date set forth immediately below the respective signature of the parties. The term continues until June 30, 2021, unless sooner terminated as provided in this Lease. The Lease, upon mutual agreement of LANDLORD and TENANT, may be renewed upon the same terms and conditions for one (1) successive period of five (5) years.

Section 3. Rental. Pursuant to Section 154.01(6)(a), Florida Statutes (2016), as this statute may be amended from time to time, LANDLORD shall provide possession of the Leased Premises for no rental cost.

Section 4. Utilities, Janitorial Service, Repair and Maintenance.

(a) LANDLORD shall, at its expense, during the term of this Lease, furnish TENANT at the Leased Premises with the following:

(1) Repairs and maintenance to the exterior of the building, including outside walls, roof, windows, and foundations, and the maintenance and repair of the interior, including

lights, plumbing, HVAC maintenance, electrical wiring, outlets, wall and floor surface, (excluding paint), windows, roofs, and doors (original buildout only, not including tenant's improvements), unless such repair can be demonstrated as being necessary due to TENANT negligence.

(2) Pest control.

(3) All janitorial services and utilities, including electric, water and sewer.

(b) TENANT is responsible for notifying LANDLORD of maintenance or repair needs, except for routine scheduled maintenance items. TENANT shall take all necessary precautions to protect persons and property from injury or damage that could result from unmitigated maintenance or repair needs.

Section 5. Possession.

(a) Delivery of possession within the meaning of this Lease will be accomplished by LANDLORD's delivery to TENANT of the keys to the Leased Premises. The Leased Premises will be delivered to TENANT in a condition that is in good order, repair, safe, clean, and tenable immediately upon TENANT taking possession of the Leased Premises. TENANT shall take possession of the Leased Premises AS IS.

(b) LANDLORD agrees that upon the date of delivery of possession to the TENANT, the Leased Premises will be free of all violations, orders or notices of violations of all public authorities and of all liens and encumbrances whether of a public or private entity, which would prohibit TENANT from conducting its business.

(c) By virtue of occupying the Leased Premises as a tenant, TENANT will conclusively be deemed to have accepted the Leased Premises and to have acknowledged that

the Leased Premises are in the condition required by this Lease, except only as to any latent defects or latent omissions, if any, in LANDLORD's construction.

Section 6. Remodeling Privileges. After occupancy of the Leased Premises by TENANT, LANDLORD grants to TENANT the right to make partition changes, alterations, and decorations as it desires at its own expense at the Airport Boulevard Location, except that TENANT shall not make any structural change which will impair the structural integrity of the premises without the prior written consent of LANDLORD. TENANT shall submit to LANDLORD, prior to commencement of any remodeling, drawings of all modifications for LANDLORD's review and approval. LANDLORD shall not unreasonably withhold this approval. No such remodeling privileges are allowed at the CSB Location.

Section 7. Use of Leased Premises. TENANT will have the exclusive use of the Leased Premises for the Seminole County Department of Health. TENANT covenants that it shall not use or permit the Leased Premises to be used for any purpose prohibited by the laws of the United States of America, the State of Florida, or the charter or ordinances of Seminole County or the City of Sanford. TENANT shall not use or keep any substance or material in or about the Leased Premises which may vitiate or endanger the validity of the insurance of the building, or increase the hazard of risk. TENANT shall not permit any nuisance on the Leased Premises.

Section 8. Quiet Possession. LANDLORD shall warrant and defend TENANT in the enjoyment and peaceful possession of the premises during the term of this Lease.

Section 9. Assignment and Subletting; Successors and Assigns.

(a) TENANT shall not assign or sublet the Leased Premises, or any part of it, without first obtaining the written consent of LANDLORD. LANDLORD acknowledges and consents to

TENANT subleasing space with the Leased Premises at the Airport Boulevard Location to Central Florida Family Health Center, Inc. d/b/a True Health, 4930 East Lake Mary Boulevard, Sanford, Florida 32771 ("True Health"). TENANT shall require all subtenants, including True Health, to sign a sublease including a provision for the subtenant to agree to all terms of this Lease. TENANT shall also promptly provide LANDLORD with a copy of all executed subleases and any amendments and renewals of them. To the extent permitted by law, as a state agency governed by Section 768.28, Florida Statutes (2016), as this statute may be amended from time to time, TENANT hereby indemnifies and holds LANDLORD harmless from all acts or omissions of True Health, any other subtenants, and their employees and contractors. No subletting by TENANT will affect the obligations of TENANT under this Lease.

(b) All rights, obligations, and liabilities in this Lease given to or imposed upon the respective parties to this Lease extends to and binds the several and respective heirs, executors, administrators, successors, permitted sublessees and permitted assignees of the parties.

Section 10. Installation and Removal of Equipment and Fixtures. TENANT has the right to move and place on the Leased Premises equipment and other items necessary for TENANT's use of the Leased Premises. TENANT may install fixtures necessary for TENANT's use at the Airport Boulevard Location but not at the CSB Location. All fixtures at the Airport Boulevard Location furnished by LANDLORD will remain in the property of LANDLORD and may not be removed by TENANT. All equipment and property placed by TENANT at its own expense in, on, or about the Leased Premises, including fixtures temporarily affixed to the realty at the Airport Boulevard Location, but which may be removed without damage, will remain the property of TENANT and TENANT has the right, at any time during the term of this Lease or at the end of this Lease, to remove all such equipment, property, and fixtures.

Section 11. Fire and Casualty.

(a) LANDLORD covenants and agrees that it shall carry fire and casualty insurance for the buildings on the Lease Premises. In the event the Leased Premises or a major portion of the Leased Premises are damaged or destroyed by casualty, fire, vandalism or otherwise, to an extent which renders them untenantable, as LANDLORD may determine, LANDLORD may rebuild or repair such damaged or destroyed portions. In the event LANDLORD elects not to rebuild or repair the Leased Premises or fails to proceed with such restoration for a period of thirty (30) days after the damage or destruction, then either party may, at its option, cancel and terminate this Lease.

(b) LANDLORD is not liable to TENANT for any damage to TENANT's personal property caused by fire or other peril, whether or not included in the coverage afforded by the standard form of fire insurance policy with extended coverage endorsement attached (whether or not such coverage is in effect), no matter how caused. It is understood that TENANT shall look solely to its insurer for reimbursement of damage to TENANT's personal property.

Section 12. Liability Insurance. TENANT, each and every subtenant, and each and every doctor and other professional using the Leased Premises, shall maintain their own liability insurance protection against claims of third persons and their property arising through or out of the use and occupancy of TENANT of the Leased Premises. LANDLORD is not be liable for any such claims. LANDLORD may maintain its own protection against such claims arising out of its ownership of the premises.

Section 13. Hold Harmless. Each party shall hold the other party harmless from any and all loss, expense, damage, or claim for damages to persons or property, including court costs

and attorney's fees, which may occur as a result of the party's, its agents', or employees' negligence or fault, to the extent permitted by law.

Section 14. Termination. This Lease may be terminated by either party at any time with or without cause, upon ninety (90) days' notice to the other party.

Section 15. Surrender of Possession. TENANT shall deliver up and surrender to LANDLORD possession of the Leased Premises at the expiration or termination of this Lease in as good condition as when TENANT takes possession except for ordinary wear and tear, alterations permitted under this Lease, or loss by fire or other casualty, act of God, insurrection, nuclear weapon, bomb, riot, invasion or commotion, military or usurped power.

Section 16. Waiver. No waiver of any breach of any one or more of the conditions or covenants of this Lease by LANDLORD or by TENANT may be deemed to imply or constitute a waiver of any succeeding or other breach contained in this Lease.

Section 17. Entire Agreement. It is understood and agreed that the entire agreement of the parties as to the subject matter of this Lease is contained in this Lease, as this Lease may be amended pursuant to Section 18 below, which supersedes all oral agreements, negotiations, and prior and future agreements between the parties that may relate to the Leased Premises.

Section 18. Amendment or Modification. Both parties acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties, except such as are expressed in this Lease, and that no amendment or modification of this Lease will be valid or binding unless expressed in writing and executed by the parties in the same manner as the execution of this Lease.

Section 19. Holding Over After Termination. If, after the expiration of this Lease, TENANT holds over and remains in possession of the Leased Premises, then such holding over

will be deemed to be a periodic tenancy from month to month on the same terms and conditions contained in this Lease.

Section 20. Dispute Resolution. Either party to this Lease may notify the other party that it wishes to commence formal dispute resolution with respect to any unresolved problem under this Lease. The parties agree to submit the dispute to a Florida Bar Certified Circuit Court Civil Mediator for mediation, within sixty (60) days following the date of this notice. The parties agree that, in the event that any dispute cannot be resolved by mediation, it may be filed as a civil action in the Circuit Court of the Eighteenth Judicial Circuit of Florida, in and for Seminole County, Florida which is the sole venue for any such civil action. The parties further agree that any such action will be tried to the Court, and the parties hereby waive the right to jury trial as to such action.

Section 21. Conflict of Interest.

(a) Each party agrees that it shall not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Lease with the other party or which would violate or cause third parties to violate the provisions of Part III, Chapter 112, Florida Statutes (2016), as this statute may be amended from time to time, relating to ethics in government.

(b) Each party hereby certifies that no officer, agent or employee of that party has any material interest (as defined in Section 112.312(15), Florida Statutes (2016), as the statute may be amended from time to time, as over 5%) either directly or indirectly, in the business of the other party to be conducted here, and that no such person will have any such interest at any time during the term of this Lease.

(c) Each party has the continuing duty to report to the other party any information that indicates a possible violation of this Section.

Section 22. Notices. Any notice delivered with respect to this Lease must be in writing and will be deemed to be delivered (whether or not actually received) when (i) hand-delivered to the person(s) hereinafter designated, 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 as set forth below, or such other address or to such other person as the party may have specified by written notice to the other party delivered in according to this section:

For LANDLORD:

Contracts and Leasing Coordinator
Fleet and Facilities Division
Public Works Department
205 West County Home Road
Sanford, FL 32773

For TENANT:

Florida Department of Health, Seminole County
400 West Airport Boulevard
Sanford, FL 32773

Section 23. Governing Law. The laws of the State of Florida govern the validity, enforcement and interpretation of this Lease. Seminole County is the sole venue for any legal action in connection with this Lease.

Section 24. Severability. If any provision of this Lease or the application of this Lease to any person or circumstance is held invalid, it is the intent of the parties that the invalidity will not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application, and to this end the provisions of this Lease are declared severable.

Section 25. Public Records Law.

(a) LANDLORD and TENANT acknowledge each other's obligations under Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2016) as this statute may be amended from time to time, to release public records to members of the public upon request. TENANT and LANDLORD acknowledge each other is required to comply with Article 1, Section 24, Florida Constitution and Chapter 119, Florida Statutes (2016), as this statute may be amended from time to time, in the handling of the materials created under this Lease and that this statute controls over the terms of this Lease.

(b) Failure to comply with this Section will be deemed a material breach of this Lease, for which the non-breaching party may terminate this Lease immediately upon written notice to the breaching party.

Section 26. Headings and Captions. All headings and captions contained in this Lease are provided for convenience only, do not constitute a part of this Lease and may not be used to define, describe, interpret or construe any provision of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument for the purpose contained in this Lease.

ATTEST:

_____, Secretary

FLORIDA DEPARTMENT OF HEALTH,
SEMINOLE COUNTY

By: _____
Dr. Swannie Jett, DrPh. Msc
CHD Director/Administrator

Date: _____

[Balance of this page intentionally blank; signatory continues on page 11.]

ATTEST:

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance
Seminole County only.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JOHN HORAN, Chairman

Date: 8/4/16

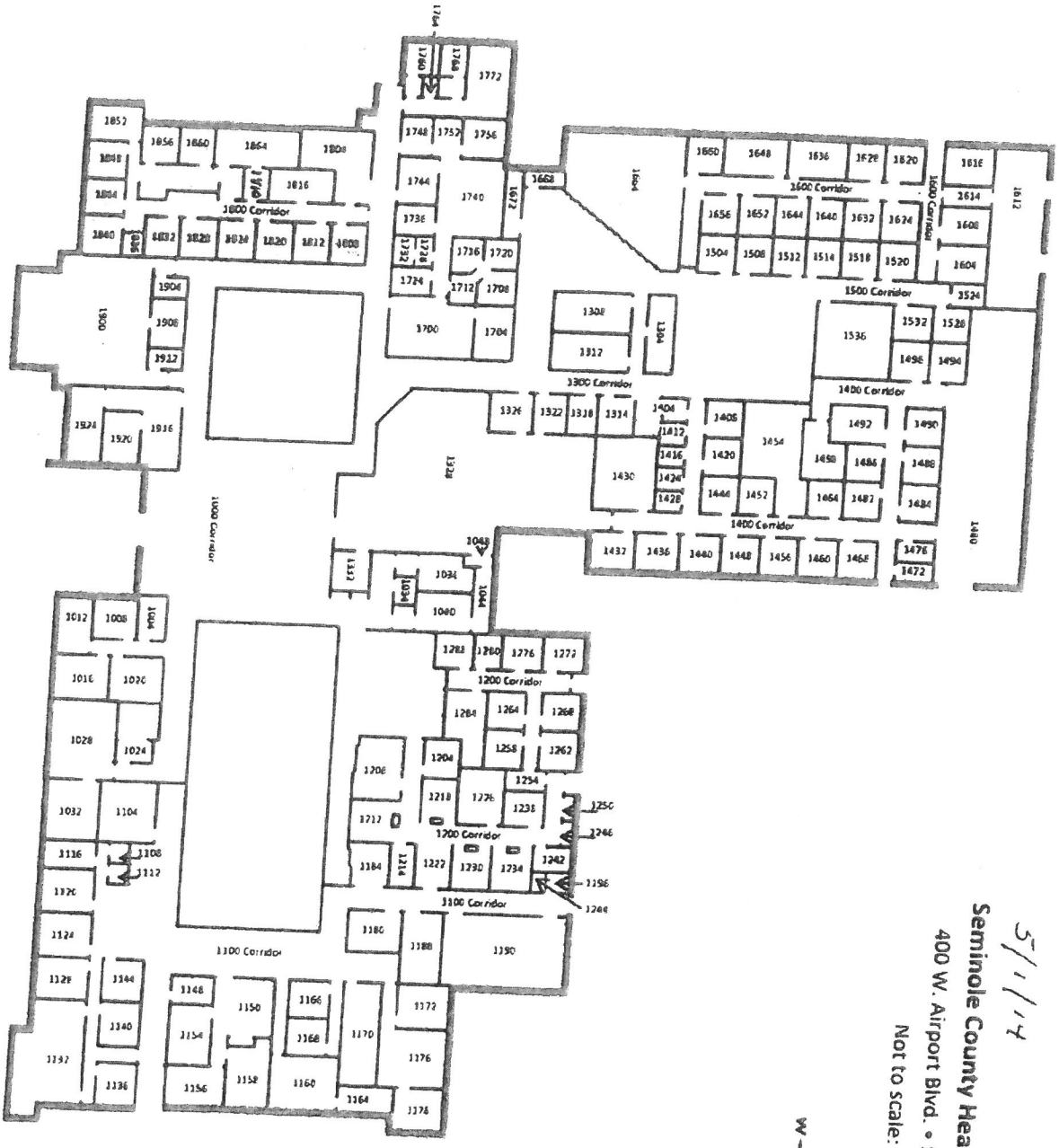
As authorized for execution by the Board of County Commissioners at its July 26, 2016, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

DGS/dre
07/22/16
Attachment:
Exhibit "A" – Property description of the Florida Department of Health, Seminole County
Composite Exhibit "B" – Property description of the Seminole County Services Building
P:\Users\dedge\My Documents\Leases\2016\Florida Department to Health, Seminole County Lease.docx

EXHIBIT "A"



5/1/14

Seminole County Health Department

400 W. Airport Blvd. • Sanford, FL 32773

Not to scale: 1/1: January 2013

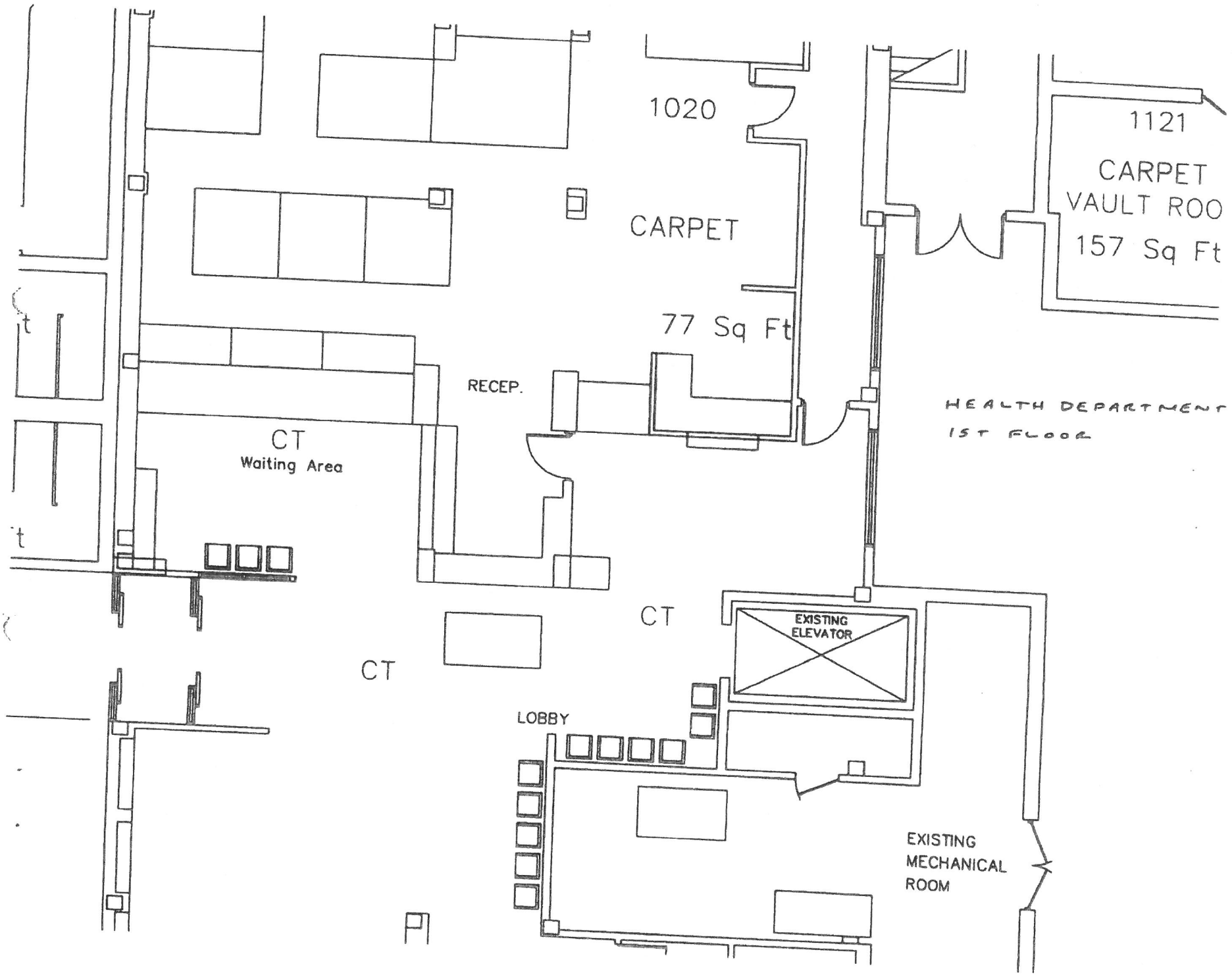
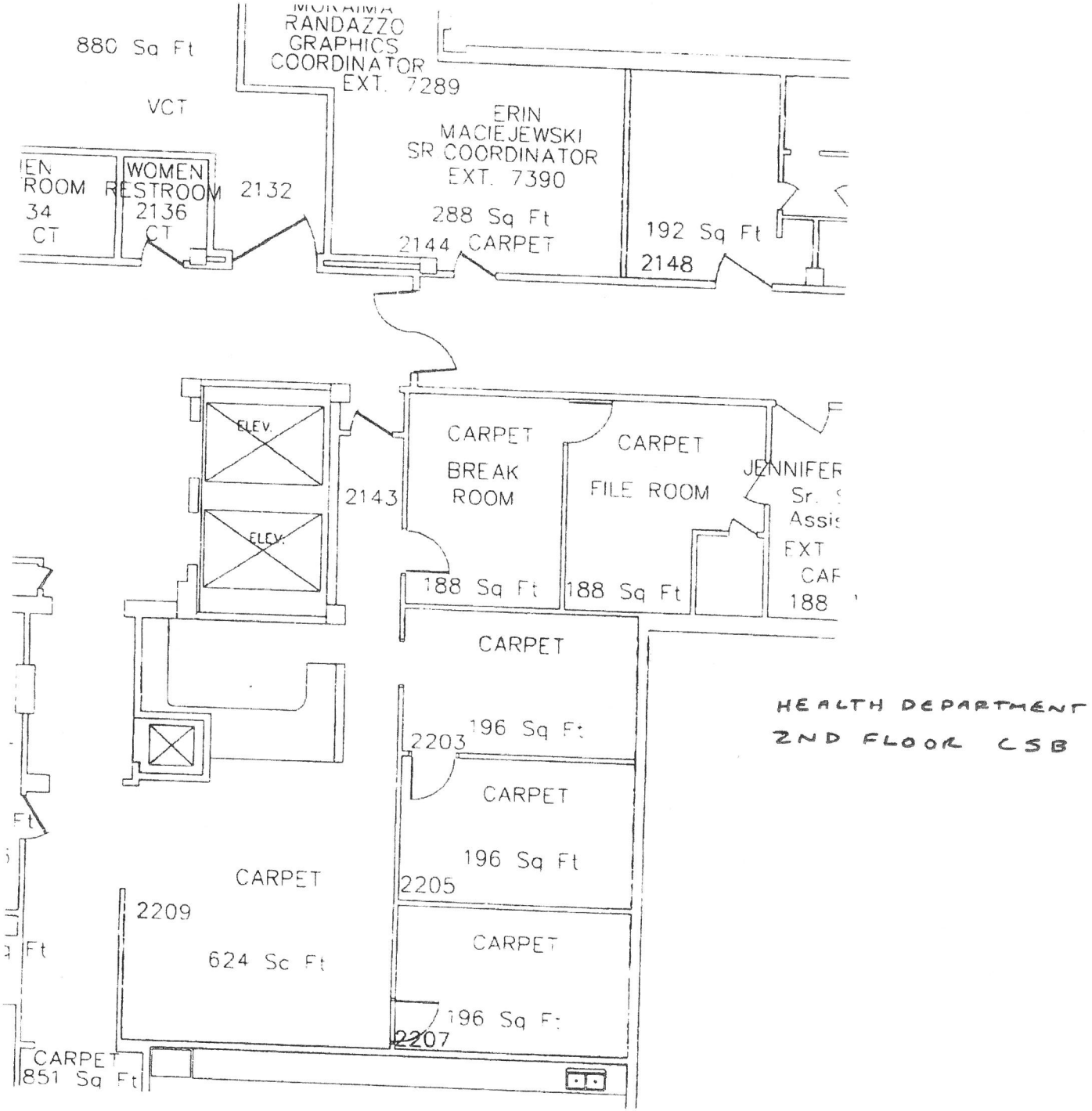

1020
1121
CARPET
VAULT ROO
157 Sq Ft
CARPET
77 Sq Ft
RECEP.
HEALTH DEPARTMENT
1ST FLOOR
CT
Waiting Area
CT
CT
EXISTING
ELEVATOR
LOBBY
EXISTING
MECHANICAL
ROOM

EXHIBIT "B"


880 Sq Ft
VCT
RANDAZZO
GRAPHICS
COORDINATOR
EXT. 7289
ERIN
MACIEJEWSKI
SR COORDINATOR
EXT. 7390
WOMEN
RESTROOM
2136
CT
2132
288 Sq Ft
2144 CARPET
192 Sq Ft
2148
ELEV.
ELEV.
2143
CARPET
BREAK
ROOM
CARPET
FILE ROOM
188 Sq Ft
188 Sq Ft
CARPET
196 Sq Ft
2203
CARPET
196 Sq Ft
2205
CARPET
2209
624 Sc Ft
196 Sq Ft
2207
CARPET
851 Sq Ft
HEALTH DEPARTMENT
2ND FLOOR CSB

File Number: 2026-0433

Title:

Approve and authorize the Chairman to execute a Purchase Agreement for vacant land (Parcel ID 20-21-30-300-0010-0000) located on Wilshire Boulevard, Fern Park (.53 +/- acre) as part of the Indian Hills Water Utility Expansion Project between David J. Vobornik and Gayle C. King and Seminole County for $135,000.00 as full settlement of any and all claim for compensation for which Seminole County might be obligated to pay relating to the parcel. District4 - Lockhart **(Stephen Koontz, Assistant County Manager)**

Division:

Administrative Services-Real Estate

Authorized By:

Shane Fischer, Real Estate Division Manager

Contact/Phone Number:

Shane Fischer/407-665-7414

Background:

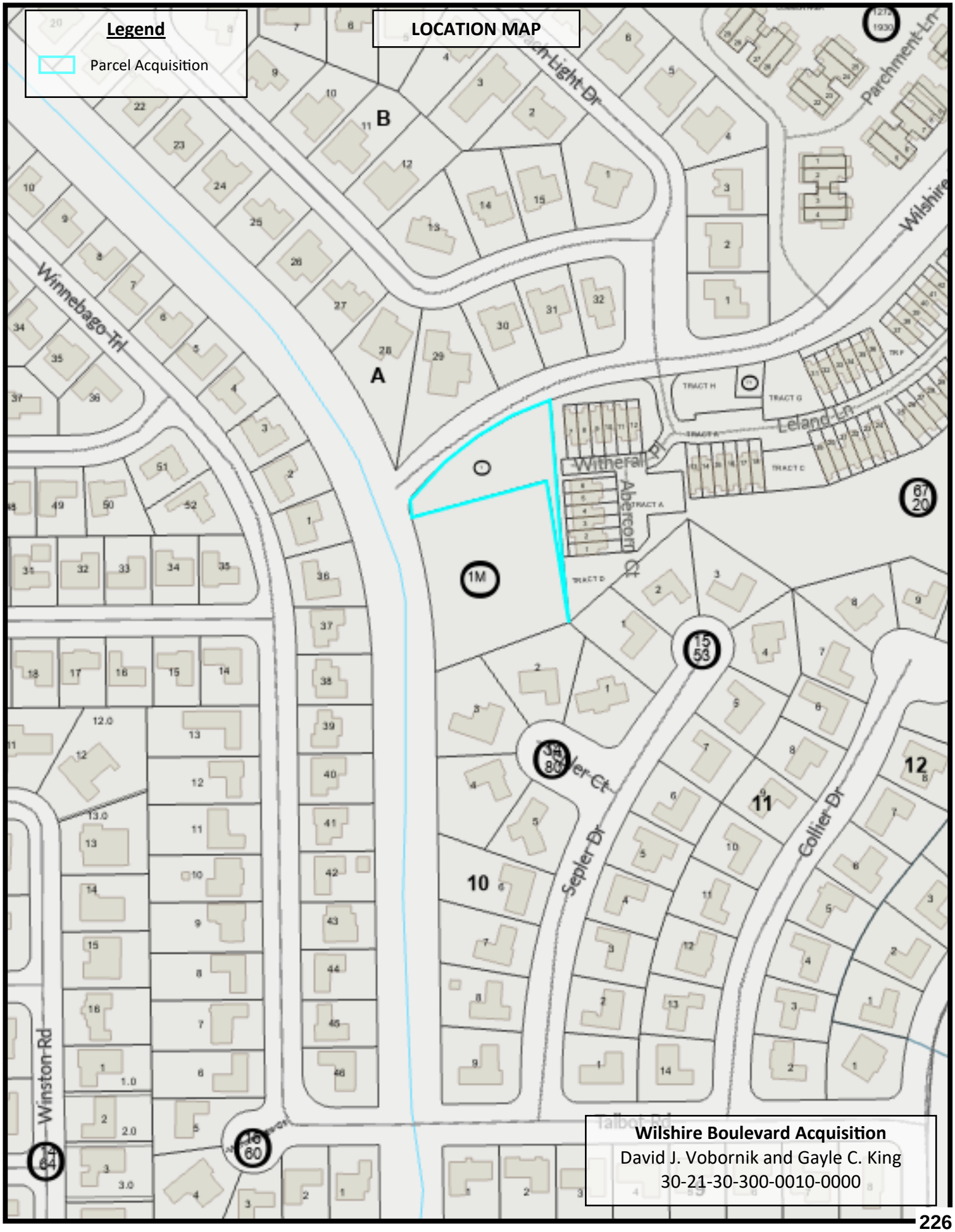
This property has been identified for acquisition for the County to have the ability expand the Indian Hills Water Treatment Facility, consistent with the Utilities Master Plan. The owners, David J. Vobornik and Gayle C. King, of the property located along Wilshire Boulevard, adjacent to the water treatment facility in unincorporated Seminole County, Florida, have agreed to sell and convey the property to Seminole County for the sum of $135,000.00, inclusive of all fees and costs.

The property is vacant and consists of .53 + acres of land.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Purchase Agreement for vacant land (Parcel ID 20-21-30-300-0010-0000) located on Wilshire Boulevard, Fern Park (.53 +/- acre) as part of the Indian Hills Water Utility Expansion Project between David J. Vobornik and Gayle C. King and Seminole County for $135,000.00 as full settlement of any and all claim for compensation for which

Seminole County might be obligated to pay relating to the parcel


Legend
Parcel Acquisition
LOCATION MAP
Winnebago Trl
Light Dr
Parchment Ln
Wilshire
Leland Ln
Witherall Pl
Abercorn St
Sepler Dr
Collier Dr
Winston Rd
Talbot Rd
A
B
1M
10
11
12
Wilshire Boulevard Acquisition
David J. Vobornik and Gayle C. King
30-21-30-300-0010-0000

PURCHASE AGREEMENT

Fee Simple

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

THIS AGREEMENT is made and entered into by and between **DAVID J. VOBORNIK & GAYLE C. KING**, whose address is 681 Coach Light Drive, Fern Park, Florida 32730, 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."

W I T N E S S E T H:

WHEREAS, COUNTY requires the property described below for public purposes, specifically to expand its adjacent water treatment facility in order to accommodate current and future growth and demand within 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 the following property upon the following terms and conditions:

I. LEGAL DESCRIPTION

BEGIN AT THE NORTHERN MOST CORNER OF LOT 2, BLOCK 10, INDIAN HILLS, UNIT 2, AS RECORDED IN PLAT BOOK 14, PAGE BO OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 4°44'30" WEST 252.41 FEET; THENCE RUN SOUTH 70"23'43" WEST 240 FEET TO THE EASTERLY LINE OF A SEMINOLE COUNTY DRAINAGE EASEMENT; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF WILSHIRE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 969, PAGES 0207 THROUGH 0209, SEMINOLE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF WILSHIRE BOULEVARD TO A POINT NORTH 3 58'10" WEST OF THE POINT OF BEGINNING; THENCE SOUTH 3·5s•10" EAST 350.22 FEET TO THE POINT OF BEGINNING.

Parcel I. D. Numbers: 20-21-30-300-0010-0000 (hereinafter, the "Property").

II. CONVEYANCE AND PURCHASE PRICE

(a) OWNER shall sell and convey the Property for the above referenced project by Warranty Deed, free of liens and encumbrances, to COUNTY for the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS ($135,000.00). The purchase price

constitutes full and complete consideration to be paid by COUNTY to OWNER for the conveyance of the Property. OWNER acknowledges that, except as expressly set forth in this Agreement, no additional compensation, costs, or fees of any kind shall be due from COUNTY in connection with this transaction.

(b) COUNTY is responsible for the following closing costs: recording fee for Warranty Deed, 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, up to and including the date of closing, and all documentary stamp taxes required on the deed. 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) The closing agent for this transaction shall be Munizzi Law Firm. The primary contact shall be Casey Yokum, reachable at (407)-507-5500. The closing agent shall be responsible for coordinating closing and disbursement of funds.

III. CONDITIONS

(a) Title Contingency and Cure. This Agreement is expressly contingent upon COUNTY's receipt of clear, marketable, and insurable title to the Property, as determined in COUNTY's sole discretion. COUNTY shall have the right to obtain a title commitment and, upon receipt, shall notify OWNER in writing of any objections to the title ("Title Objections") within ten (10) days thereafter. OWNER shall have fifteen (15) days after receipt of COUNTY's Title Objections to cure such Title Objections. If title defects exist that cannot be cured within the time allowed for closing, COUNTY may: (i) extend the cure period; (ii) waive any Title Objections and proceed to closing; or (iii) terminate this Agreement without penalty. The Closing Deadline shall be extended as reasonably necessary to allow for completion of the title objection and cure process.

(b) Closing Deadline. Closing shall occur within forty-five (45) days after execution of this Agreement by the Chairman of the Seminole County Board of County Commissioners, unless extended in writing by the parties. OWNER agrees to execute closing documents within seven (7) days after notification that closing is ready.

(c) Payment. 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.

(d) Condition of Property. OWNER represents that the Property is vacant, that no leases, tenancies, or possessory interests exist, and that no unrecorded rights or claims exist affecting the Property. 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.

(e) Surrender of Property. OWNER shall deliver possession of the Property upon the date of delivery of the instruments and closing of this Agreement.

(f) Warranty. 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.

(g) 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 (2025), as this statute provides on the effective date of this Agreement and to the extent this statute is applicable.

(h) Real Estate License Disclosure. Pursuant to Chapter 475, Florida Statutes, the parties acknowledge and agree that David J. Vobornik, one of the OWNERS, is a licensed Florida real estate agent. OWNER represents that such licensure has been disclosed as required by law and that no brokerage relationship is created with COUNTY as a result of this transaction.

(i) Inspections. COUNTY shall have a period of thirty (30) days after the Effective Date (the "Inspection Period") to conduct inspections of the Property. Upon reasonable notice to OWNER, COUNTY shall have the right to enter the Property and perform any and all inspections, including environmental studies and testing, to determine the existence of environmental or hazardous materials or other conditions affecting the Property.

COUNTY shall use properly licensed and insured inspectors. COUNTY shall be responsible for the cost of its inspections and shall repair any damage to the Property caused by such inspections, restoring the Property to substantially the same condition as existed prior to such inspections, reasonable wear and tear excepted. COUNTY shall be solely responsible for its activities conducted on the Property, and OWNER shall not be considered an agent or employee of COUNTY for any purpose.

COUNTY shall the right to terminate this Agreement, in its sole discretion, at any time prior to the expiration of the Inspection Period, upon written notice to OWNER.

(j) Indemnification. 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) 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 (2025), as this statute may be amended from time to time, relating to ethics in government.

(l) 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.

(m) This Agreement is not assignable.

(n) 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.

(o) This Agreement shall become effective upon execution by COUNTY (the "Effective Date"). If COUNTY does not execute this Agreement on or before May 13, 2026, this Agreement shall automatically terminate and be of no further force or effect unless otherwise agreed in writing by the parties.

[*Balance of page left intentionally blank*]

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

ATTEST: DAVID J. VOBORNIK, Owner

_____ By: _____
Signature

_____ _____
Print Name Date

_____
Signature

_____
Print Name

ATTEST: GAYLE C. KING, Owner

_____ By: _____
Signature

_____ _____
Print Name Date

_____
Signature

_____
Print Name

[Balance of this page intentionally blank; signatory page continues on Page 6]

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

GLK/kly
4/17/2026 5/1/26
T:\Users\gkahn\Real Estate Acquisitions\2026\Vobornik\Purchase Agreement - Vobornik & King 5-1-26.docx

File Number: 2026-0367

Title:

Approve and authorize Resource Management to submit a grant application in response to the Notice of Funding Opportunity (NOFO) from the Department of Veterans Affairs (VA) - Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program (SSG Fox SPGP) and authorize the Chairman to execute all documents associated with the SSG Fox SPGP. Countywide **(Allison Thall - Community Services Director)**

Division:

Community Services - Community Health

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Kelly Welch/407-665-2391

Background:

The VA released a NOFO to reduce Veteran suicide by directly providing or coordinating the provision of suicide prevention services to eligible individuals and their families. Community Health seeks to collaborate with veteran serving community partners, including the Veteran's Advisory Council, behavioral health organizations, local VFWs and other similar organizations, to reduce veteran suicide. Veterans who have a lifetime history of suicide attempts or preparatory behaviors for suicide, a recent hospitalization for suicidality, recent suicidal thoughts, or significant presence of psychosocial risk factors will be prioritized. Eligible veteran participants will be referred from any veteran serving community organization and identified via Veteran and Community Health outreaches.

If awarded, Seminole County will receive funding through the VA SSG Fox SPGP to expand and enhance suicide prevention services for veterans and eligible service members. The grant award amount is up to $750,000 and there is no match requirement. The initiative will implement a coordinated, community-based approach that extends beyond clinical settings, emphasizing early identification, risk screening,

care coordination, and peer and family engagement. By integrating mental health support with services that address social determinants such as housing, financial stability, and access to care, the program will strengthen collaboration across local providers and improve continuity of care. This effort will enhance the County's capacity to address gaps in veteran-focused suicide prevention services and improve overall mental health outcomes and well-being.

Requested Action:

Staff requests the Board approve and authorize Resource Management to submit a grant application to the Department of Veterans Affairs (VA) to implement the Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program (SSG Fox SPGP) and authorize the Chairman to execute all documents associated with the VA SSG Fox SPGP grant.

Department of Veterans Affairs (VA)

Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program (SSG Fox SPGP)

Notice of Funding Opportunity (NOFO)



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Submission Requirements and Deadlines: 14
Application Review Information 15
Award Notices 18
Post-Award Requirements and Administration 19
Other Information 20
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Basic Information

Federal Agency Name	Announcement Type
Department of Veterans Affairs	New and Renewal
Funding Opportunity Title	**Funding Opportunity Number**
Staff Sergeant Fox Suicide Prevention Grant Program Funding Opportunity	VA-FOX-SP-FY2027

Assistance Listing Number

64.055 Staff Sergeant Fox Suicide Prevention Grant Program

Funding Details

This Notice of Funding Opportunity (NOFO) announces the availability of funds for new and renewing suicide prevention grants under the Staff Sergeant Fox Suicide Prevention Grant Program (SSG Fox SPGP) for services in Federal Fiscal Year (FY) 2027.

NOFO Priorities: The principal goal of this NOFO is to seek eligible entities that have demonstrated the ability to provide Veteran suicide prevention services that are allowable under 38 C.F.R. Part 78. VA will consider current grantees as Priority 1 applicants according to 38 C.F.R. § 78.40 and new applicants as Priority 2 according to 38 C.F.R. § 78.30. Under Priority 1, current grantees that are performing satisfactorily may apply to continue their current programming with a funding request equal to or less than their current annualized award. If a Priority 1 applicant is not renewed, the existing grant will end on September 30, 2026. Under Priority 2, VA will accept applications from eligible entities using the application materials designated for new applicants. Following the ranking and selection of renewal applicants under Priority 1, if remaining funds are available, they will be awarded to eligible entities under Priority 2.

Allocation of funds: Approximately $111,900,000 is planned to be available for grant awards under this NOFO. The maximum allowable grant size is $750,000 per year per eligible entity. The expected value of individual awards may range from $100,000 to $750,000. The expected number of total awards is 150-160 and awards are subject to the availability of funds.

Grant Award Period: Grants awarded will be for a 1-year period starting September 30, 2026.

Key Dates

Applications will open on April 6, 2026 and close at 4:59 p.m. Eastern Time on June 12, 2026.

In the interest of fairness to all applicants, this deadline is firm as to date and time. Applicants should submit materials early to avoid unanticipated delays, computer service outages, or other submission-related problems.

Executive Summary

The SSG Fox SPGP directs efforts to reduce Veteran suicide by awarding grants to community-based organizations to directly provide or coordinate the provision of primarily non-clinical suicide prevention services to eligible individuals and their families. Eligible individuals include certain Veterans and Active-Duty Service Members as defined by statute and regulations.

Veteran suicide risk is reduced by services that improve mental health status, well-being, financial stability, and social support. Services provided by grantees may include case management, peer support, linkage to VA care and benefits, emergency clinical services, faith-based or innovative approaches. Most Veterans who die by suicide were not engaged with VA in the years prior to their deaths. This program addresses a critical gap by engaging and serving Veterans at risk for suicide who were previously out of VA's reach and their family members.

These grants support the President's commitment to increase the excellence of and options for care, benefits, and services for veterans, as well as improve the delivery and quality of the Department's healthcare services in a more efficient and effective manner to support veterans, as demonstrated in Executive Order 14296 – Keeping Promises to Veterans and Establishing a National Center for Warrior Independence.

This NOFO contains information concerning the SSG Fox SPGP, the grant application process, and the amount of funding available. For detailed program information and requirements, see 38 C.F.R. Part 78.

Agency Contact Information:

Questions may be sent to Ms. Sandra Foley, SSG Fox Suicide Prevention Grant Program Director, Office of Suicide Prevention, by email at VASSGFoxGrants@va.gov or phone at (202) 502–0002. (This is not a toll-free telephone number.)

Information regarding how to access the grant application and how to obtain technical assistance with the preparation and submission of the application is available on the SSG Fox SPGP website at: https://www.mentalhealth.va.gov/ssgfox-grants/

Eligible Applicants for Funding

Eligible applicants are:

(1) An incorporated private institution or foundation (i) no part of the net earnings of which incurs to the benefit of any member, founder, contributor, or individual; and

(ii) that has a governing board that would be responsible for the operation of the suicide prevention services provided under this section;
(2) A corporation wholly owned and controlled by an organization meeting the requirements of clauses (i) and (ii) above;
(3) An Indian tribe (including Alaska Natives);
(4) A community-based organization that does not meet criteria for (1), (2), (3) or (5) but can demonstrate that it effectively networks with local civic organizations, regional health systems, and other settings where eligible individuals and their families are likely to have contact; or
(5) A State or local government.

Demonstration of eligibility includes submission of documents as outlined in Appendix A of this NOFO. Cost sharing is not required.

Before You Begin (these steps may take several weeks)

If you believe your organization is a good candidate for this funding opportunity, there are certain requirements to be eligible to apply for and receive a Federal Assistance award. Do not wait until you are ready to submit your application to start these requirements. Incomplete requirements may prevent you from submitting on time. Prepare these requirements immediately. They may take weeks to complete.

Employer Identification Number (EIN): Federal tax identification number for businesses, tax-exempt organizations, and other entities. Applicants must have an EIN from the Internal Revenue Service (IRS).

System for Award Management (SAM) Active Registration: All applicants must have an active Unique Entity Identifier (UEI) in SAM.gov, and an active registration in SAM to be eligible. If your organization previously registered, make sure the UEI registration is validated, active and registered in SAM.gov. Applications submitted without an active UEI registered in SAM.gov will be rejected at threshold, meaning the application would be considered ineligible. See a checklist for what you will need to register in SAM. Entities must maintain active status in SAM throughout the application period.

VA may not award a grant to an applicant if the applicant has not complied with the EIN, UEI, and SAM requirements. For more information, see 2 C.F.R. Part 200 and SAM.gov. Certain requirements also apply to subrecipients and contractors. If awarded a grant, applicants must maintain compliance with EIN, UEI, and SAM requirements for the duration of the grant as a continuing condition of eligibility.

Customer Engagement Portal: A web version of the VA - FSC Vendor File Request Form (VA10091) must be submitted through the VA Customer Engagement Portal at https://www.cep.fsc.va.gov/ by the application deadline stated in this NOFO. Ensure that

the information provided on this form aligns with the information listed in SAM.gov. Applicants must provide proof of this registration with the application.

See also the Key Dates, and Submission Requirements and Deadlines sections.

Accessing the Online Application System

Visit https://www.mentalhealth.va.gov/ssgfox-grants/ for information on accessing the online application system, guidance on registering your organization in the online application system, and application technical assistance. Applications are not received through the grants.gov portal.

Keep this NOFO with you when completing the application as it includes supplementary guidance for completing the application. Applications that are incomplete or incorrect may result in the application not being considered for funding.

Program Description

Goals and Objective

The grants are a core aspect of VA's 10-year National Strategy for Preventing Veteran Suicide (2018-2028). The SSG Fox SPGP extends suicide prevention efforts beyond clinical settings into non-clinical areas like financial, occupational, legal, and social support services. Services address both mental health and social needs, such as economic hardship and access to care. The program emphasizes social connectedness through peer and family engagement and offers opportunities for faith-based and innovative interventions as avenues for reaching Veterans with risk for suicide. As most Veterans who die by suicide were not recently engaged in VA healthcare prior to their death[1], this program extends VA's ability to meet Veterans where they are. The goals of SSG Fox SPGP services are to reduce the Veteran participants' suicide risk and improve their mental health status, wellbeing, financial stability, and social support.

Purpose and Approach

Suicide prevention services in the SSG Fox SPGP identify and directly address the needs of individual at-risk Veterans and eligible Service Members to reduce their suicide risk.

Each grantee's program includes a unique set of approved services tailored for specific populations and geographic areas. Applicants must clearly describe their program's proposed suicide prevention services and the identified need for those services.

[1] U.S. Department of Veterans Affairs, Office of Suicide Prevention. 2025 National Veteran Suicide Prevention Annual Report. 2025. Retrieved March 5, 2025 from https://www.mentalhealth.va.gov/suicide_prevention/data.asp

Baseline mental health screening is a required service by all grantees for each eligible individual enrolled in grantee services. The needs identified by these screenings are the foundation for individualized service plans.

SSG Fox SPGP grants cannot be used to fund treatment for mental health or substance use disorders, except for clinical services for emergency treatment. Applicants must provide evidence that they can provide access to such emergency treatment services to all program participants through both referral to local VA medical facilities and formal and informal agreements with community providers. Consistent with Section 201(e)(3)(A) of the Commander John Scott Hannon Mental Health Improvement Act (Public Law 116-171), "Hannon Act," codified at 38 U.S.C. § 1720F note, VA expects that grantees coordinate with local VA facilities on a regular basis to provide linkage to health care and other services for eligible individuals. Grantees must have a presence in the local area to meet with individuals and organizations to create referral processes to the grantee and other community resources, including VA.

Eligible Participants

Grantees identify eligible individuals for services in accordance with 38 C.F.R. § 78.10, which involves screening for certain military status and risk for suicide.

Per the eligibility screening conducted by grantees with VA-provided tools, eligible individuals are those Veterans or Service members with a lifetime history of a suicide attempt or preparatory behavior for suicide, a recent hospitalization for suicidality, recent suicidal thoughts, or significant presence of psychosocial risk factors. VA will provide access to the Columbia Suicide Severity Rating Scale (C-SSRS) to screen the severity of suicide risk.

If an eligible individual is at risk of suicide or other mental or behavioral health conditions per the C-SSRS or the Patient Health Questionnaire (PHQ-9) within the baseline mental health screening, the grantee must refer such individual to VA for care. To the extent practicable, those referrals are required to be a "warm hand-off" from the grantee to VA to ensure that the eligible individual receives necessary care. This "warm hand-off" may include providing any necessary transportation to the nearest VA facility, assistance with scheduling an appointment with VA, and any other similar activities that may be necessary to ensure the eligible individual receives necessary care in a timely manner.

Family members may receive certain SSG Fox SPGP services for the purpose of supporting and reducing risk for the eligible individual. Family members are eligible for SSG Fox SPGP services if the eligible individuals are enrolled in the program.

Suicide Prevention Services

See also the Guidance for the Use of Funds Section.

Suicide Prevention Services include:

Outreach to identify and engage eligible individuals at highest risk of suicide (see 38 C.F.R. § 78.45): Outreach ensures that Veterans and Service members who are at elevated risk of suicide or who are not receiving health care or other services furnished by VA are identified, engaged, and provided suicide prevention services.

Baseline mental health screening (see 38 C.F.R. § 78.50): All grantees must provide mental health screening to the eligible individuals they serve. The screening determines an eligible individual's needs which allows the suicide prevention services plan to be customized accordingly. Screening consists of four tools provided electronically by VA. These tools are the PHQ-9, Interpersonal Support Evaluation List (ISEL-12), Socio Economic Status (SES), and the Warwick Edinburgh Mental Well Being Scale (WEMWBS). Screening is done once an eligible individual has agreed to enroll in grantee services and again when services are ending. Pre- and post- screening is a necessary part of evaluating the effectiveness of services provided.

Education (see 38 C.F.R. § 78.55): Education may include suicide prevention gatekeeper training, lethal means safety training, or specific education programs that assist communities, Veterans and families with the identification, assessment, or prevention of suicide. Gatekeeper training generally refers to educational programs that seek to develop individuals' knowledge, attitudes, and skills specific to suicide prevention. Gatekeeper training teaches clinical and non-clinical professionals and other key community members the warning signs of a suicide crisis and how to respond and refer individuals for care.

Clinical services for emergency treatment (see 38 C.F.R. § 78.60): Clinical services may be provided for emergency treatment of a participant. Applicants are encouraged to carefully review the definition of emergency treatment in 38 C.F.R. § 78.60(d), which could include emergency mental health conditions and is characterized by acute symptoms of sufficient severity requiring immediate attention. If a participant is provided clinical services for emergency treatment then requires ongoing clinical services, the grantee must refer eligible individuals to VA and family members to appropriate non-VA services for additional care.

Apart from clinical services for emergency treatment under 38 C.F.R. § 78.60(a), funds provided under this grant program may not be used to provide any clinical services (e.g., psychotherapy, psychiatry, medical care).

Case management services (see 38 C.F.R. § 78.65): Case management services are focused on suicide prevention to effectively assist participants at risk of suicide based on their assessed needs.

Peer support services (see 38 C.F.R. § 78.70): Grantees providing peer support services must help participants understand what resources and supports are available in their area for suicide prevention. Peer support services must be provided by Veterans trained in peer support with similar lived experiences related to suicide or mental health. Peer support specialists are members of an interdisciplinary team and serve as role models and a resource to assist participants with their mental health recovery. Peer support services by a trained peer support specialist differ from other service offerings that merely include peers.

Qualification standards for peer specialists include the criteria from 38 UU.S.C. 7402(b)(13) that the individual is (1) a Veteran who has recovered or is recovering from a mental health condition, and (2) certified by (i) a not-for-profit entity engaged in peer support specialist training as having met such criteria as VA shall establish for a peer support specialist position, or (ii) a state as having satisfied relevant state requirements for a peer support specialist position. VA's qualification standards for peer specialists may be found at https://department.va.gov/employees/va-qualifications-standards/.

Assistance in obtaining VA benefits (see 38 C.F.R. § 78.75): This assistance will provide participants with additional means of awareness and linkage to available VA benefits such as (1) vocational and rehabilitation counseling; (2) supportive services for homeless Veterans; (3) employment and training services; (4) educational assistance; and (5) health care services. Grantees are not permitted to represent participants before VA with respect to a claim for VA benefits unless they are recognized for that purpose pursuant to 38 U.S.C. § 5902. Employees and members of grantees are not permitted to provide such representation unless the individual providing representation is accredited pursuant to 38 U.S.C. Chapter 59.

Assistance in obtaining and coordinating other public benefits and assistance with emergent needs (see 38 C.F.R. § 78.80): Grantees providing this service assist participants in obtaining and coordinating benefits that are provided by Federal, state, local, or tribal agencies, or any other grantee in the service area, by referring the participant to and coordinating with such entity.

There are certain public benefits and assistance for which grantees may only provide participants with referrals. These include: health care services, which consist of (1) health insurance and (2) referrals to a governmental entity or organization that provides (i) hospital care, nursing home care, outpatient care, mental health care, preventive care, habilitative and rehabilitative care, medical case management, respite care, home care, (ii) the training of any eligible individual's family in the care of any eligible individual, and (iii) the provision of pharmaceuticals, supplies, equipment, devices, appliances, and assistive technology. Grantees may also refer participants, as

appropriate, to an entity that provides daily living services relating to the functions or tasks for self-care usually performed in the normal course of a day.

Grantees may provide directly or provide referrals for personal financial planning services; transportation services; temporary income support services (including, among other services, food assistance); fiduciary and representative payee services; legal services to assist eligible individuals with issues that may contribute to the risk of suicide; and childcare. For additional details on these elements, applicants should consult 38 C.F.R. § 78.80.

Nontraditional and innovative approaches and treatment practices (see 38 C.F.R. § 78.85): If applicants propose nontraditional and innovative approaches in their grant applications, they must provide adequate detail, and supply evidence or outcomes supporting the services' effectiveness of improving mental health or mitigating a risk factor for suicidal thoughts and behavior. Non-traditional, innovative, and other services are still subject to the requirement that medical or clinical services are not fundable unless emergent, as under 38 C.F.R. § 78.60. VA reserves the right to approve or disapprove nontraditional and innovative approaches and treatment practices to be provided with SSG Fox SPGP funds.

Other services (see 38 C.F.R. § 78.90): Grantees may provide general suicide prevention assistance under this section for expenses specifically associated with gaining or keeping employment or lethal means safety and storage. This assistance may include payment directly to a third party (and not to a participant or their family), in an amount not to exceed $750 per participant during any 1-year period.

Applicants may propose additional suicide prevention services to be provided. Examples of other services may include, but are not limited to, adaptive sports; equine assisted therapy; in-place or outdoor recreational therapy; substance use reduction programming; non-clinical individual, group, or family counseling; and relationship coaching. VA reserves the right to approve or disapprove other services to be provided using SSG Fox SPGP funds.

Performance Metrics and Targets

Change scores in eligible individuals' suicide risk, mental health status, wellbeing, financial stability and social support are determined through deidentified submission of pre- and post- service mental health screenings. These scores allow an assessment of individual progress and the collective impact of grant services.

Each grantee proposes a unique program concept, budget, service area, and estimated number of individuals to be served based on their unique community's assessed needs. VA evaluates grantee performance in multiple areas, including but not limited to participant service outcome data, grantee alignment with program goals, demonstrated

reach to populations at elevated risk for suicide and not currently served by VA, fiscal management, and timely responsiveness to information requested by VA. 40% of eligible individuals served will be unaffiliated with VA (ever or in past year) at time of grantee intake. 75% of eligible individuals served will be referred to VA. 85% of eligible individuals who complete grantee services will show improvement in at least one of the domains that align with program goals of reducing suicide risk and improving mental health status, well-being, social support and financial stability.

Guidance for the Use of Funds

Grantees will conduct their programs in accordance with 38 C.F.R. Part 78 and 2 C.F.R. Part 200.

Consistent with section 201(o) of the Hannon Act, only grantees that are a state or local government or an Indian tribe can use grant funds to enter a subcontractor or “pass through” agreement with a community partner under which the grantee may provide funds to the community partner for the provision of services to eligible individuals and their families. However, all grantees may choose to enter into contracts for goods or services because in some situations, resources may be more readily available at a lower cost, or they may only be available, from another party in the community.

Funds can be used to conduct outreach, educate, and connect with eligible individuals who are not engaged with VA services. Any outreach and education that is funded by SSG Fox SPGP should link directly back to a referral to the grantee’s program for an opportunity to enroll the eligible individual in the program.

Funds must be used to screen for eligibility and suicide risk and enroll individuals in the program accordingly. Prior to providing suicide prevention services, grantees must verify, document, and classify each participant's eligibility for suicide prevention services. Grantees must determine and document each participant's degree of risk of suicide using tools identified in the suicide prevention services grant agreement.

Funds must be used to provide suicide prevention services based on the individual’s screening and assessed needs. Note that some individuals who come through the referral process may not engage in services. Grantees are expected to determine what referrals are appropriate for these individuals for follow-up services.

For each eligible individual enrolled in grantee services, grantees must develop and document an individualized service plan based on the needs identified in the baseline screening. This plan must be developed in consultation with the participant.

Grantees must document the suicide prevention services provided for each participant, how services are provided, the duration of the services, and any goals for the services. If the eligible individual wishes to enroll in VA health care, the grantee must inform the eligible individual of a VA point of contact for assistance with enrollment.

Funds must also be used to evaluate outcomes and effectiveness related to suicide prevention services.

Grantees may make qualifying payments directly to a third party on behalf of a participant in certain situations, including childcare, transportation, food, and housing per 38 C.F.R. § 78.80, and the general suicide prevention assistance described in 38 C.F.R. § 78.90.

Applicants are not required to submit proposals that contain sharing or matching funds.

Additional program guidance is available via the Program Guide, which may be downloaded from https://www.mentalhealth.va.gov/ssgfox-grants/.

Program Authority

Funding applied for under this NOFO is authorized by section 201 of the Hannon Act. (38 U.S.C. § 1720F note). Section 201 of the Hannon Act, as amended, authorizes VA to provide grants until September 30, 2026. (Public Law 119-37).

VA has established and implemented the statutory authority for the SSG Fox SPGP in regulations, published as an Interim Final Rule in the Federal Register on March 10, 2022 (87 F.R. 13806),FR 13835), and codified at 38 C.F.R. Part 78. The rules and regulations contain all detailed definitions and requirements pertaining to this program. A subsequent technical correction to the regulation was published in the Federal Register on March 22, 2022 (87 F.R. 138351610116101). VA adopted the Interim Final Rule as Final with changes on August 1, 2024 in the Federal Register (89 F.R. 6266362659§ 62663). It is important to review both the Interim Final Rule (majority of content) and Final Rule (new changes).

Funds made available under this NOFO are subject to the requirements of section 201 of the Hannon Act, 38 C.F.R. Part 78, and other applicable laws and regulations. Awardees under this NOFO will comply with all laws, rules, regulations, and executive orders.

Application Contents and Format (also see Appendices A-C)

Threshold Review: VA will only score applicants who meet the following threshold requirements as per 38 C.F.R. § 78.20:

(1) The application must be filed within the time period established in the NOFO;
(2) Any additional information or documentation requested by VA is provided within the time frame established by VA;
(3) The application must be completed in all parts;
(4) The activities for which the suicide prevention services grant is requested must be eligible for funding;
(5) The applicant's proposed participants must be eligible to receive suicide

prevention services;

(6) The applicant must agree to comply with the requirements of 38 C.F.R. Part 78;

(7) The applicant must not have an outstanding obligation to the Federal Government that is in arrears and does not have an overdue or unsatisfactory response to an audit; and

(8) The applicant must not be in default by failing to meet the requirements for any previous Federal assistance.

If these threshold requirements are not met, VA will deem applicants to be ineligible for further consideration. Applications submitted without an active UEI in SAM.gov or without fully completing the provided budget template are considered incomplete and will be rejected at threshold, meaning the application would be considered ineligible.

Priority 1 (Renewals): VA's regulations at 38 C.F.R. § 78.35 describe the criteria that VA will use to score those grantees who are applying for renewal of a grant. Such criteria will assist with VA's review and evaluation of grantees to ensure that those grantees have successful existing programs using the previously awarded grant funds and that they have complied with the requirements of 38 C.F.R. Part 78 and section 201 of Hannon Act. The criteria in 38 C.F.R. § 78.35 ensure that renewals of grants are awarded based on the grantee's program's success, cost-effectiveness, and compliance with VA goals and requirements for this grant program. In addition to the application score, VA's ongoing assessment of grantee performance is a factor in renewal decisions.

Using a weighted scoring method, the renewal application is organized into the following sections: Program Outcomes (maximum 55 points), Cost Effectiveness (maximum 20 points); Compliance with Program Goals and Requirements (25 maximum points); Exhibits (no point values).

VA uses the following criteria to score grantees applying for renewal of a suicide prevention services grant:

(1) The success of the grantee's program, as demonstrated by progress on program goals via outcome measures and surveys.

(2) The cost-effectiveness of the grantee's program.

(3) The extent to which the grantee's program complies with SSG Fox SPGP goals and requirements.

The Exhibit section includes an applicant budget template, to be submitted in a VA-provided Microsoft Excel file. The budget submission must include: 1) the annual budget and 2) budget narrative, which provides a clear description of each of the line items.

Priority 2 (New Applicants): VA's regulations at 38 C.F.R. § 78.25 describe the criteria

that VA will use to score new applications. Applicants must include all required documents in their application submission. Required documents include the completed VA-provided budget template, organizational chart, key personnel resumes, hiring criteria for proposed staff, and documentation to verify eligible entity type. Submission of an incorrect, incomplete, inconsistent, unclear, or incorrectly formatted application package will result in the application being rejected, if not corrected prior to the deadline.

Using a weighted scoring method, VA will use the following criteria to score applicants who are applying for a new suicide prevention services grant:

(1) The background, qualifications, experience, and past performance of the applicant and any community partners identified by the applicant in the suicide prevention services grant application. (maximum 30 points)

(2) The applicant's program concept and suicide prevention services plan, to include projected number of eligible individuals to be served. Note: program concepts proposing primarily or exclusively unallowed services, such as non-emergent clinical care, will not be considered. (maximum 30 points)

(3) The applicant's quality assurance and evaluation plan. (maximum 15 points)

(4) The applicant's financial capability and plan. (maximum 15 points)

(5) The applicant's area linkages and relations with federal, state, local, or tribal governments or private entities that can enhance services and program effectiveness. (maximum 10 points)

The Exhibit section includes an applicant budget template, to be submitted on the VA-provided Microsoft Excel file. The budget submission must include: 1) the annual budget and 2) budget narrative, which provides a clear description of each of the line items.

Pre-Application Materials

Not Applicable

Application Components

Applicants will follow instructions embedded within the application. For instance, there may be a word limit per text box, and the VA-provided budget template must be used and completed fully. All literature that has been cited needs to be listed as a reference with a corresponding numbering system for identifying the location within the document. Application overview and sample checklists are available in Appendices A-C of this NOFO, though applicants are responsible for ensuring that all requirements are met and that all materials are complete in accordance with the entirety of the NOFO.

Submission Requirements and Deadlines:

Address to Request Application Package

Initial and renewal applications are accessed via the electronic grants management system described at https://www.mentalhealth.va.gov/ssgfox-grants/. Application technical assistance materials are also found on this website. Any questions regarding this process should be referred to SSG Fox SPGP via email at VASSGFoxGrants@va.gov. For detailed program information and requirements, see 38 C.F.R. Part 78.

UEI and SAM

Applicants must have an EIN from the IRS, a UEI from SAM, and an active registration in SAM to be eligible. See the Before You Begin section.

Submission Instructions

Applicants must submit applications electronically following the instructions found at https://www.mentalhealth.va.gov/ssgfox-grants/. Applications may not be mailed, hand carried, or sent by facsimile. Applications must arrive as a complete package. Materials arriving separately will not be included in the application package for consideration and may result in the application being rejected.

Submission Dates and Times

Applications for suicide prevention grants under SSG Fox SPGP must be received by 4:59 p.m. Eastern Time on June 12, 2026. Awards will fund operations beginning September 30, 2026. In the interest of fairness to all competing applicants, this deadline is firm as to date and hour. Applicants should take this into account and make early submission of their materials to avoid any risk of loss of eligibility brought about by unanticipated delays, computer service outages, or other delivery-related problems. Please see the Agency Contact Information section of this NOFO for any technical questions or difficulties with submission. See also the Key Dates section.

Intergovernmental Review

Executive Order (E.O.) 12372 *Intergovernmental Review of Federal Programs* was issued to foster intergovernmental partnership and strengthen federalism by relying on state and local processes for the coordination and review of proposed Federal financial assistance and direct Federal development.

This funding opportunity is not subject to E.O. 12372.

Application Review Information

Funding Restrictions

See *Threshold Review* under Application Contents and Format.

In addition to limitations set forth in law, 38 C.F.R. Part 78, and 2 C.F.R. Part 200, per 38 C.F.R. part 78.105, the following restrictions apply:

(1) Funding cannot be used for direct cash assistance to participants and their families.

(2) Funding cannot be used for legal services prohibited pursuant to 38 C.F.R. § 78.80(g).

(3) Funding cannot be used for medical, clinical, or dental care and medicines except for clinical services for emergency treatment authorized pursuant to 38 C.F.R. § 78.60.

(4) Funding cannot be used for any activities considered illegal under Federal law, and any costs identified as unallowable per 2 C.F.R. Part 200, subpart E.

Additional guidance in the grant agreement and Program Guide note that the SSG Fox SPGP is not a research and development grant; additionally, costs for infrastructure and vehicle purchases are not generally supported.

Review Criteria

Grant applications will be scored by a VA grant review committee whose members will be trained in understanding the program's goals, the requirements of the NOFO, VA's regulations for this Program (38 C.F.R. Part 78), and the prescribed scoring rubrics in 38 C.F.R. § 78.25 and 38 C.F.R. § 78.35 (pursuant to 2 C.F.R. Part 200). Application reviewers are selected for their knowledge of suicide prevention or grants, are in locations other than the applicant's proposed area, and attest to be free of conflicts of interest for each application. Consistent with 38 C.F.R. § 78.40, if all available grant funds are awarded to renewal grants for existing grantees, no new applications will be awarded.

To be considered for funding, applications must receive at least 60 points and at least one point under each of the criteria noted in the Application Contents and Format and Scoring Criteria Sections of this NOFO. Renewal applicants must also be assessed by VA as having at minimum, satisfactory performance under the terms of their current grant agreement. After selection of renewal applicants, if there is funding available, VA will rank all new applicants who score at least 60 cumulative points and receive at least one point under each of the criteria noted in the Application Contents and Format and Scoring Criteria sections of this NOFO.

Scoring Criteria:

Reviewers will award points based on each applicant's responses to the scored items in Appendix B (renewal) and Appendix C (initial).

For the evaluation criteria and points, see summary below.

Renewal Application Criterion		Points (maximum)
1.	Program Outcomes	55
2.	Cost Effectiveness	20
3.	Compliance with Program Goals and Requirements	25
4.	Exhibits (no point values)	0
	TOTAL	**100**

Initial Application Criterion		Points (maximum)
1.	Background, Qualifications, Experience, Past Performance	30
2.	Program Concept and Services Plan	30
3.	Quality Assurance and Evaluation Plan	15
4.	Financial Capability and Plan	15
5.	Area Linkages and Relations	10
	TOTAL	**100**

Review and Selection Process

As per 38 C.F.R. § 78.30, VA will rank the scores of new applicants in order from highest to lowest as the primary basis for selection. However, VA will give preference to applicants that have demonstrated the ability to provide suicide prevention services, and applicants that can assist eligible Veterans at risk of suicide who are not currently receiving VA health care. Areas with need, such as rural, Tribal, and medically underserved areas; U.S. Territories; and communities with high rates of Veteran suicidal behaviors and/or deaths are a focus for funding decisions. To the extent practicable, VA will also ensure that suicide prevention services grants are provided in as many areas of need as possible.

Passing renewal applications undergo further review for performance. Passing new applications are ranked and recommended for funding depending upon funding

availability, areas with need, and geographic distribution, including consideration for States and Territories without a current SSG Fox SPGP grantee.

Numerous VA offices are involved in the clearance process for SSG Fox SPGP award recommendations. The Secretary, or his designee, makes the final selections for awards, in accordance with criteria from 38 C.F.R. § 78.30 and § 78.40.

Risk Review

Prior to making an award, and at any time post-award, VA will review any available information, including its own records and any Office of Management and Budget-designated repository of Governmentwide eligibility or financial integrity information, such as SAM.gov.

VA will comply with the requirements of 2 C.F.R. Parts 180 and 801.

Per 2 C.F.R. § 200.206, VA will evaluate risks posed by applicants to include review of available information on financial stability, management systems and standards, history of performance, audit reports and findings, and ability to effectively implement requirements. VA may ask applicants or grant recipients to submit additional information regarding their ability to manage Federal funds.

The risk assessment may consider results of the applicant's eligibility (threshold review) or the quality of its application (merit review). If VA decides to make an award, VA may add specific conditions to the award corresponding to the degree of risk.

Applicants may review and comment on any information in SAM.gov about their organization. If the applicant comments on any SAM.gov records, VA will consider the comment as part of the risk review.

Award Notices

Although subject to change, VA expects to announce grant awards in the fourth quarter of federal FY 2026. VA reserves the right in any year to adjust (e.g., to funding levels) as needed within the intent of the NOFO based on a variety of factors, including the availability of funding. The initial announcement of awards will be made via a news release posted on VA's SSG Fox SPGP website at https://www.mentalhealth.va.gov/ssgfox-grants. The SSG Fox SPGP will concurrently notify both successful and unsuccessful applicants of the outcome of their applications via electronic mail. Unsuccessful applicants will receive a link to a recorded webinar with general feedback. Only a grant agreement with a VA signature is evidence of an award and is an authorizing document allowing costs to be incurred against a grant award. Other notices, letters, or announcements are not authorizing documents. The grant agreement includes the terms and conditions of the award and must be signed by the entity and VA to be legally binding.

Applicants not selected for funding receive a link to a webinar that provides feedback specific to this NOFO's scoring and ranking process, including examples of what led to low scores and non-selection. Individual scoring results or comments on applications are not released, as such details would create an unfair advantage in future funding cycles.

Post-Award Requirements and Administration

Administrative and National Policy Requirements

After receiving funding, grant recipients must follow specific laws, rules, and regulations. This includes federal laws, program regulations, program requirements, Executive Orders, requirements outlined in this NOFO, and the terms and conditions outlined in the award agreement. By applying and signing the SF-424, applicants confirm that their entity will adhere to these requirements.

Applicants selected in response to this NOFO shall notify SSG Fox SPGP of the start and end dates of their fiscal years, the amount of any other Federal awards they have received since the beginning of the fiscal year during which the application was submitted, the dates of those awards, and whether they have undergone an audit in accordance with 31 U.S.C. Chapter 75.

Reporting

In addition to the grantee reporting requirements described in 38 C.F.R. § 78.145, applicants should be aware of the following:

(1) Upon execution of a suicide prevention services grant agreement with VA, grantees will have a liaison appointed by the SSG Fox SPGP who will provide oversight and monitor the use of funds to provide suicide prevention services provided to participants.

(2) VA requires that grantees use validated tools and assessments furnished by VA to determine the effectiveness of the suicide prevention services. These include any measures and metrics developed and provided by VA for the purposes of measuring the effectiveness of the programming in improving mental health status, well-being, financial stability, and social support, and in reducing suicide risk of eligible individuals. Grantees will be required to use the secure, web-based VA Data Collection Tool for this purpose.

(3) Grantees must provide each participant with a satisfaction survey, which the participant can submit directly to VA, within 30 days of such participant's pending exit from the grantee's program. This is required to assist VA in evaluating grantees' performance and participants' satisfaction with services.

The award grant agreement will provide additional details on reporting.

Monitoring

In addition to the grantee performance evaluation described above, monitoring will also include the submission of periodic and annual financial and performance reports by the grantee in accordance with 2 C.F.R. Part 200. The grantee is expected to demonstrate adherence to the grantee's proposed program concept, as described in the grantee's application or in any approved revisions.

Consistent with 38 C.F.R. § 78.135, VA has the right, at all reasonable times, to make onsite visits to all grantee locations and have virtual meetings where a grantee is using suicide prevention services grant funds to review grantee accomplishments and management control systems and to provide such technical assistance as may be required.

Grantees will be responsible for adhering to general operational requirements per 38 C.F.R. § 78.95 and the oversight of the Federal award. In accordance with 2 C.F.R. §§ 200.329 through 200.333, the recipient, and subrecipient when applicable, must monitor their activities under Federal awards to ensure they are compliant with all requirements and meeting performance expectations.

Other Information

Payments To Grantees

Grantees will receive payments electronically through the U.S. Department of Health and Human Services (HHS) Payment Management System. Grantees will have the ability to request payments as frequently as they choose. Grantees must have internal controls in place to ensure funding is available for the full duration of the grant period of performance, to the extent possible. As described in 38 C.F.R. § 78.140, costs for administration by a grantee will be consistent with 2 C.F.R. Part 200.

Program Evaluation

Program evaluation is necessary to evaluate the impact that participation in the SSG Fox SPGP has on eligible individuals' suicide risk, mental health status, well-being, financial stability, and social support, as required by the Hannon Act.

As part of the national program evaluation, grantees must input data regularly in VA's web-based Data Collection Tool. VA will ensure that grantees have access to the data they need to gather and summarize program impacts and lessons learned; performance indicators used for grantee selection and success; and the criteria associated with the best outcomes for Veterans.

Training and technical assistance for data collection and program evaluation will be provided by VA, which will coordinate with subject matter experts to provide various

trainings, including the use of measures and metrics required for this program.

Executive Orders

VA is required to ensure compliance with all applicable statutes, regulations, and Executive Orders when evaluating and awarding grants. In accordance with Executive Order 14332, Improving Oversight of Federal Grantmaking, aside from the evaluation criteria published in this announcement, VA has discretion to remove from consideration any applicant VA deems does not demonstrably advance the President's or VA's priorities. VA will not fund activities that use racial preference for eligibility criteria or promote gender ideology. VA will not fund activities that promote or facilitate violations of immigration laws or are sources of waste, fraud, or abuse. VA will not tolerate activity or conduct by grant recipients that constitute acts of moral turpitude, are scandalous, or bring the recipient, the project funded by this grant, or VA into public disrepute, contempt, or ridicule.

Signing Authority

The Secretary of Veterans Affairs has delegated authority to the Assistant Secretary for Management and Chief Financial Officer to approve this document and authorized the undersigned to sign and submit the document to Grants.gov for publication electronically as an official document of the Department of Veterans Affairs.

RICHARD TOPPING

Digitally signed by RICHARD TOPPING
Date: 2026.03.13 14:01:05 -04'00'

Richard Topping
Assistant Secretary for Management/Chief Financial Officer
Department of Veterans Affairs

Appendices

Appendix A: Threshold Checklist

This example checklist is an assistance tool and not an exhaustive guide. Applicants are responsible for ensuring that all requirements are met and that all materials are complete in accordance with the entirety of the NOFO.

Submission and Eligibility Requirements *All required eligibility and submission requirements must be evidenced in the application. Requirements include:*	**Complete?**
The deadline submission requirements are met.	☐
Entity maintains an active SAM.gov registration in good standing (not debarred or delinquent) for the duration of the review period.	☐
Entity is registered in the VA Customer Engagement Portal, and proof of registration is submitted with the application.	☐
Application is not less than the $100,000 minimum nor does it exceed the ceiling amount of $750,000 (initial) or the amount of the current approved award (renewal).	☐
Application complies with any other application requirements, such as administrative caps, application limits, etc.	☐
Application Forms and Documents Requirement *All required components of the applications must be complete, on the correct application (initial or renewal), appropriately titled, formatted, and submitted through the electronic grants management system described on https://www.mentalhealth.va.gov/ssgfox-grants/. Required components include:*	
SF-424 (completed and signed in Grants.gov)	☐
Fully completed VA Budget Template	☐
Current Federally negotiated indirect cost rate (ICR) or certification of de minimis ICR (if applicable)	☐
Initial applications additionally require:	
• Applicant Organizational Chart	☐
• Key Personnel Resumes	☐
• Hiring Criteria for Proposed Staff	☐
• Eligible Entity Verification (bylaws, articles of incorporation, proof of Federal tax-exempt status, if applicable , etc.)	☐

• For those entities whose only eligibility may be as a community-based organization, applicants must provide a letter on letterhead detailing and attesting to eligibility criteria for this type of entity. This letter is to be uploaded in the External Attachments section. If not provided and there is no verification of another Eligible Entity type, the applicant will fail threshold review.	
Verify Eligibility for Funding	
Proposed activities for which the grant is requested are eligible to be funded under 38 C.F.R. Part 78.	☐
Proposed participants are eligible to receive services under 38 C.F.R. Part 78.	☐

Appendix B: Renewal (Priority 1) Application Components

Overview – Confirm or Update:

1. Unique Entity Identifier (UEI).
2. Employer Identification Number (EIN).
3. Organization Name.
4. Organization Address (including city, county, state, zip code, congressional district).
5. Primary Place of Performance (including city, county, state, zip code, congressional district). Generally, this is the office location of the Project Director or case manager(s) and where project records are retained.
6. Project Abstract. Applicants must introduce and summarize the proposed project.
7. Project Contacts. Provide the role, name, email, and title (indicate as key contact for the grant application or as system user only). Further indicate if a system user is an active or inactive contact for the grant.
8. Federal Award Identification Number (FAIN)
9. Eligibility for a Subcontractor: Is the organization a State or local government or Indian Tribe?
10. Amount of Funds Requested (must be less or equal to current approved award)
    a. Does grantee have a formally approved indirect cost rate?
11. Projected number of Eligible Individuals to be Served. Per the Hannon Act section 201 (q)(3), and consistent with 38 C.F.R. § 78.10, an eligible individual is defined as an individual at risk of suicide per the screening tools provided by VA and one of the following: (1) A Veteran as defined in 38 U.S.C. § 101, (2) An individual described in 38 U.S.C. §§ 1720I(b), or (3) An individual described in 38 U.S.C. §§ 1712A(a)(1)(C)(i) through (iv). This number includes only those identified to be eligible and in agreement with onboarding into the grantee services program. Do not include those only touched by an outreach or education contact.
    a. Average cost per Eligible Individual.
12. Acknowledgement. Applicants must certify that the information provided is true, accurate, and complete to the best of their knowledge. The person completing this section must certify that they are authorized or appropriately delegated by the organization to make the certification on behalf of the organization. They must certify that they are aware that any false, fictitious, or fraudulent statements or claims may subject them to criminal, civil, or administrative penalties (18 U.S.C. 1001). By

checking the box, they knowingly and willingly attach their legally binding signature to the submission.

Geographic Information

13. Geographic Area Served These should all be the same as the current approved award (select all that apply).
    a. State(s)
    b. Counties
    c. Regions
14. Veterans Integrated Service Network (VISN) (select all that apply).
15. Station number of the VA medical facility whose catchment area includes the proposed area to be served in this application (select all that apply).
16. Compliance with Threshold Requirements.

Section A: Program Outcomes

17. Service and Program Evaluation (including data and examples)
18. Outreach and Engagement (including percentage of eligible individuals not previously receiving VA services)
19. Participant Satisfaction
20. Program Implementation and Progress
21. Coordination with VA and Community

Section B: Cost Effectiveness

22. Cost per Eligible Individual
23. Program Budget and Expenditures

Section C: Compliance with SSG Fox SPGP Goals and Requirements (Includes Certifications)

External Attachments: Applicant Budget Template

Appendix C: Initial (Priority 2) Application Components

Overview

1. Unique Entity Identifier (UEI).
2. Employer Identification Number (EIN).
3. Organization Name.
4. Organization Address (including city, county, state, zip code, congressional district).
5. Primary Place of Performance (including city, county, state, zip code, congressional district). Generally, this is the office location of the Project Director or case manager(s) and where project records are retained.
6. Project Abstract. Applicants must introduce and summarize the proposed project.
7. Project Contacts. Provide the role, name, email, and title (indicate as key contact for the grant application or as system user only). Further indicate if a system user is an active or inactive contact for the grant.
    a. People filling primary roles on the project may be entered as a key contact. At a minimum, people filling the following roles must be identified as a key contact:
        i. Project Director
        ii. Authorized Signatory
    b. People filling secondary roles on the project may be entered as a key contact or a user.
    c. People filling an executive leadership role at the organization and members of the governing body (for example, Board of Directors) must be entered and may be identified as inactive users if appropriate.
8. Applicant Eligibility: Organization type (private, non-profit, local or State government, Tribal, etc.). See Appendix A. Documents verifying organization type are uploaded in the *External Attachments* section. Note, only select community-based organization if you do not meet criteria for any other option. This section includes questions on the following:
    a. Outstanding obligations
    b. Default
    c. Guilty of Crime
    d. Subject to Order

e. Subject to Action

f. Debarred or Suspended

g. Notified in Default

h. Terminated Public Transactions

i. Party to Litigation or formal Alternative Dispute Resolution process

9. Amount of Funds Requested

    a. Does entity have a formally approved indirect cost rate?

10. Projected number of Eligible Individuals to be Served. Per the Hannon Act, section (q)(3),Consistent with Part.10, an eligible individual is defined as an individual at risk of suicide per the screening tools provided by VA and one of the following: (1) A Veteran as defined in 38 U.S.C. § 101, (2) An individual described in 38 U.S.C. § 1720I(b), or (3) An individual described in 38 U.S.C. §§ 1712A(a)(1)(C)(i) through (iv). This number includes only those identified to be eligible and in agreement with onboarding into the grantee services program. Do not include those only touched by an outreach or education contact.

    a. Average cost per Eligible Individual.

11. Acknowledgement. Applicants must certify that the information provided is true, accurate, and complete to the best of their knowledge. The person completing this section must certify that they are authorized or appropriately delegated by the organization to make the certification on behalf of the organization. They must certify that they are aware that any false, fictitious, or fraudulent statements or claims may subject them to criminal, civil, or administrative penalties (18 U.S.C. 1001). By checking the box, they knowingly and willingly attach their legally binding signature to the submission.

Geographic Information

12. Geographic Area Served (select all that apply)

    a. State(s)

    b. Counties

    c. Regions

13. Veterans Integrated Service Network (VISN) (select all that apply).

14. Station number of the VA medical facility whose catchment area includes the proposed area to be served in this application (select all that apply).

Section A: Background, Qualifications, Experience, & Past Performance of Applicant and Any Identified Community Partners

15. Background and Organizational History
16. Staff Qualifications
17. Organizational Qualifications and Past Performance, Including Experience with Veteran Services.

Section B: Program Concept & Suicide Prevention Services Plan

18. Need for Program
19. Outreach/Screening Plan
20. Program Concept
    a. Proposed Program and Services
    b. Staffing Plan
    c. Service Frequency
    d. Coordination Across Partner and Community Organizations
    e. Participant Confidentiality
    f. Participant Safety
    g. Participant Goal Development
21. Implementation Timeline
22. Coordination with Local VA Facilities
23. Ability to meet VA's requirements, goals, and objectives for SSG Fox SPGP
24. Capacity to Undertake Program

Section C: Quality Assurance and Evaluation Plan

25. Program Evaluation
26. Monitoring and Compliance
27. Remediation
28. Management and Reporting

Section D: Financial Capability and Plan

29. Complete the Budget Template in the application to reflect total funds requested.
30. Organizational Finances

31. Financial Feasibility of Program

Section E: Area Linkages and Relations

32. Evidence of Established Linkages for the purpose of providing services to participants
33. Past Working Relationships
34. Local Presence and Knowledge
35. Integration of Linkages and Program Concept

Key Performance Indicators

36. Number of eligible individuals served (target dependent on program concept and year of implementation.)
37. 40% of eligible individuals served will be unaffiliated with VA (ever or in past year) at time of grantee intake.
38. 75% of eligible individuals served will be referred to VA.
39. 85% of eligible individuals who complete grantee services will show improvement in at least one of the domains that align with program goals of reducing suicide risk and improving mental health status, well-being, social support and financial stability.

External Attachments

Applications that do not include all required files will be considered incomplete.

Unless otherwise specified, materials uploaded to this section of the application must be in portable document format (PDF). A native PDF (that is, a machine-readable PDF, not a static image), is strongly preferred.

40. VA-FSC Vendor File Request – Verification of Submission
41. Applicant Organizational Chart
42. Key Personnel Resumes and Hiring Criteria for Proposed Staff
43. Completed Budget Template (on provided Excel document)
44. Eligible Entity Verification
    a. e.g., bylaws, articles of incorporation, proof of Federal tax-exempt status, if applicable, etc.
    b. For those entities whose only eligibility may be under (4) community-based organization, applicants must provide a letter on letterhead detailing and attesting to eligibility criteria for this type of entity.

45. Current Federally negotiated indirect cost rate agreement or certification of de minimis indirect cost rate (required only if requesting indirect costs).
46. Current letter(s) of coordination (optional letters or MOUs demonstrating area linkages or partnership agreements).

Required Certifications

By signing and submitting this application for Federal assistance, I certify that I have read and agree to the general terms and conditions of award and that my organization does not have any past due SF-425 Federal Financial Report, outstanding debt, or any outstanding requirement under any VA grant.

Appendix D: Definitions

The regulations for the SSG Fox Suicide Prevention Grant Program, published as an Interim Final Rule in the Federal Register on March 10, 2022 (87 F.R. 13806FR 13835), and codified in 38 C.F.R. Part 78, as well as the uniform guidance for grants (2 C.F.R. Part 200), contain all detailed definitions and requirements pertaining to this program. A subsequent technical correction to the regulation was published in the Federal Register on March 22, 2022 (87 F.R. 1610116101). VA adopted the Interim Final Rule as Final with changes on August 1, 2024 in the Federal Register (89 F.R. 62659). It is important to review both the Interim Final Rule (majority of content) and Final Rule (new changes).

Appendix E: Relevant Resources

1. Federal Grant Systems Hub (beta) *available soon via Grants.gov*
2. Federal Service Desk (FSD)
3. Grants.gov
4. HHS website
5. SAM.gov
6. Uniform Guidance for Grants
7. SSG Fox Suicide Prevention Grant Program

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0389

Title:

Ratify the Chairman's execution of the Combined Subdivision Participation and Release Form to participate in a new national opioid settlement with six regional distributors/dispenser defendants (Remnant Defendants Settlement). Countywide **(Allison Thall - Community Services Director)**

Division:

Community Services - Community Health

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Kelly Welch/407-665-2391

Background:

A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement), which include: Associated Pharmacies, Inc. (and American Associated Pharmacies); JM Smith Corp; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics).

Seminole County was notified by outside counsel, Romano Law Group, of action needed to participate in the Remnant Defendants Settlement. To participate, an authorized representative of Seminole County Board of County Commissioners must sign the Participation Form and return it via Docusign. Our outside counsel has recommended that Seminole County elect to participate in this settlement.

Community Services concurs with the recommendation from the Romano Law Group to Participate in the Remnant Defendant Settlement to maximize the funds available to Seminole County and use the funds to expand substance use disorder mitigation services to Seminole County residents.

Requested Action:

Staff requests the Board ratify the Chairman’s execution of the Combined Subdivision Participation and Release Form to participate in a new national opioid settlement with six regional distributors/dispenser defendants (Remnant Defendants Settlement).

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7900 Westpark Drive
Suite A100
McLean, VA 22102
(571) 397-2050
www.rubris.com

New National Opioids Settlement: Six Remnant Defendants
Notice and Claims Administrator
opioidsparticipation@rubris.com

To: SEMINOLE COUNTY, FL
Reference Number: CL-2024404

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SIX REMNANT DEFENDANTS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: Monday, May 4, 2026

A new proposed national opioids settlement ("*Six Remnant Defendants Settlement*") has been reached with six regional distributors/dispenser defendants: Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (each individually, a "*Remnant Defendant*," and, collectively, the "*Six Remnant Defendants*"). This package is a follow-up communication to the *Notice of National Opioids Settlement* recently sent electronically.

You are receiving this package, which includes a *Combined Subdivision Participation and Release Form*, because your entity is eligible to participate.

This electronic envelope contains:

- A *Combined Subdivision Participation and Release Form* for the *Six Remnant Defendants Settlement* that your entity is eligible to join, including a release of any claims.

The *Combined Subdivision Participation and Release Form* must be executed, without alteration, and submitted on or before Monday, May 4, 2026, for your entity to be included in the initial participation calculations and payment eligibility under the *Six Remnant Defendants Settlement*.

The MDL Plaintiffs' Executive Committee recommends that subdivisions agree to the settlement. If a subdivision elects to participate in the *Six Remnant Defendants Settlement* by executing the *Combined Subdivision Participation and Release Form*, the subdivision elects to participate in the settlement as to all *Six Remnant Defendants*. A subdivision cannot elect to participate in the settlement as to fewer than all *Six Remnant Defendants*. Based upon *Combined Subdivision Participation and Release Forms* received on or before Monday, May 4, 2026, the participation rate will be used by each *Remnant Defendant* to

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www.rubris.com

individually determine whether participation is sufficient to move forward. If the settlement moves forward, your release will become effective as to all *Remnant Defendants* that determine to move forward. If a *Remnant Defendant* determines not to move forward, your release as to that *Remnant Defendant* will not become effective.

You are encouraged to discuss the terms and benefits of the *Six Remnant Defendants Settlement* with your counsel. Information and documents regarding the *Six Remnant Defendants Settlement*, can be found on the national settlement website at *https://nationalopioidsettlement.com/.* This website will be supplemented if additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Combined Subdivision Participation and Release Form* to the Notice and Claims Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Combined Subdivision Participation and Release Form* electronically through DocuSign will return the signed form to the Notice and Claims Administrator and associate your form with your entity's records. Electronic signature is the most efficient method for returning the *Combined Subdivision Participation and Release Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via Rubris Platform Portal*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be submitted via the Rubris Platform Portal. Please utilize the link within the New National Opioid Settlement Notice email in order to upload your entity's *Combined Subdivision Participation and Release Form* directly to the Rubris Platform Portal.

(3) *Manual Signature returned via electronic mail*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be returned via electronic mail to *opioidsparticipation@rubris.com*. Please include the name, state, and reference ID of your entity in the body of the email and use the subject line *Combined Subdivision Participation and Release Form* – [Entity Name, Entity State] – [Reference ID].

Detailed instructions on how to sign and return the *Combined Subdivision Participation and Release Form*, including changing the authorized signer, can be found at National Opioid Settlement Website. You may also contact *opioidsparticipation@rubris.com*.

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Rubris

7900 Westpark Drive
Suite A100
McLean, VA 22102
(571) 397-2050
www.rubris.com

The sign-on period ends on Monday, May 4, 2026.

If you have any questions about executing the *Combined Subdivision Participation and Release Form,* please contact your counsel or the Notice and Claims Administrator at *opioidsparticipation@rubris.com*.

Thank you,
Notice and Claims Administrator

The Notice and Claims Administrator is retained to provide the settlement notice required by the settlement agreement referenced above and to manage the collection of settlement participation forms from the settlement.

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EXHIBIT G

Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form")

Governmental Entity: SEMINOLE COUNTY		State: FL
Authorized Official: Andria Herr - Chairman Board of County Commissioners		
Address 1: 1101 East First Street		
Address 2:		
City, State, Zip: Sanford	Florida	32771
Phone: 407-665-7209		
Email: aherr@seminolecountyfl.gov		

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants' Settlement Agreement ("RDSA"), dated February 3, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).

2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at *https://nationalopioidsettlement.com/additional-settlements/.*

4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating

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Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.

8. The Governmental Entity has the right to enforce the RDSA as provided therein.

9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.

11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

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A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: Signed by: Andria Herr C0CBC60DA0A043F...

Name: Andria Herr

Title: Chairman, Seminole County Board of County Commission

Date: 4/20/2026

Certificate Of Completion

Envelope Id: C2E865E6-8109-40DF-BD0E-17D227AB614D
Status: Completed
Subject: Action Required: Six Remnant Defendants Opioid Settlement - CL-2024404
Source Envelope:
Document Pages: 6
Signatures: 1
Certificate Pages: 5
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Envelope Originator:
Opioids Implementation Administrator
7200 Westpark Dr, Suite A100
McLean, 22102
opioidsparticipation@rubris.com
IP Address: 34.238.229.25

Record Tracking

Status: Original
3/11/2026 5:58:46 PM
Holder: Opioids Implementation Administrator
opioidsparticipation@rubris.com
Location: DocuSign

Signer Events	Signature	Timestamp
Andria Herr jzembower@seminolecountyfl.gov Security Level: Email, Account Authentication (None)	Signed by:  C0CBC60DA0A043F... Signature Adoption: Pre-selected Style Using IP Address: 136.226.123.11	Sent: 3/11/2026 5:58:48 PM Resent: 4/14/2026 2:27:17 PM Viewed: 4/20/2026 10:36:36 AM Signed: 4/20/2026 10:41:36 AM

Electronic Record and Signature Disclosure:
Accepted: 4/20/2026 10:36:36 AM
ID: c95b41f3-42ac-435f-a290-05f76a35126f

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Eric Romano eric@romanolawgroup.com Partner Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/11/2026 5:58:49 PM

Electronic Record and Signature Disclosure:
Accepted: 8/28/2025 5:57:30 PM
ID: 8627a6ca-67c3-4a13-8dab-d6393825918c

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/11/2026 5:58:49 PM
Certified Delivered	Security Checked	4/20/2026 10:36:36 AM
Signing Complete	Security Checked	4/20/2026 10:41:36 AM
Completed	Security Checked	4/20/2026 10:41:36 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Confidential Attorney Client Communication:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: crosslinksupport@rubris.com

To advise Confidential Attorney Client Communication of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at crosslinksupport@rubris.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from Confidential Attorney Client Communication

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To withdraw your consent with Confidential Attorney Client Communication

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to crosslinksupport@rubris.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Confidential Attorney Client Communication as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Confidential Attorney Client Communication during the course of your relationship with Confidential Attorney Client Communication.

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

File Number: 2026-0391

Title:

Ratify a grant submission with the Substance Abuse and Mental Health Services Administration (SAMHSA) for Children's Mental Health Initiative (CMHI) in conjunction with Family Partnerships of Central Florida to provide mental health services for children and youth ages birth to 21; and authorize the County Manager to execute all documents associated with the SAMHSA CMHI grant. **Countywide (Allison Thall, Community Services Director)**

Division:

Community Services - Community Health

Authorized By:

Allison Thall, Community Services Director

Contact/Phone Number:

Kelly Welch /407-665-2391

Background:

The Children's Mental Health Initiative (CMHI) was submitted on 4/20/2026 and seeks Board ratification for this grant. The grant will provide funding for comprehensive community mental health services for children and young adults who are currently involved in or are at risk of child welfare involvement. Community Health seeks to partner with Family Partnerships of Central Florida to provide direct services to children and youth ages birth through 21, along with their respective families. Priorities will be made to individuals who are identified as neurodivergent and at risk with serious emotional disturbances.

If awarded, Seminole County will receive up to $1,000,000 annually for up to four years to implement a structured countywide approach to strengthen collaboration across behavioral health, education, child welfare, and juvenile justice systems. The initiative emphasizes early identification, coordinated service delivery, integrated care, and family-driven, youth- guided services. This effort would enhance the County's capacity to address gaps in children's behavioral health services and improve

outcomes for children and families.

SAMHSA CMHI grant requires a match of 33% in years one, two and three, and 100% match in year four of the grant award. Family Partnership of Central Florida with partners will meet the matching requirements for the grant with in-kind services.

Requested Action:

Staff requests the Board ratify a grant submission with the Substance Abuse and Mental Health Services Administration (SAMHSA) for Children's Mental Health Initiative (CMHI) in conjunction with Family Partnerships of Central Florida to provide mental health services for children and youth ages birth to 21; and authorize the County Manager to execute all documents associated with the SAMHSA CMHI grant.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0346

Title:

Approve and authorize the Chairman to execute the Mellonville Industrial Park Easement Agreement with Mellonville Holding, LLC related to a County maintained retention pond and drainage easement located at 2540 E Lake Mary Blvd. District5 - Herr. **(Mike Rhodes, Development Services Interim Director)**

Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Mike Rhodes/407-665-7376

Background:

In 2000, eminent domain proceedings were undertaken for the East Lake Mary Bv. Extension involving property owned by the Abdulhussein Family Limited Partnership. The result was the establishment of a county maintained retention pond and drainage easement located at 2540 E Lake Mary Bv., between the roadway and Silver Lake. The owner retained the land and development rights surrounding the pond. The successor owners, Mellonville Holding, LLC, are desirous now of developing the property, and in order to do so, require certain modifications to the existing easements that require approval from the Board of County Commissioners. The agreement sets forth the maintenance and access requirements for the property owners and the County to ensure the drainage systems and maintenance access are provided for as required. The property is located within the city of Sanford.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the Mellonville Industrial Park Easement Agreement with Mellonville Holding, LLC related to a County maintained retention pond and drainage easement located at 2540 E Lake Mary Blvd..

This instrument prepared by:
Neysa Borkert, Esquire
County Attorney's Office
1101 East 1st Street
Sanford, FL 32771

Please return to:
Development Services Department
1101 East 1st Street
Sanford, FL 32771

EASEMENT MODIFICATION AGREEMENT

This **EASEMENT MODIFICATION AGREEMENT** ("Agreement"), dated this _____ day of _____, 2026 is between SEMINOLE COUNTY, Florida, a political subdivision of the State of Florida, whose address is 1101 East First Street, Sanford, Florida ("County/Easement Holder") and MELONVILLE HOLDINGS, LLC, a limited liability company, whose address is 400 Caring Drive, Suite 1060, Lake Mary, FL 32746 ("Owner"). County and Owner shall be collectively referred to as the "Parties".

WHEREAS, Owner is the owner in fee simple of that certain land located at the northwest intersection of Lake Mary Boulevard and Ohio Avenue and bearing Parel Identification Numbers: 07-20-31-300-0250-0000; 07-20-31-300-0220-0000; and 07-20-31-300-0200-0000 in Seminole County, Florida, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, on December 1st, 2000, an Order of Taking was entered in Case No. 2000-CA-1876-13-W ("Order of Taking") conveying to the County a non-exclusive permanent perpetual access, drainage and utility easement over the parcel known as Parcel No. 110, see **Exhibit "B"**, attached hereto and incorporated herein by reference; and

WHEREAS, the Order of Taking included a legal description for the easement area on page 5 of the Order of Taking ("Original Easement Area"); and

WHEREAS, Owner desires to modify and relocate the Original Easement Area to a different location on the Property, as more particularly described in **Exhibit "C"**, attached hereto and incorporated herein by reference ("New Easement Area"), to facilitate development of the Owner's project; and

WHEREAS, Owner will be constructing a new pond, swale and ancillary drainage facilities ("Drainage Facilities") within the New Easement Area to replace the County's existing facilities in the Original Easement Area; and

WHEREAS, County does not object to Owner moving the location of the County's pond and ancillary drainage facilities contingent upon the County's continued approval, through all

revisions and amendments, of the design and construction of the Drainage Facilities, including all plans, specifications, permitting documents, and inspections related thereto; and

WHEREAS, it is the intent of the Parties that the New Easement Area be subject to the terms and conditions of this Agreement; and

WHEREAS, modification of the Original Easement Area to the New Easement Area will provide the same or better functionality for the County's intended use as originally stated in the Order of Taking and is in the best interest of the health, safety and welfare of the public.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

1. **New Easement Area Grant.** Owner hereby grants and conveys unto County the following non-exclusive permanent perpetual easements, which shall collectively be referred to as the "New Easement Area".

    a. (a) Pond Easement. An access, drainage, and utility easement over the area described in Exhibit "C-1", attached hereto and incorporated herein by reference (the "Pond Easement"), for the purpose of constructing, operating, securing, maintaining, repairing, and replacing fill slopes, underground pipes, surface drainage facilities, water retention facilities, ponds, and public utility facilities, together with appurtenances reasonably necessary thereto. The Pond Easement includes a side access road providing vehicular access to the pond area. The County shall have the right to enter upon, over, under, and across the Pond Easement with all such fills, cuts, drains, ditches, and other facilities deemed necessary for the County's purposes.

    b. (b) Access Easement. An ingress and egress easement over the area described in Exhibit "C-2", attached hereto and incorporated herein by reference (the "Access Easement"), for the purpose of providing vehicular and pedestrian access from East Lake Mary Boulevard, a public right-of-way, over the Property to the Pond Easement area. The Access Easement area shall be maintained by the Owner in a manner that ensures safe and unobstructed ingress and egress over and across the Access Easement area.

    c. Drainage Easement. A drainage easement over the area described in Exhibit "C-3", attached hereto and incorporated herein by reference (the "Drainage Easement"), for the purpose of constructing, operating, maintaining, repairing, and replacing the drainage pipe and related infrastructure to be installed within the Drainage Easement area and beneath the parking lot of the Property. Should the County be required to maintain, repair, install or replace the drainage pipe or related infrastructure within the Drainage Easement area, the County shall not be responsible for repairing, replacing or returning surface level improvements, structures, pavement, fixtures, landscaping, sod, or any other feature that may be

located within the Drainage Easement area to their original condition. Owner agrees to be responsible for the repair, replacement or installation of all surface level improvements that may be required due to the County's work within the Drainage Easement area and assume all costs associated therewith.

d. Swale Easement. A swale easement over the area described in Exhibit "C-4", attached hereto and incorporated herein by reference (the "Swale Easement"), for the purpose of constructing, operating, maintaining, repairing and replacing a drainage swale and associated berm and infrastructure.

2. **Owner's Retained Rights**. The Owner's right to use the New Easement Area includes all uses and purposes not specifically acquired by the County or inconsistent with the County's uses. Owner's privileges and uses include access to the remaining Property, the right to construct underground and surface facilities that are not in conflict with County installed underground and surface facilities, maintenance and repair rights of Owner installed underground and surface facilities. The Owner retains all rights to satisfy and include the New Easement Area in applicable requirements including greenspace and landscape buffer areas, buildable acreage calculations, and other similar requirements.

3. **Temporary Access Easement**. During construction of the new County Drainage Facilities by the Owner, Owner hereby grants to County the temporary right of ingress and egress over the Property to allow for the County to inspect and monitor construction of the Drainage Facilities described herein. This temporary access easement shall automatically terminate upon completion of construction of the Drainage Facilities by the Owner and acceptance of the Drainage Facilities by the County, as evidenced by written confirmation and acceptance by the County's Engineer, which such written confirmation and acceptance shall not be unreasonably withheld, conditioned or delayed.

4. **Owner's Maintenance Responsibility.** Owner agrees to maintain the New Easement Area in a manner that does not conflict or interfere with the function of the County's facilities located within the New Easement Area. The Owner shall maintain the New Easement Area a minimum of twelve (12) times per year and such maintenance shall include mowing, trash and debris removal, and any other maintenance activities that may be agreed upon by the Parties.

   Original Easement Area Termination and Release. The Original Easement Area shall automatically terminate and release upon completion of construction of the Drainage Facilities contemplated herein by the Owner and acceptance of the Drainage Facilities by the County, as evidenced by written confirmation and acceptance by the County's Engineer, such written confirmation and acceptance shall not be unreasonably withheld, conditioned or delayed..

5. **Terms of the Order of Taking**. The terms and conditions of the Order of Taking shall remain in full force and effect over the New Easement Area, except as otherwise set forth herein.

6. **Notices.** Any notices, requests or other communications pertaining to this Agreement must be in writing and deemed received when (i) delivered by hand, (ii) deposited with a widely recognized national overnight courier service, or (iii) mailed by United States registered or certified mail, return receipt requested, postage prepaid, and in each case addressed to the Parties as follows:

To the County:	Seminole County Public Works Department Attn: Director 100 East First Street Sanford, Florida 32771
To the Owner:	Mellonville Holdings, LLC Attn: Abbas Abdulhussein 400 Caring Drive, Suite 1060 Lake Mary, FL 32746

7. **Covenants Run with the Land.** It is intended that the easements, covenants, agreements, promises and duties of the Parties set forth in this Agreement shall run with the Property.

8. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original.

9. **Ownership.** Owner represents and warrants, upon which County relies, that it owns fee simple title to the New Easement Area with full right, power and authority to grant this easement.

10. **Recording.** The Parties acknowledge that this Agreement will be recorded in Public Records of Seminole County, Florida.

11. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Florida.

12. **Latent or Patent Defects.** The New Easement Area may include roads, lines (water, sewer or other), drainage facilities or systems, or other facilities or systems that will become the responsibility of the County. Owner represents that any and all facilities or systems located in, upon, or within the New Easement Area are free from all latent and patent design, construction, and other defects. Owner hereby represents to County that Owner has no knowledge of any latent or patent defects to any such facilities or systems. Owner hereby assigns, transfers, and conveys to County any and all rights against any and all firms or entities that may have caused such latent or patent defects including, but not limited to, any and all warranties, claims, and other forms of indemnification. By execution of this Agreement, Owner affirmatively represents that Owner has the contractual right, consent, and lawful authority of any and all forms to take this action in this document and in this form. Owner recognizes that County is relying upon the Owner's representations as expressed in this Agreement. Owner further accepts responsibility over and agrees to

indemnify and hold County harmless from and against any and all damages, liabilities, costs, and matters relating to latent and patent defects in the facilities or systems in any way relating to or arising from this conveyance.

13. Effective Date. This Agreement shall be effective as of the last date of execution by the Parties (the "Effective Date"). Notwithstanding the foregoing, the grant of the New Easement Area set forth in Section 1, the termination of the Original Easement Area set forth in Section 5, and the application of the Order of Taking terms to the New Easement Area set forth in Section 6 shall become effective upon completion of construction of the Drainage Facilities by the Owner and acceptance of the Drainage Facilities by the County, as evidenced by written confirmation and acceptance by the County's Engineer, , which such written confirmation and acceptance shall not be unreasonably withheld, conditioned or delayed..

14. Termination. This Agreement shall automatically terminate if the Drainage Facilities are not constructed by the Owner and accepted by the County, as set forth herein, within 5 years of the Effective Date of this Agreement

IN WITNESS WHEREOF, the OWNER and COUNTY have set their hand and seal, the day and year first above written.

WITNESSES:

OWNER

_____
Signature

_____
Print Name
Address: _____
_____

By:_____

Printed Name: _____

Title: _____

Date: _____

_____
Signature

_____
Print Name
Address: _____
_____

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that, on this ___ day of _____, 20____, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of ☐ physical presence or ☐ online notarization, _____, as _____ , of _____ □who is personally known to me or □who has produced _____as identification.

_____
Print Name_____
Notary Public in and for the County
and State Aforementioned
My commission expires:_____

WITNESSES:

SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, Chairman

_____
Signature

_____
Print Name
Address: _____
_____

Date: _____

_____
Signature

_____
Print Name
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 ☐who has produced _____ as identification.

_____
NOTARY PUBLIC
Print Name_____
Notary Public in and for the County
and State Aforementioned
My commission expires:_____

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

_____
County Attorney

Attachment:
Exhibit A – Property Legal Description
Exhibit B – Order of Taking and Original Easement Area Legal Description
Exhibit C-1 – Pond Easement Legal Description
Exhibit C-2 – Access Easement Legal Description
Exhibit C-3 – Maintenance Easement Legal Description
Exhibit C-4 – Swale Easement Legal Description

Exhibit "A"
Property Legal Description

A PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°41'32" EAST, ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1097.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE OF 43.98 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26°02'34" EAST, A DISTANCE OF 418.92 FEET; THENCE RUN NORTH 00°35'13" WEST, A DISTANCE OF 377.37 FEET TO A POINT ON SAID NORTH LINE; THENCE, ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE 389.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 35°30'22" EAST, A DISTANCE OF 288.34 FEET; THENCE SOUTH 32°44'54" EAST, A DISTANCE OF 175.46 FEET; THENCE SOUTH 45°28'25" EAST, A DISTANCE OF 109.80 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 596.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°39'54" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 802.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, A SHOWN ON THE SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP COUNTY PROJECT NO. PS-137; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST LAKE MARY BOULEVARD: (1) SOUTH 89°41'41" WEST, A DISTANCE OF 1105.26 FEET; (2) THENCE RUN NORTH 87°26'34" WEST, A DISTANCE OF 200.25 FEET; (3) THENCE SOUTH 89°41'41" WEST, A DISTANCE OF 545.62 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 08°47'01" EAST, A DISTANCE OF 654.57 FEET ; THENCE NORTH 00°35'13" WEST, A DISTANCE OF 272.77 FEET; THENCE NORTH 89°54'15" EAST, A DISTANCE OF 193.57 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.779 ACRES (1,776,344 SQUARE FEET), MORE OR LESS.

Exhibit "B"
Order of Taking and Original Easement Area Legal Description

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA.

CASE NO.: 2000-CA-1876-13-W

SEMINOLE COUNTY, a political subdivision of the State of Florida,

Petitioner,

vs.

ABDULHUSSEIN FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership, et al.,

Defendants.

_____/

MARYANNE MORSE CLERK CIRCUIT COURT 00 DEC -4 PM 3:50

MARYANNE MORSE CLERK OF CIRCUIT COURT 625028

OFFICIAL RECORDS SEMINOLE CO. FL 3959 0433

SEMINOLE COUNTY, FL RECORDED & VERIFIED 2000 DEC -7 PM 4:21

ORDER OF TAKING RELATING TO EAST LAKE MARY BOULEVARD SEGMENT I PARCEL NOS. 106, 109, AND 110

THIS CAUSE, coming on to be heard by the Court on December 1, 2000, and it appearing that proper notice was first given to all the Defendants and all persons having or claiming any equity, lien, title, or other interest in or to the parcels of real property described in the Petition that the Petitioner would apply to this Court on the 1st day of December, 2000, for an Order Of Taking, and the Court being otherwise fully advised in the premises, upon consideration, it is

ORDERED AND ADJUDGED:

1. That the Court has jurisdiction of the subject matter of and the parties to this cause.

2. That the pleadings in this cause are sufficient, and the Petitioner is properly exercising its delegated authority.

3. That the Estimates of Value filed in this cause by the Petitioner as to the parcels were and are made in good faith and based upon valid appraisals without prejudice as to determination of full compensation in accordance with Florida law.

4. (a) The interest to be condemned as to Parcel No. 110 is a permanent perpetual access, drainage, and utility easement. The County's occupation and uses of Parcel No. 110 are detailed in the East Lake Mary Boulevard Segment I construction plans submitted into evidence. The County's non-exclusive use of Parcel No. 110 shall include the right to construct, operate, secure, maintain, repair, and replace fill slopes, underground pipes, surface drainage facilities including retention ponds, and public utility facilities together with appurtenances that are reasonably necessary to construct, operate, secure, maintain, repair and replace the fill slopes, underground pipes, surface drainage facilities and public utility facilities. The County acquires the right to enter upon, over, under and across Parcel No. 110 with all such fills, cuts, drains, ditches, and other facilities which may be deemed necessary for the East Lake Mary Boulevard Segment I roadway and drainage improvements.

(b) The owner's privileges in the use of Parcel No. 110 includes all uses and purposes not specifically acquired by the County or inconsistent with County uses. The owner's privileges and uses include access to the remaining property, the right to construct underground and surface facilities that are not in conflict with County installed underground and surface facilities, maintenance and repair rights of owner installed underground and surface facilities. The owner retains all rights to satisfy and include Parcel No. 110 in applicable land development code requirements including: greenspace and landscape buffer requirements, buildable acreage calculations, and other land development code satisfactions and requirements consistent with the requirements of the applicable land development codes.

OFFICIAL RECORDS
PAGE
3969 0431
SEMINOLE CO.,FL

PARCEL NO. 109

EAST LAKE MARY BOULEVARD SEGMENT I
FEE SIMPLE

A part of the property described in Official Record Book 1107, page 665 and Official Record Book 1788, page 1626 as recorded in the Public Records of Seminole County, Florida being that portion of Section 7, Township 20 South, Range 31 East of Seminole County, Florida,

described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 7, Township 20 South, Range 31 East, as shown on the Florida Department of Natural Resources Certified Corner Records Document No. 0048529; thence run N00°26'43"W along the West line of the Southeast 1/4 of said Section 7 a distance of 1323.31 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 7; thence run N89°45'31"E along the South line of said Northwest 1/4 of the Southeast 1/4 a distance of 1086.41 feet; thence departing said South line run N00°31'15"W a distance of 25.00 feet to a point on the North right of way line of East Lake Mary Boulevard (formerly Silver Lake Drive) as shown in Plat Book 6, page 30 of the Public Records of Seminole County, Florida said point being the Point of Beginning; thence continue N00°31'15"W a distance of 45.00 feet; thence run N89°45'31"E a distance of 254.93 feet; thence run S87°22'44"E a distance of 200.25 feet; thence run N89°45'31"E a distance of 204.99 feet; thence run S25°59'40"E a distance of 38.86 feet to a point on said North right of way line; thence run S89°45'31"W along said North right of way line a distance of 676.56 feet to the Point of Beginning.

OFFICIAL RECORDS
SEMINOLE CO., FL
3969 0436

Containing 0.62 acres, more or less.

Property I.D. No. 07-20-31-300-0250-0000

OWNER(s): Mussarat J. Abdul Hussein
c/o I. Ed Pantaleon, Esq.
Shutts & Bowen, LLP
300 South North Orange Avenue, Suite 1000
Orlando, FL 32801-3373

Good Faith Estimate of Value **$38,500.00**

PARCEL NO. 110

EAST LAKE MARY BOULEVARD SEGMENT I
PERMANENT EASEMENT

A part of the property described in Official Record Book 1146, page 1065 and Official Record Book 1248, page 1653 as recorded in the Public Records of Seminole County, Florida being that portion of Section 7, Township 20 South, Range 31 East of Seminole County, Florida,

described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 7, Township 20 South, Range 31 East, as shown on the Florida Department of Natural Resources Certified Corner Records Document No. 0048530; thence run N00°35'46"W along the East line of said Section 7 a distance of 1323.46 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 7; thence run S89°45'31"W along the South line of said Northeast 1/4 of the Southeast 1/4 a distance of 871.69 feet; thence departing said South line run N25°59'40"W a distance of 66.62 feet to a point on the North right of way line of East Lake Mary Boulevard (formerly Silver Lake Drive) as recorded in Official Record Book 2840, page 1955 of the Public Records of Seminole County, Florida for the Point of Beginning; thence departing said North right of way line of East Lake Mary Boulevard, run N25°59'29"W a distance of 444.10 feet; thence run N89°45'31"E a distance of 421.14 feet; thence run S00°14'29"E a distance of 400.00 feet to a point on said North right of way line of East Lake Mary Boulevard; thence run S89°45'31"W along said right of way line a distance of 228.21 feet to the Point of Beginning.

Containing 2.98 acres, more or less.

Property I.D. No. 07-20-31-300-0220-0000

OFFICIAL RECORDS
3969 0437
SEMINOLE CO., FL

OWNER(s): Abdulhussein Family Limited Partnership
c/o I. Ed Pantaleon, Esq.
Shutts & Bowen, LLP
300 South Orange Avenue, Suite 1000
Orlando, FL 32801-3373

Good Faith Estimate of Value **$239,800.00**

upon payment into the Registry of this Court of the deposit hereafter specified as to the fee taking and permanent easement as aforesaid; that said deposit of money will fully

secure and fully compensate the persons lawfully entitled to compensation, as will be determined ultimately by Final Judgment of the Court, and which said sum of money to be deposited is in no instance less than the value of the parcels of said land as fixed by the estimates of value set by the Petitioner. **PROVIDED, FURTHER,** that the sum of money in the total amount of FIVE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED TWENTY-FIVE AND NO/100 DOLLARS ($513,725.00); ONE HUNDRED AND NO/100 DOLLARS ($100.00) of which is the Clerk's fee for receiving said deposit, shall be deposited in the Registry of this Court within twenty (20) days after the date of this Order. The above-referenced sum to be deposited also includes funds to bring Parcel Nos. 109 and 110 to final settlement. Upon making such deposit, the Petitioner shall notify in writing all attorneys of record and those Defendants not represented by counsel that the deposit has been made, and immediately thereafter the full amount of the Good Faith Estimate of Values for the parcels may be withdrawn by the following Defendants, subject to claims for apportionment, in accordance with the provisions of *Section 74.071, Florida Statutes,* upon payment of all unpaid taxes, delinquent tax certificates and pro rata share of estimated current year taxes on the parcels subject to this cause:

OFFICIAL RECORDS PAGE
3969 0438
SEMINOLE CO., FL

DEFENDANT	PARCEL NO.	AMOUNT
ABDULHUSSEIN FAMILY LIMITED PARTNERSHIP	106	$52,900.00
MUSSARAT J. ABDUL HUSSEIN	109	$39,500.00
ABDULHUSSEIN FAMILY LIMITED PARTNERSHIP	110	$239,800.00

6. That the Petitioner shall be entitled to possession of and title to the property described in the Petition and this Order without further notice or Order of this Court. The Petitioner's possession of the parcels described in the Petition is subject to

a non-exclusive revocable license of continued use. The license of continued use is provided by the Petitioner to the fee owners and tenants holding leasehold interests in the parcels. Each tenant's right under this license shall be limited by the duration of the leasehold interest existing in favor of the tenant on the date of taking. The non-exclusive revocable license terminates upon the denial of the use of the parcels caused by the Petitioner's construction activities or Petitioner's revocation of the license, whichever shall first occur.

7. That if the Petitioner shall default in the depositing of said sum of money within the time provided, this Order shall be void and of no further force or effect.

DONE AND ORDERED in Chambers at Sanford, Seminole County, Florida, this 1st day of December, 2000.

JAMES E.C. PERRY, CIRCUIT JUDGE

OFFICIAL RECORDS
3969 0439
SEMINOLE CO., FL

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to the addressees named below by U.S. Mail this 1st day of December, 2000:

HENRY M. BROWN
Assistant County Attorney
Seminole county Services Bldg.
1101 East First Street
Sanford, FL 32771
Attorney for Seminole County

RAYMER F. MAGUIRE, III, ESQ.
200 East Robinson Street
Suite 1250
Orlando, FL 32801
Attorney for Defendants/Assignees,
David W. Darrow and
Michelle T. Darrow

I. ED PANTALEON, ESQ
Shutts & Bowen
300 South Orange Avenue, Suite 1000
Orlando, FL 32801-3373
Attorney for Defendants,
Abdulhussein Family Limited
Partnership and Mussarat J. Abdul
Hussein

ERIC GEEP
3365 South Mellonville Avenue
Sanford, FL 32773

MICHAEL L. LANG
3365 South Mellonville Avenue
Sanford, FL 32773

JUDICIAL ASSISTANT/CLERK

\\CA_CSB\SYS\CA\USERS\CADE01\ED\ABDULHUSSEIN.OOT.106.109.110.ELMB.DOC

OFFICIAL RECORDS
3969 0440
SEMINOLE CO., FL

Exhibit "C-1"
Pond Easement Legal Description

SKETCH OF DESCRIPTION

PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

POND EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

POND EASEMENT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST; THENCE SOUTH 89°41'41" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1737.51 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'19" WEST, A DISTANCE OF 70.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE – A VARIABLE WIDTH RIGHT OF WAY), AND THE **POINT OF BEGINNING**; THENCE NORTH 00°06'22" WEST, A DISTANCE OF 142.68 FEET; THENCE NORTH 08°54'19" EAST, A DISTANCE OF 108.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°18'00" EAST, 25.92 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°47'22", AN ARC DISTANCE OF 28.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°41'41" EAST, A DISTANCE OF 282.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°28'00" EAST, 10.55 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°40'38", AN ARC DISTANCE OF 11.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°38'09" EAST, 30.91 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°00'55", AN ARC DISTANCE OF 31.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°38'34" EAST, A DISTANCE OF 63.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 147.48 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°29'34" EAST, 23.66 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°12'05", AN ARC DISTANCE OF 23.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 10°25'46" WEST, A DISTANCE OF 7.87 FEET; THENCE SOUTH 75°20'56" EAST, A DISTANCE OF 2.95 FEET; THENCE SOUTH 71°41'05" EAST, A DISTANCE OF 3.01 FEET TO THE POINT OF CURVATURE OF A NON–TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 154.75 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°44'59" EAST, 20.20 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°29'07", AN ARC DISTANCE OF 20.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°48'54" EAST, A DISTANCE OF 3.01 FEET; THENCE SOUTH 86°11'29" EAST, A DISTANCE OF 3.17 FEET; THENCE NORTH 21°30'36" EAST, A DISTANCE OF 9.23 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 147.48 FEET; AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°19'04" EAST, 37.62 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'17", AN ARC DISTANCE OF 37.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 77°17'37" EAST, A DISTANCE OF 38.71 FEET; THENCE NORTH 86°36'26" EAST, A DISTANCE OF 110.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°09'04" EAST, 48.15 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°54'46", AN ARC DISTANCE OF 53.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°18'19" WEST, A DISTANCE OF 52.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°23'40" WEST, 16.85 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°23'59", AN ARC DISTANCE OF 16.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°45'48" WEST, 31.37 FEET;

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF X PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. BEARINGS SHOWN HEREON ARE BASED ON **SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7–20–31**, WHICH BEARS S89°41'41"W, PER ASSUMED DATUM.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J–17.062(3).

SHEET 1 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

POND EASEMENT
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST

SANFORD, SEMINOLE COUNTY, FLORIDA

JOB NO.: 230218	DATE	REVISIONS	TECH
DATE: 04/06/2026	.	.	.
SCALE: 1" = 100'	.	.	.
DRAWN BY: GLG	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE # 230218 MELLONVILLE – SOD POND ESMT.DWG	.	.	.
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	.	.	.

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by E Glenn Turner
Date: 2026.04.14 10:13:26 -04'00'

E. GLENN TURNER, PSM #5643

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY E. GLENN TURNER PSM #5643 PER FAC 5J–17.062(2)

SKETCH OF DESCRIPTION

PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST,
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

POND EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

(CONTINUED FROM SHEET 1)

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°42'56", AN ARC DISTANCE OF 33.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 45.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°50'24" WEST, 23.06 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'53", AN ARC DISTANCE OF 23.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°53'22" WEST, A DISTANCE OF 5.27 FEET; THENCE SOUTH 89°41'41" WEST, A DISTANCE OF 215.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 28.84 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°26'07" WEST, 9.25 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°27'46", AN ARC DISTANCE OF 9.29 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°54'26" WEST, A DISTANCE OF 11.57 FEET; THENCE NORTH 54°49'29" WEST, A DISTANCE OF 61.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°36'43" WEST, 26.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°25'32", AND AN ARC DISTANCE OF 27.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°29'07" WEST, 34.49 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°10'20", AN ARC DISTANCE OF 36.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72°34'17" WEST, A DISTANCE OF 149.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°31'56" WEST, 2.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°04'42", AN ARC DISTANCE OF 2.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°29'35" WEST, A DISTANCE OF 81.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°47'38" WEST, 20.82 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°36'06", AN ARC DISTANCE OF 21.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°05'41" WEST, A DISTANCE OF 53.31 FEET; THENCE SOUTH 08°54'19" WEST, A DISTANCE OF 435.74 FEET; THENCE SOUTH 00°14'34" EAST, A DISTANCE OF 140.42 FEET TO THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE – A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 89°41'41" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.032 ACRES (132,081 SQUARE FEET), MORE OR LESS.

SHEET 2 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

(P) PER PLAT OF RECORD
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
LB LICENSED BUSINESS

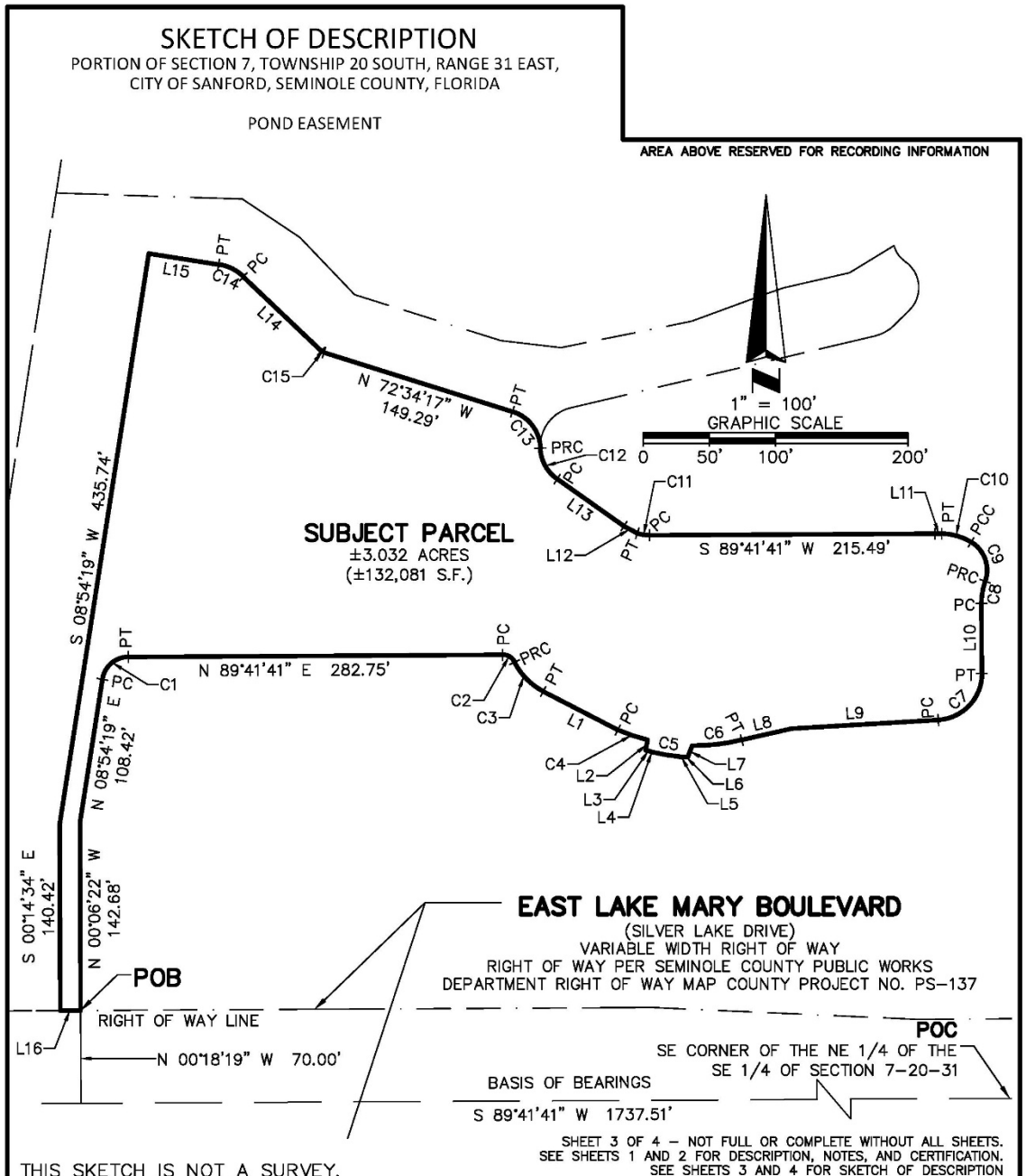
AMERICAN SURVEYING & MAPPING, INC.
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LB#8393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

SKETCH OF DESCRIPTION

PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST,
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

POND EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION



SHEET 3 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

(P) PER PLAT OF RECORD
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
LB LICENSED BUSINESS

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SKETCH OF DESCRIPTION

PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

POND EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	20.00'	80°47'22"	28.20'	25.92'	N49°18'00"E
C2	10.00'	63°40'38"	11.11'	10.55'	S58°28'00"E
C3	50.00'	36°00'55"	31.43'	30.91'	S44°38'09"E
C4	147.48'	9°12'05"	23.68'	23.66'	S71°29'34"E
C5	154.75'	7°29'07"	20.22'	20.20'	S80°44'59"E
C6	147.48'	14°39'17"	37.72'	37.62'	N83°19'04"E
C7	35.00'	86°54'46"	53.09'	48.15'	N43°09'04"E
C8	50.00'	19°23'59"	16.93'	16.85'	N09°23'40"E
C9	25.00'	77°42'56"	33.91'	31.37'	N19°45'48"W
C10	45.00'	29°41'53"	23.32'	23.06'	N73°50'24"W
C11	28.84'	18°27'46"	9.29'	9.25'	N81°26'07"W
C12	30.00'	52°25'32"	27.45'	26.50'	N28°36'43"W
C13	30.00'	70°10'20"	36.74'	34.49'	N37°29'07"W
C14	35.00'	34°36'06"	21.14'	20.82'	N63°47'38"W
C15	5.00'	26°04'42"	2.28'	2.26'	N59°31'56"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°38'34"E	63.40'
L2	S10°25'46"W	7.87'
L3	S75°20'56"E	2.95'
L4	S71°41'05"E	3.01'
L5	S89°48'54"E	3.01'
L6	S86°11'29"E	3.17'
L7	N21°30'36"E	9.23'
L8	N77°17'37"E	38.71'
L9	N86°36'26"E	110.90'
L10	N00°18'19"W	52.78'
L11	S89°53'22"W	5.27'
L12	N61°54'26"W	11.57'
L13	N54°49'29"W	61.76'
L14	N46°29'35"W	81.32'
L15	N81°05'41"W	53.31'
L16	N89°41'41"E	15.22'

SHEET 4 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

(P) PER PLAT OF RECORD
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
LB LICENSED BUSINESS

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

Exhibit "C-2"
Access Easement Legal Description

ACCESS EASEMENT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST. THENCE RUN SOUTH 89°41'41" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1274.16 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'19" WEST, A DISTANCE OF 68.43 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE - A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON SEMINOLE COUNTY RIGHT OF WAY MAP PS-137, SAID POINT ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 34.50 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°25'40", AN ARC DISTANCE OF 17.72 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°12'04" WEST, 17.53 FEET TO THE END OF SAID CURVE, THENCE RUN NORTH 00°23'04" EAST, A DISTANCE OF 8.22 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 108.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°27'39" WEST, 28.92 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°18'58", AN ARC DISTANCE OF 29.00 FEET TO THE END OF SAID CURVE, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 103.80 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°56'11" WEST. 27.08 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'17". AN ARC DISTANCE OF 27.15 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°18'19" WEST. A DISTANCE OF 58.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 19.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°41'02" EAST, 4.75 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°58'41", AND AN ARC DISTANCE OF 4.76 FEET TO THE END OF SAID CURVE; THENCE NORTH 08°59'39" EAST, A DISTANCE OF 46.21 FEET; THENCE NORTH 21°30'36" EAST, A DISTANCE OF 0.52 FEET; THENCE NORTH 86°11'29" WEST, A DISTANCE OF 3.17 FEET; THENCE NORTH 89°48'54" WEST, A DISTANCE OF 3.01 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 154.75 FEET.

AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°44'59" WEST, 20.20 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°29'07", AN ARC DISTANCE OF 20.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 71°41'05" WEST, A DISTANCE OF 3.01 FEET; THENCE NORTH 75°20'56" WEST, A DISTANCE OF 2.95 FEET; THENCE SOUTH 10°25'46" WEST, A DISTANCE OF 42.45 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 19.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°35'19" EAST, 4.27 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°33'59", AN ARC DISTANCE OF 4.28 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°18'19" EAST, A DISTANCE OF 73.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 99.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°07'19" WEST, 25.72 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°51'16", AN ARC DISTANCE OF 25.80 FEET TO THE END OF SAID CURVE, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 102.06 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°10'14" WEST, 27.01 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°12'31", AN ARC DISTANCE OF 27.09 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°30'46" WEST, A DISTANCE OF 5.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 34.50 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°12'54" WEST, 17.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°24'16", AN ARC DISTANCE OF 17.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE - A VARIABLE WIDTH RIGHT OF WAY) AND THE END OF SAID CURVE; THENCE NORTH 89°41'41" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 23.41 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, RUN SOUTH 87°26'34" EAST, A DISTANCE OF 31.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.157 ACRES (6,818 SQUARE FEET), MORE OR LESS.

Exhibit "C-3"
Maintenance Easement Legal Description

MAINTENANCE EASEMENT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°41'41" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 684.59 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'19" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE - A VARIABLE WIDTH RIGHT OF WAY) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°32'06" WEST, A DISTANCE OF 52.63 FEET; THENCE SOUTH 89°39'56" WEST, A DISTANCE OF 411.19 FEET; THENCE NORTH 00°15'59" WEST, A DISTANCE OF 172.90 FEET; THENCE SOUTH 86°36'26" WEST, A DISTANCE OF 45.07 FEET; THENCE SOUTH 00°15'59" EAST, A DISTANCE OF 186.86 FEET; THENCE NORTH 89°38'22" WEST, A DISTANCE OF 326.20 FEET; THENCE SOUTH 00°18'19" EAST, A DISTANCE OF 22.50 FEET; THENCE SOUTH 89°38'22" EAST, A DISTANCE OF 325.76 FEET; THENCE SOUTH 00°15'59" EAST, A DISTANCE OF 3.62 FEET; THENCE NORTH 89°39'56" EAST, A DISTANCE OF 234.58 FEET; THENCE SOUTH 00°16'10" EAST, A DISTANCE OF 7.52 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD; THENCE NORTH 89°41'41" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 00°16'10" WEST, A DISTANCE OF 7.53 FEET; THENCE NORTH 89°39'56" EAST, A DISTANCE OF 151.82 FEET; THENCE SOUTH 00°32'06" EAST, A DISTANCE OF 7.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST LAKE MARY BOULEVARD; THENCE NORTH 89°41'41" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.003 ACRES (43,706 SQUARE FEET), MORE OR LESS.

Exhibit "C-4"
Swale Easement

SKETCH OF DESCRIPTION

PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

SWALE EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°41'41" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 1851.25 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°18'19" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE – A VARIABLE WIDTH RIGHT OF WAY), SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTH 08°47'01" EAST, A DISTANCE OF 624.55 FEET; THENCE SOUTH 88°07'47" EAST, A DISTANCE OF 140.69 FEET; THENCE SOUTH 56°19'10" EAST, A DISTANCE OF 52.46 FEET; THENCE SOUTH 43°40'51" EAST, A DISTANCE OF 59.52 FEET; THENCE SOUTH 72°35'50" EAST, A DISTANCE OF 115.83 FEET; THENCE SOUTH 83°17'31" EAST, A DISTANCE OF 45.83 FEET; THENCE NORTH 78°31'37" EAST, A DISTANCE OF 100.74 FEET; THENCE NORTH 69°54'36" EAST, A DISTANCE OF 59.59 FEET; THENCE NORTH 71°04'26" EAST, A DISTANCE OF 14.28 FEET; THENCE NORTH 77°02'00" EAST, A DISTANCE OF 50.98 FEET; THENCE NORTH 58°40'14" EAST, A DISTANCE OF 39.41 FEET; THENCE SOUTH 17°56'28" EAST, A DISTANCE OF 3.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°08'38" EAST, 11.41 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°09'45", AN ARC DISTANCE OF 11.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°05'51" EAST, 37.11 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°15'17", AN ARC DISTANCE OF 42.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°31'47" WEST, A DISTANCE OF 16.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°14'38" WEST, 11.15 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°25'42", AN ARC DISTANCE OF 11.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°50'57" WEST, A DISTANCE OF 5.12 FEET; THENCE SOUTH 76°44'24" WEST, A DISTANCE OF 236.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°10'14" WEST, 38.22 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°08'22", AN ARC DISTANCE OF 41.44 FEET TO THE POINT OF CUSP OF SAID CURVE, SAID POINT BEING THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°29'07" WEST, 34.49 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°10'20", AN ARC DISTANCE OF 36.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 72°34'17" WEST, A DISTANCE OF 149.29 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°31'56" WEST, 2.26 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°04'42", AN ARC DISTANCE OF 2.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°29'35" WEST, A DISTANCE OF 81.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°47'38" WEST, 20.82 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°36'06", AN ARC DISTANCE OF 21.14 FEET TO THE POINT OF TANGENCY;

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF X PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7–20–31, WHICH BEARS S89°41'41"W, PER ASSUMED DATUM.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J–17.062(3).

SHEET 1 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 AND 2 FOR DESCRIPTION AND NOTES.
SEE SHEET 3 AND 4 FOR SKETCH, LINE, AND CURVE TABLES.

THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
SWALE EASEMENT
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST

CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

JOB NO.: 230218	DATE	REVISIONS	TECH
DATE: 04/02/2026	.	.	.
SCALE: 1"= 100'	.	.	.
DRAWN BY: GLG	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE # 230218 MELLONVILLE – SOD SWALE ESMT.DWG	.	.	.
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AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by E Glenn Turner
Date: 2026.04.14 10:09:37 -04'00'

E. GLENN TURNER, PSM #5643

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY E. GLENN TURNER PSM #5643 PER FAC 5J–17.062(2)

SKETCH OF DESCRIPTION

PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

SWALE EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

(CONTINUED FROM SHEET 1)

THENCE NORTH 81°05'41" WEST, A DISTANCE OF 53.31 FEET; THENCE SOUTH 08°54'19" WEST, A DISTANCE OF 435.74 FEET; THENCE SOUTH 00°14'34" EAST, A DISTANCE OF 140.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED EAST LAKE MARY BOULEVARD (SILVER LAKE DRIVE – A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 89°41'41" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 98.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.806 ACRES (78,675 SQUARE FEET), MORE OR LESS.

SHEET 2 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES.
SEE SHEETS 3 AND 4 FOR SKETCH, LINE, AND CURVE TABLES.

THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
SWALE EASEMENT
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST

CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

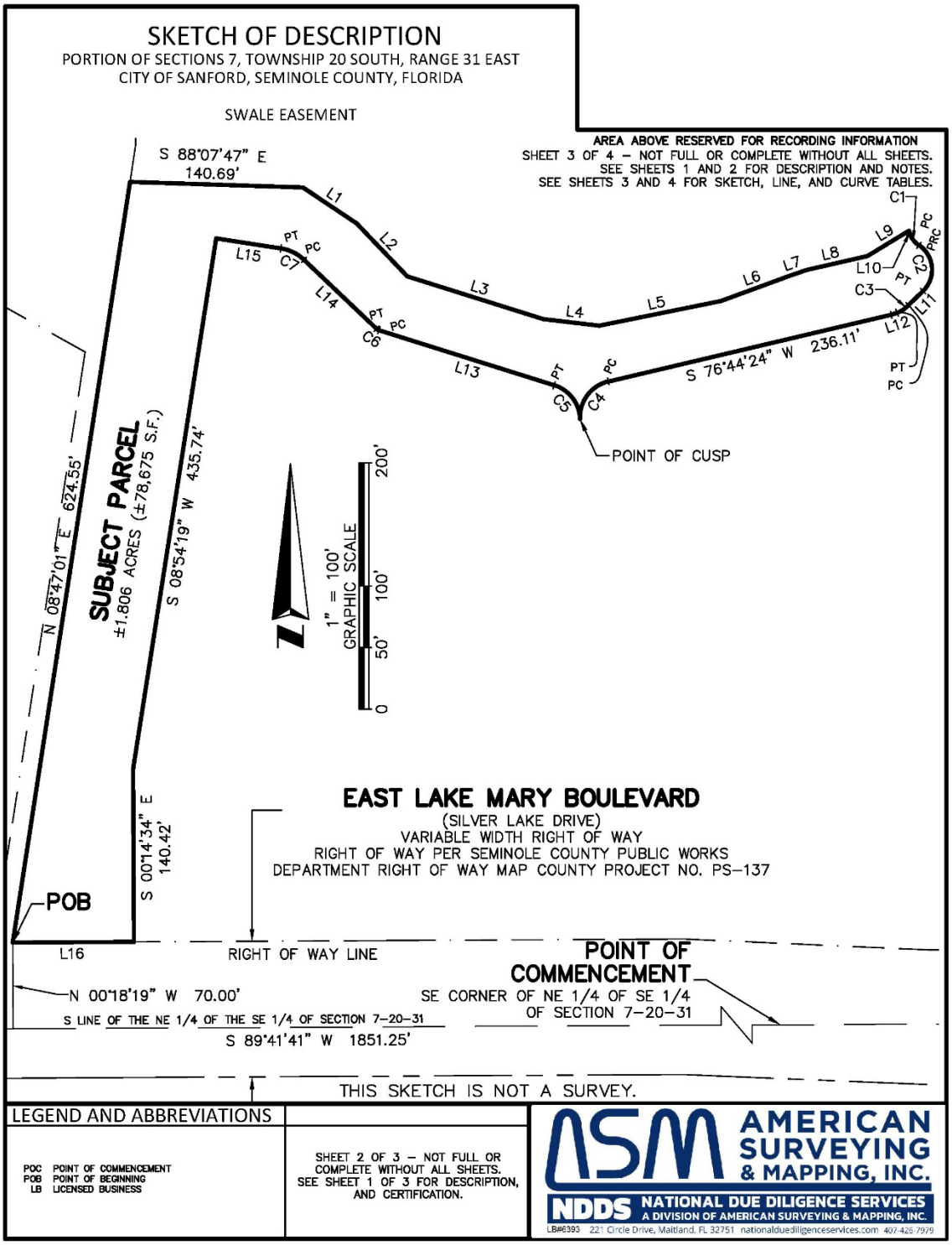
JOB NO.: 230218	DATE	REVISIONS	TECH
DATE: 04/02/2026	.	.	.
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DRAWN BY: GLG	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE # 230218 MELLONVILLE – SOD SWALE ESMT.DWG	.	.	.
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AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY E. GLENN TURNER PSM #5643 PER FAC 5J-17.062(2)


SKETCH OF DESCRIPTION
PORTION OF SECTIONS 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA
SWALE EASEMENT
AREA ABOVE RESERVED FOR RECORDING INFORMATION
SHEET 3 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES.
SEE SHEETS 3 AND 4 FOR SKETCH, LINE, AND CURVE TABLES.
S 88°07'47" E
140.69'
L1
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C6
C7
PC
PT
PRC
S 76°44'24" W 236.11'
POINT OF CUSP
SUBJECT PARCEL
±1.806 ACRES (±78,675 S.F.)
N 08°47'01" E 624.55'
S 08°54'19" W 435.74'
S 00°14'34" E
140.42'
1" = 100'
GRAPHIC SCALE
200'
100'
50'
0
POB
EAST LAKE MARY BOULEVARD
(SILVER LAKE DRIVE)
VARIABLE WIDTH RIGHT OF WAY
RIGHT OF WAY PER SEMINOLE COUNTY PUBLIC WORKS
DEPARTMENT RIGHT OF WAY MAP COUNTY PROJECT NO. PS–137
RIGHT OF WAY LINE
POINT OF COMMENCEMENT
SE CORNER OF NE 1/4 OF SE 1/4
OF SECTION 7–20–31
N 00°18'19" W 70.00'
S LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7–20–31
S 89°41'41" W 1851.25'
THIS SKETCH IS NOT A SURVEY.
LEGEND AND ABBREVIATIONS
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
LB LICENSED BUSINESS
SHEET 2 OF 3 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 3 FOR DESCRIPTION, AND CERTIFICATION.
ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
LB#8393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

SKETCH OF DESCRIPTION

PORTION OF SECTIONS 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST
CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

SWALE EASEMENT

AREA ABOVE RESERVED FOR RECORDING INFORMATION

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	20.00'	33°09'45"	11.58'	11.41'	S39°08'38"E
C2	24.00'	101°15'17"	42.41'	37.11'	S05°05'51"E
C3	30.00'	21°25'42"	11.22'	11.15'	S56°14'38"W
C4	30.00'	79°08'22"	41.44'	38.22'	S37°10'14"W
C5	30.00'	70°10'20"	36.74'	34.49'	N37°29'07"W
C6	5.00'	26°04'42"	2.28'	2.26'	N59°31'56"W
C7	35.00'	34°36'06"	21.14'	20.82'	N63°47'38"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S56°19'10"E	52.46'
L2	S43°40'51"E	59.52'
L3	S72°35'50"E	115.83'
L4	S83°17'31"E	45.83'
L5	N78°31'37"E	100.74'
L6	N69°54'36"E	59.59'
L7	N71°04'26"E	14.28'
L8	N77°02'00"E	50.98'
L9	N58°40'14"E	39.41'
L10	S17°56'28"E	3.22'
L11	S45°31'47"W	16.44'
L12	S71°50'57"W	5.12'
L13	N72°34'17"W	149.29'
L14	N46°29'35"W	81.32'
L15	N81°05'41"W	53.31'
L16	S89°41'41"W	98.52'

SHEET 4 OF 4 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEETS 1 AND 2 FOR DESCRIPTION AND NOTES.
SEE SHEETS 3 AND 4 FOR SKETCH, LINE, AND CURVE TABLES.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
LB LICENSED BUSINESS

SHEET 3 OF 3 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, AND CERTIFICATION.
SEE SHEET 2 FOR NOTES AND SKETCH.

ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
LB#8393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

LOGAN J. OPSAHL
Shareholder
logan.opsahl@lowndes-law.com
215 North Eola Drive, Orlando, FL 32801-2028
T: 407-418-6237 | F: 407-843-4444
MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

May 1, 2026

Seminole County
Public Works Department
200 W. County Home Road
Sanford, FL 32771

Re: Title Opinion Letter for Mellonville Holdings, LLC, a Florida limited liability company

Dear Ladies and Gentlemen:

In connection with the proposed relocation of a drainage pond located on the real property which is more particularly described on Exhibit A attached hereto (hereinafter referred to as the "Real Property"), this law firm has undertaken, on behalf of Mellonville Holdings, LLC, a Florida limited liability company, an examination of the title to the Real Property. I have relied solely on that certain Property Information Report issued to us on April 15, 2026, by Fidelity National Title Insurance Company under Order No. 12902070 (the "Property Information Report"), which covers the time period beginning on December 1, 1978, through and including April 15, 2026, at 5:00 P.M. (the "Effective Date") for the examination of the Real Property.

Based upon such examination, I herewith advise you that, as of the Effective Date, fee simple title to the Real Property is vested in Mellonville Holdings, LLC, a Florida limited liability company, by virtue of that certain Corrective Warranty Deed recorded in Official Records Book 9715, Page 365, Public Records of Seminole County, Florida.

The Real Property is subject to the following mortgages, and other liens, affecting said legal description of record, each recorded in the Public Records of Seminole County, Florida:

1. None.

The Real Property is further encumbered by the following restrictions, easements, agreements, options, and other matters affecting the said legal description of record, each recorded in the Public Records of Seminole County, Florida:

1. Ordinance No. 1712 recorded in Official Records Book 1578, Page 1104, Public Records of Seminole County, Florida. (as to Parcels 1 and 2)
2. Right of Way contained in Resolution recorded in Official Records Book 2773, Page 1801, and Order of Taking recorded in Official Records Book 2884, Page 1727, Public Records of Seminole County, Florida. (as to Parcel 1)
3. Resolution No. 96-R-187 by the Board of County Commissioners of Seminole County, Florida recorded in Official Records Book 3137, Page 733, Public Records of Seminole County, Florida. (as to Parcel 1)
4. Permanent Easement contained in Order of Taking by Seminole County recorded in Official Records Book 3969, Page 433, Public Records of Seminole County, Florida. (as to Parcel 1)
5. Planned Development ("PD") Agreement Number 24-17 Relating to Property Generally Addressed as 2100 East Lake Mary Boulevard – Mellonville Industrial recorded in Official Records Book 10603, Page 1714, Public Records of Seminole County, Florida.
6. Seminole County Development Order #91-0070 recorded in Official Records Book 2276, Page 627, Public Records of Seminole County, Florida. (as to Parcel 3)
7. Rights of Way contained in Orders of Taking recorded in Official Records Book 3969, Page 433, and Official records Book 3995, Page 1869, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)
8. Ordinance No. 2013-4291 recorded in Official Records Book 8069, Page 1377, Public Records of Seminole County, Florida. (as to Parcel 3)
9. Recorded Notice of Environmental Resource Permit by St. Johns River Water Management recorded in Official Records Book 10976, Page 993, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

The Property Information Report also identifies encumbrances on the Real Property which are not recorded in the Public Records of Seminole County, Florida, as listed below:

1. Outfall Drainage Ditch for Silver Lake along Western boundary.
2. Overlap of parcels.

3. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
4. The inalienable rights of the public to use the navigable waters covering the lands described on Exhibit A.

All taxes on the Real Property have been paid for the year 2025 as follows:

- For 2025 Tax Year Parcel/ID # 07-20-31-300-0220-0000, gross tax amount is $27,701.35, exemption type is None, and payment status is Paid.
- For 2025 Tax Year Parcel/ID # 07-20-31-300-0250-0000, gross tax amount is $12,029.04, exemption type is None, and payment status is Paid.
- For 2025 Tax Year Parcel/ID # 07-20-31-300-0200-0000, gross tax amount is $8,684.94, exemption type is None, and payment status is Paid.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida and am a member in good standing of the Florida Bar.

Sincerely,



Logan J. Opsahl

LJO

Exhibit A
Legal Description

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING.

PARCEL 2:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCEL 3:

BEGIN 783.96 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 9°39'30" EAST 726.19 FEET TO POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4, THENCE EAST 184.14 FEET, THENCE SOUTH TO A POINT 304.14 FEET EAST OF BEGINNING, THENCE WEST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCELS 1, 2 AND 3 ABOVE ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°41'32" EAST, ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1097.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE OF 43.98 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26°02'34" EAST, A DISTANCE OF 418.92 FEET; THENCE RUN NORTH 00°35'13" WEST, A DISTANCE OF 377.37 FEET TO A POINT ON SAID NORTH LINE; THENCE, ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE 389.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 35°30'22" EAST, A

DISTANCE OF 288.34 FEET; THENCE SOUTH 32°44'54" EAST, A DISTANCE OF 175.46 FEET; THENCE SOUTH 45°28'25" EAST, A DISTANCE OF 109.80 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 596.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°39'54" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 802.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, A SHOWN ON THE SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP COUNTY PROJECT NO. PS-137; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST LAKE MARY BOULEVARD: (1) SOUTH 89°41'41" WEST, A DISTANCE OF 1105.26 FEET; (2) THENCE RUN NORTH 87°26'34" WEST, A DISTANCE OF 200.25 FEET; (3) THENCE SOUTH 89°41'41" WEST, A DISTANCE OF 545.62 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 08°47'01" EAST, A DISTANCE OF 654.57 FEET ; THENCE NORTH 00°35'13" WEST, A DISTANCE OF 272.77 FEET; THENCE NORTH 89°54'15" EAST, A DISTANCE OF 193.57 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Issuing Office: 215 North Eola Drive,
Orlando, FL 32801
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 12902070
Issuing Office File Number: 2450 E Lake Mary
Property Address: 2450 E Lake Mary Blvd
Sanford, FL 32773 FL FL FL FL
Revision Number: 3:5/1/2026:smh

SCHEDULE A

1. Commitment Date: 04/15/2026 at: 5:00 PM

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy with Florida Modifications
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein
   Proposed Amount of Insurance: $10,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

   Fee Simple

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

   Mellonville Holdings, LLC, a Florida limited liability company, by virtue of Corrective Warranty Deed recorded in Official Records Book 9715, Page 365, Public Records of Seminole County, Florida.

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By:_____
Authorized Officer or Agent

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Duly executed Warranty Deed from Mellonville Holding LLC, Grantor, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein, Grantee, conveying the land described on Exhibit A hereof.

      The Company will require the following as to Mellonville Holding LLC: ("LLC"):

      i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.

      ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.

      iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

      iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

      If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating: (1) that there are no parties in possession of the subject property other than said current record owner(s); (2) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and (3) there are no unrecorded assessments which are due and payable to Seminole County, Florida, and if located within a municipality, service charges for water, sewer, waste and gas, if any, are in fact paid through the date of this Affidavit; and (4) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to Fidelity National Title Insurance Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

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SCHEDULE B, PART I Requirements

6. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.

7. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

9. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

10. Record Affidavit and Certificate, prepared by a licensed Florida registered land surveyor, certifying Parcels 1, 2 and 3 set forth on Schedule A herein comprise the same property as described and set forth in the overall legal description, without gaps, gores or hiatuses.

NOTE: The Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.

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SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

   For 2025 Tax Year Parcel/ID # 07-20-31-300-0220-0000, gross tax amount is $27,701.35, exemption type is None, and payment status is Paid.
   For 2025 Tax Year Parcel/ID # 07-20-31-300-0250-0000, gross tax amount is $12,029.04, exemption type is None, and payment status is Paid.
   For 2025 Tax Year Parcel/ID # 07-20-31-300-0200-0000, gross tax amount is $8,684.94, exemption type is None, and payment status is Paid.

3. Standard Exceptions:

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

5. Outfall Drainage Ditch for Silver Lake. (as to Parcels 1 and 2)

6. Ordinance No. 1712 recorded in Official Records Book 1578, Page 1104, Public Records of Seminole County, Florida. (as to Parcels 1 and 2)

7. Right of Way contained in Resolution recorded in Official Records Book 2773, Page 1801, and Order of Taking recorded in Official Records Book 2884, Page 1727, Public Records of Seminole County, Florida. (as to Parcel 1)

8. Permanent Easement contained in Order of Taking by Seminole County recorded in Official Records Book 3969, Page 433, Public Records of Seminole County, Florida. (as to Parcel 1)

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SCHEDULE B, PART II Exceptions

9. Planned Development ("PD") Agreement Number 24-17 Relating to Property Generally Addressed as 2100 East Lake Mary Boulevard - Mellonville Industrial recorded in Official Records Book 10603, Page 1714, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

10. Intentionally deleted.

11. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

12. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.

13. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.

14. The nature, extent or existence of riparian rights or littoral rights is not insured.

15. Seminole County Development Order #91-0070 recorded in Official Records Book 2276, Page 627, Public Records of Seminole County, Florida. (as to Parcel 3)

16. Rights of Way contained in Orders of Taking recorded in Official Records Book 3969, Page 433, and Official records Book 3995, Page 1869, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

17. Ordinance No. 2013-4291 recorded in Official Records Book 8069, Page 1377, Public Records of Seminole County, Florida. (as to Parcel 3)

18. Matters as contained on the Plat of Cornwall Road and Silver Lake Drive recorded in Plat Book 6, Page 30, of the Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

19. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

Shown for information: Recorded Notice of Environmental Resource Permit by St. Johns River Water Management recorded in Official Records Book 10976, Page 993, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

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SCHEDULE B, PART II Exceptions

NOTE: All recording references in this form shall refer to the public records of Seminole County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 2400 Maitland Center Parkway, Maitland, FL 32751; Telephone 866-632-6200.

Searched By: Susan Holland susan.holland@fnf.com

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AMERICAN LAND TITLE ASSOCIATION

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING.

PARCEL 2:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCEL 3:

BEGIN 783.96 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 9°39'30" EAST 726.19 FEET TO POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4, THENCE EAST 184.14 FEET, THENCE SOUTH TO A POINT 304.14 FEET EAST OF BEGINNING, THENCE WEST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCELS 1, 2 AND 3 ABOVE ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°41'32" EAST, ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1097.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE OF 43.98 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26°02'34" EAST, A DISTANCE OF 418.92 FEET; THENCE RUN NORTH 00°35'13" WEST, A DISTANCE OF 377.37 FEET TO A POINT ON SAID NORTH LINE; THENCE, ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE 389.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 35°30'22" EAST, A

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Exhibit “A”

DISTANCE OF 288.34 FEET; THENCE SOUTH 32°44'54" EAST, A DISTANCE OF 175.46 FEET; THENCE SOUTH 45°28'25" EAST, A DISTANCE OF 109.80 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 596.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°39'54" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 802.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, A SHOWN ON THE SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP COUNTY PROJECT NO. PS-137; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST LAKE MARY BOULEVARD: (1) SOUTH 89°41'41" WEST, A DISTANCE OF 1105.26 FEET; (2) THENCE RUN NORTH 87°26'34" WEST, A DISTANCE OF 200.25 FEET; (3) THENCE SOUTH 89°41'41" WEST, A DISTANCE OF 545.62 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 08°47'01" EAST, A DISTANCE OF 654.57 FEET ; THENCE NORTH 00°35'13" WEST, A DISTANCE OF 272.77 FEET; THENCE NORTH 89°54'15" EAST, A DISTANCE OF 193.57 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING.

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File Number: 2026-0341

Title:

Approve the Final Plat for the Vasant Vatika Subdivision containing thirty-seven (37) lots on 6.59 acres zoned PD (Planned Development), located on the south side of Center Dr, west of Lake Dr; (Melissa Martinez, Pape-Dawson, Applicant)*:* District1 - Dallari- (**Mike Rhodes, Interim Development Services Director**)

Division:

Development Services

Authorized By:

Mike Rhodes- Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

In accordance with Section 35.152 of the Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Final Plat for the Vasant Vatika Subdivision. The Final Plat contains thirty-seven (37) lots on 6.59 acres with a Planned Development Future Land Use designation and a PD (Planned Development) zoning classification. The PD permits a minimum lot size of 3,850 square feet and a maximum density of 5.61 dwelling units per net buildable acre.

All internal roads will be private to be owned and maintained by the Homeowner's Association, and utilities will be provided by Seminole County.

On March 28, 2017, a Small Scale Future Land Use Amendment from Low Density Residential to Planned Development and Rezone from R-1A (Single-Family Dwelling) to PD (Planned Development) for the subject property was approved unanimously by the Board of County Commissioners. Districts 1, 2, 3, 4 and 5 voted AYE.

In accordance with Section 35.13 of the Seminole County Land Development Code (SCLDC) on November 1, 2023, the County's Planning and Zoning Commission reviewed and unanimously approved the Preliminary Subdivision Plan for the Vasant Vatika Subdivision (F.K.A. Hindu Senior Living Community). The Final Engineering

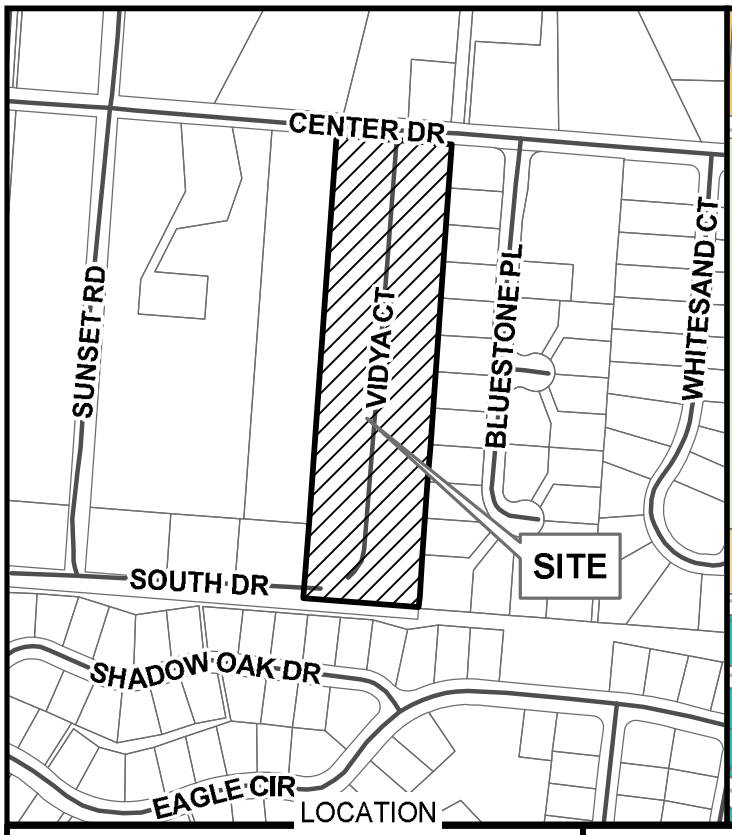
Plans were submitted in accordance with Section 35.44 of the SCLDC and were approved on March 17, 2025.

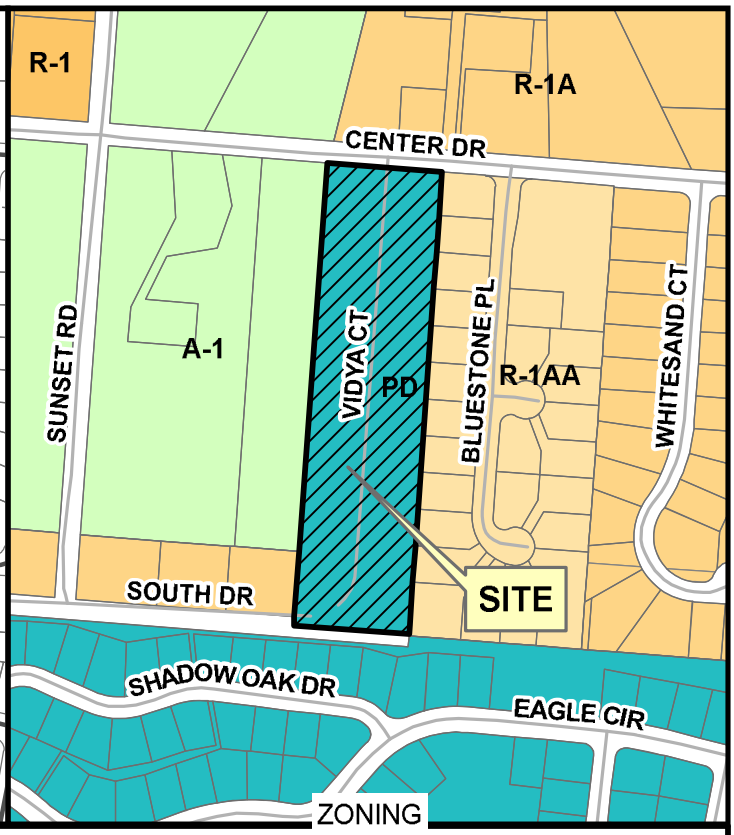
The Applicant has provided a performance bond to ensure the completion of the subdivision improvements.

The Final Plat meets all conditions stated in Development Order # 14-20500022, Developer's Commitment Agreement # 22-20500021, and all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

Requested Action:

Staff requests the Board approve the Final Plat for the Vasant Vatika Subdivision containing thirty-seven (37) lots on 6.59 acres zoned PD (Planned Development), located on the south side of Center Dr, west of Lake Dr.





PARK SQ ENTERPRISES/HINDU SOCIETY
VASANT VATIKA FINAL PLAT
PARCEL: 10-21-30-5BQ-0000-0410

SEMINOLE COUNTY BCC
May 12, 2026

A-1
R-1AA
R-1A
R-1
PD

N



PLAT BOOK PAGE

VASANT VATIKA

A REPLAT OF THE EAST 2/3 OF LOT 41 OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH THE NORTH HALF OF VACATED SOUTH DRIVE, RECORDED IN OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, ABUTTING THE SOUTH LINE OF THE EAST 2/3 OF ABOVE REFERENCED LOT 41 SITUATED WITHIN SECTION 38 (PER THE PHILIP R. YOUNG GRANT), TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

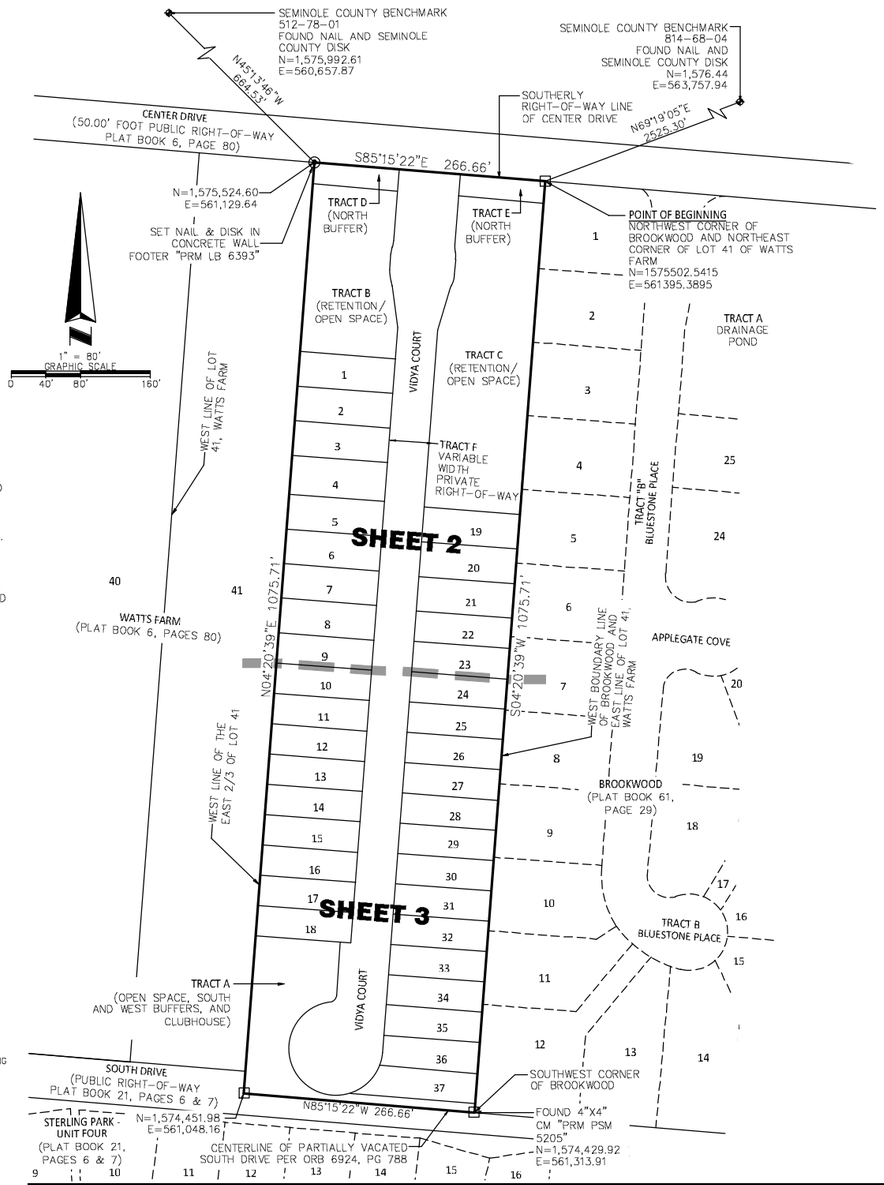
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BEGIN AT THE NORTHWEST CORNER OF BROOKWOOD AS RECORDED IN PLAT BOOK 61, PAGE 29 OF THE PUBLIC RECORDS OF SAID SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 41; THENCE ALONG THE WEST LINE OF SAID BROOKWOOD AND THE EAST LINE OF LOT 41, SOUTH 04°20'39" WEST A DISTANCE OF 1,075.71 FEET TO A POINT ON THE CENTERLINE OF THE PARTIALLY VACATED SOUTH DRIVE, PER OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID BROOKWOOD; THENCE DEPARTING SAID EAST AND WEST LINE RUN NORTH 85°15'22" WEST ALONG THE CENTERLINE OF SAID VACATED SOUTH DRIVE, A DISTANCE OF 266.66 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 04°20'39" EAST ALONG THE WEST LINE OF THE EAST 2/3 OF SAID LOT 41, A DISTANCE OF 1,075.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTER DRIVE AND NORTH LINE OF SAID LOT 41; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF LOT 41 RUN SOUTH 85°15'22" EAST, A DISTANCE OF 266.66 FEET TO THE POINT OF BEGINNING.

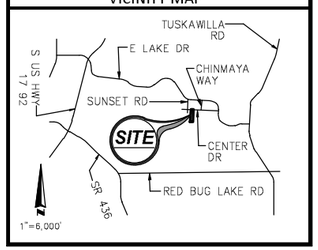
CONTAINING 286,849 SQUARE FEET OR 6.585 ACRES, MORE OR LESS

SURVEYOR'S NOTES

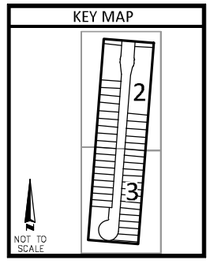
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BROOKWOOD, RECORDED IN PLAT BOOK 61, PAGE 29 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING SOUTH 04°20'39" WEST, AS MEASURED BY FOUND MONUMENTATION AND CALCULATED BY STATE PLANE COORDINATES RECORDED IN SAID PLAT.
2. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION CABLE COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (STATUTE 177.091(28)).
4. ALL PUBLIC RECORD INFORMATION LISTED OR SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
6. ALL LOT CORNERS AND CHANGES IN DIRECTION OF LOT AND TRACT SHALL BE MONUMENTED BY A 1/2" IRON ROD AND CAP STAMPED LB 6393 SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE SHOWN.
7. A FIVE (5.00) FOOT WIDE DRAINAGE EASEMENT ON ALL SIDE PROPERTY LINES IS HEREBY DEDICATED TO THE ASSOCIATION: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3.00) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3.00) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
8. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR VASANT VATIKA AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
9. THE PLAT AND LANDS SHOWN HEREIN ARE SUBJECT TO THE SEMINOLE COUNTY DEVELOPMENT ORDER #14-20500022 AS RECORDED IN RECORDS BOOK 8956, PAGES 778-783, PUBLIC RECORDS OF SEMINOLE COUNTY AND DEVELOPER'S COMMITMENT AGREEMENT #22-20500021 AS RECORDED IN RECORDS BOOK 10791, PAGES 221-228, PUBLIC RECORDS OF SEMINOLE COUNTY.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A., WHICH IS BASED ON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NUMBER 110642520). SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
    - 10.1. ALL MATTERS CONTAINED IN THAT PLAT OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
    - 10.2. THAT CERTAIN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED IN PLAT BOOK 1344, PAGE 185 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)



VICINITY MAP



KEY MAP



LEGEND

⊡	=	SET 4"X4" CM PRM LB#6393 IN ACCORDANCE WITH CHAPTER 177.091(7), FLORIDA STATUTES (UNLESS OTHERWISE NOTED)
◉	=	SET NAIL AND DISK, INSCRIBED 'PRM LB 6393' IN ACCORDANCE WITH F.S. 177.091(7) (UNLESS OTHERWISE NOTED)
C#	=	CURVE TAG (SEE CORRESPONDING CURVE INFORMATION CHART)
CM	=	CONCRETE MONUMENT
DE	=	DRAINAGE EASEMENT
E	=	EASTING
F.S.	=	FLORIDA STATUTES
FPCE	=	FLORIDA POWER CORPORATION EASEMENT
IRC	=	IRON ROD AND CAP
LB	=	LICENSED BUSINESS
LSB	=	LANDSCAPE BUFFER
N	=	NORTHING
(NR)	=	NON-RADIAL
ORB	=	OFFICIAL RECORDS BOOK
PC	=	POINT OF CURVATURE
PG	=	PAGE(S)
PI	=	POINT OF INTERSECTION
PRM	=	PERMANENT REFERENCE MONUMENT
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
PT	=	POINT OF TANGENCY
RP	=	RADIUS POINT
UE	=	UTILITY EASEMENT
WDE	=	WALL AND DRAINAGE EASEMENT

SHEET KEY

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION, SURVEYORS NOTES, LEGEND, VICINITY MAP, CERTIFICATIONS, DEDICATION, AND OVERALL VIEW OF PLAT
SEE SHEETS 2-3 OF 3 FOR DETAILED VIEW OF LOTS AND TRACTS

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationaldiligenceservices.com

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF COUNTY CLERK

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 THE _____ OF _____, 20__, __:__ (AM/PM) AS FILE NO. _____

CLERK OF THE CIRCUIT COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FORGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 38, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

E. GLENN TURNER, PSM DATE
FLORIDA REGISTRATION NO. 5643

PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
(407) 426-7979
REGISTRATION NUMBER OF LEGAL ENTITY: LB 6393

VASANT VATIKA
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PARK SQUARE ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT, ENTITLED "VASANT VATIKA", LOCATED IN SEMINOLE COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

THE UTILITY EASEMENTS (UE) SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, AND RECLAIM WATER MAINS. A UTILITY EASEMENT IS HEREBY GRANTED OVER TRACT F.

TRACT A, BEING AN OPEN SPACE, SOUTH AND WEST BUFFERS, AND CLUBHOUSE TRACT, IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE VASANT VATIKA HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREAFTER REFERRED TO AS THE "ASSOCIATION").

TRACT B AND TRACT C, BEING RETENTION AND OPEN SPACE TRACTS, ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, AN EMERGENCY ACCESS EASEMENT OVER TRACTS B AND C IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE INSTALLED DRAINAGE SYSTEM THEREIN CREATES A HAZARD TO PUBLIC HEALTH, SAFETY, AND GENERAL WARFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN SAID EASEMENTS OR DRAINAGE SYSTEM THEREIN.

TRACTS D AND E, BEING NORTH BUFFER TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT F, BEING A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY, IS HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THERE IS HEREBY GRANTED TO SEMINOLE COUNTY, FLORIDA, A BLANKET DRAINAGE AND UTILITY EASEMENT OVER TRACT F. THE OWNER FURTHER DEDICATES TO SEMINOLE COUNTY, FLORIDA, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN HEREON AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUEST, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN ON THIS PLAT.

THE WALL AND DRAINAGE EASEMENT AND LANDSCAPE BUFFER (WDE&LSB) SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.

THE DRAINAGE EASEMENTS (DE) SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.

AN EMERGENCY ACCESS EASEMENT IS HEREBY DEDICATED TO SEMINOLE COUNTY OVER THE DRAINAGE EASEMENTS SHOWN HEREON FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE INSTALLED DRAINAGE SYSTEM THEREIN CREATES A HAZARD TO PUBLIC HEALTH, SAFETY, AND GENERAL WARFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN SAID EASEMENTS OR DRAINAGE SYSTEM THEREIN.

BY: PARK SQUARE ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
SURESH GUPTA, MANAGER

WITNESS _____ PRINTED NAME _____ ADDRESS _____

WITNESS _____ PRINTED NAME _____ ADDRESS _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20__ BY SURESH GUPTA, AS MANAGER OF PARK SQUARE ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC, STATE OF FLORIDA

_____
PRINTED NAME

STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE _____ 2026, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

_____ _____
JAY ZEMBOWER DATE

ATTEST: _____

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATE STATUTES.

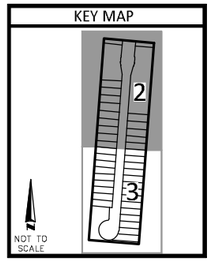
_____ _____
RAYMOND F. PHILLIPS – LICENSE NO. LS7015 DATE
SEMINOLE COUNTY SURVEYOR

VASANT VATIKA

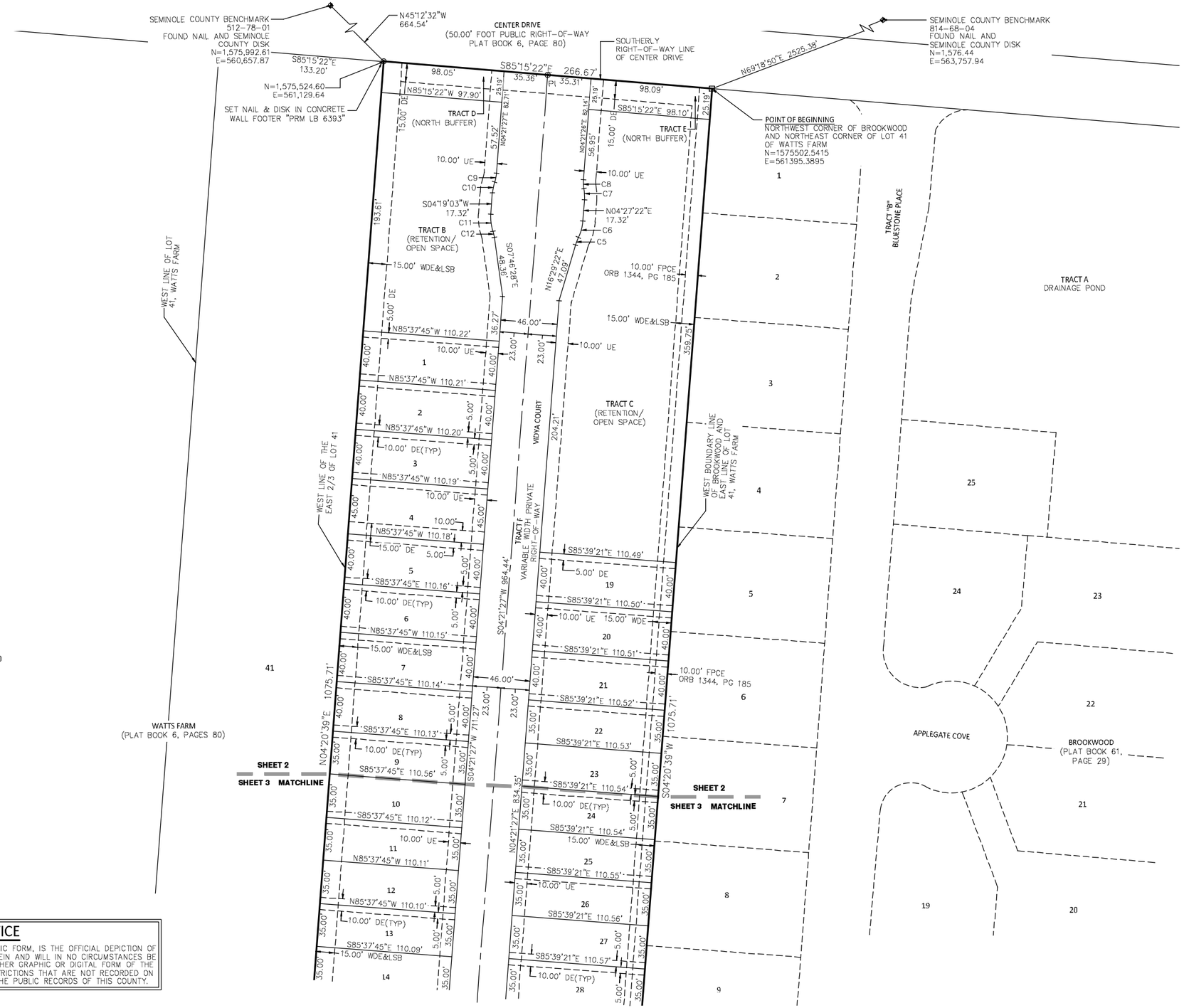
SHEET 2 OF 3 | PLAT BOOK | PAGE

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KEY MAP



CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C5	31.63'	11°46'16"	N20°20'19"E	6.49'	6.50'
C6	36.00'	21°58'29"	N15°26'37"E	13.72'	13.81'
C7	36.00'	14°29'28"	N02°47'22"W	9.08'	9.11'
C8	29.00'	14°23'33"	N02°50'20"W	7.27'	7.28'
C9	29.00'	14°18'14"	S11°30'34"W	7.22'	7.24'
C10	36.00'	14°20'38"	S11°29'22"W	8.99'	9.01'
C11	36.00'	22°13'07"	S06°47'31"E	13.87'	13.96'
C12	29.00'	10°07'36"	S12°50'16"E	5.12'	5.13'



1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

SHEET KEY

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION, SURVEYORS NOTES, LEGEND, VICINITY MAP, CERTIFICATIONS, DEDICATION, AND OVERALL VIEW OF PLAT
SEE SHEETS 2-3 OF 3 FOR DETAILED VIEW OF LOTS AND TRACTS

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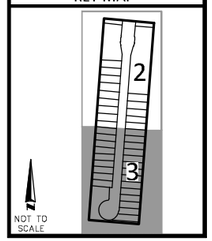
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VASANT VATIKA

SHEET 3 OF 3 | PLAT BOOK | PAGE

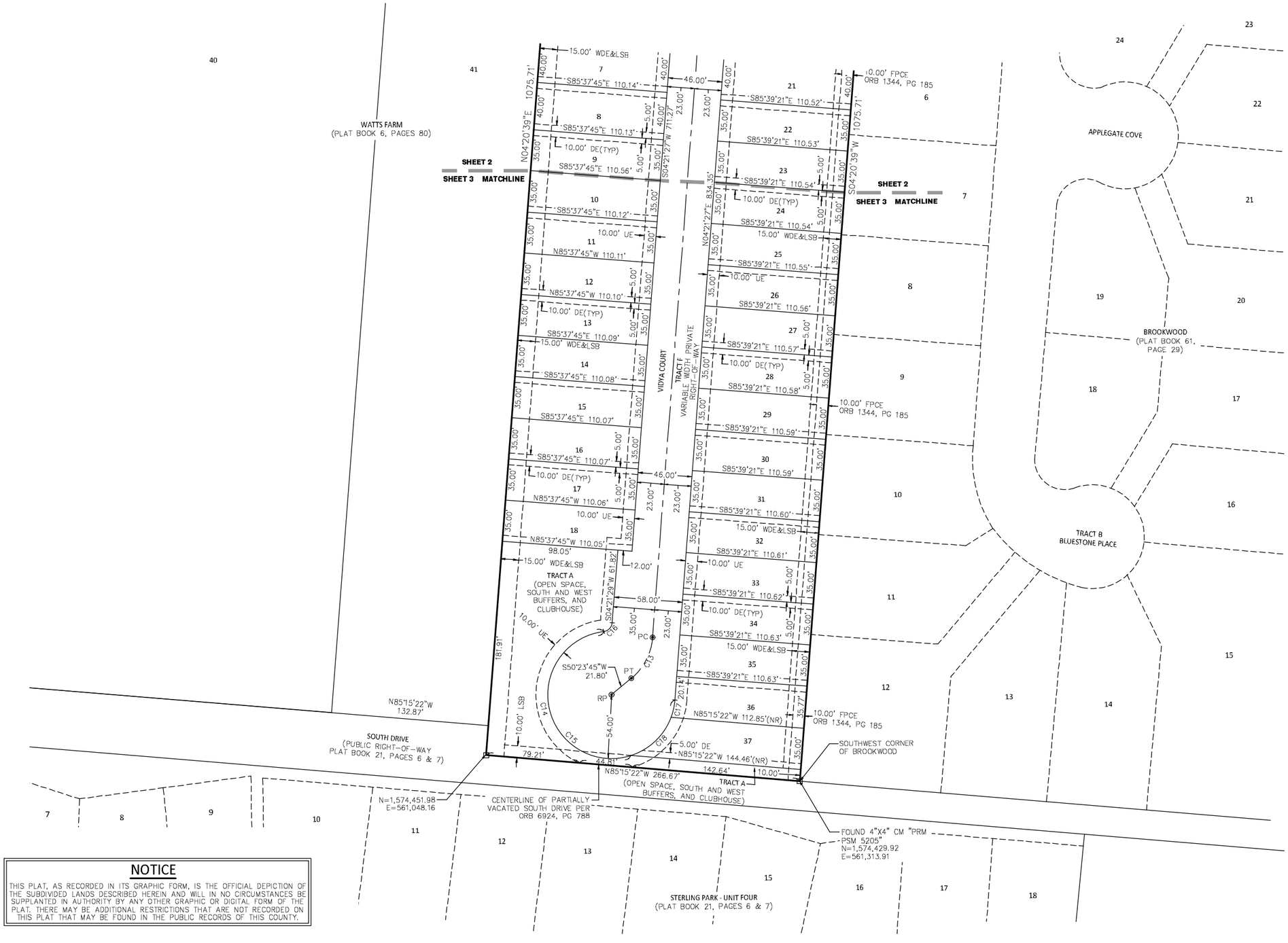
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KEY MAP



CURVE TABLE

CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	54.00'	75°22'22"	S47°59'25"E	183.71'	243.51'
C2	54.00'	15°58'35"	S12°48'41"W	15.01'	15.06'
C3	54.00'	51°34'14"	N46°35'06"E	46.98'	48.60'
C4	8.00'	78°50'16"	N43°46'37"E	10.16'	11.01'
C13	50.00'	46°02'13"	S27°22'56"W	39.09'	40.18'
C14	54.00'	115°49'33"	S10°13'01"E	107.52'	129.85'
C15	54.00'	99°22'22"	S42°59'25"E	83.71'	233.61'
C16	8.00'	78°50'16"	N43°46'37"E	10.16'	11.01'
C17	54.00'	15°58'35"	S12°48'41"W	15.01'	15.06'
C18	54.00'	51°34'14"	N46°35'06"E	46.98'	48.60'



1" = 40'
GRAPHIC SCALE
0 20' 40' 80'

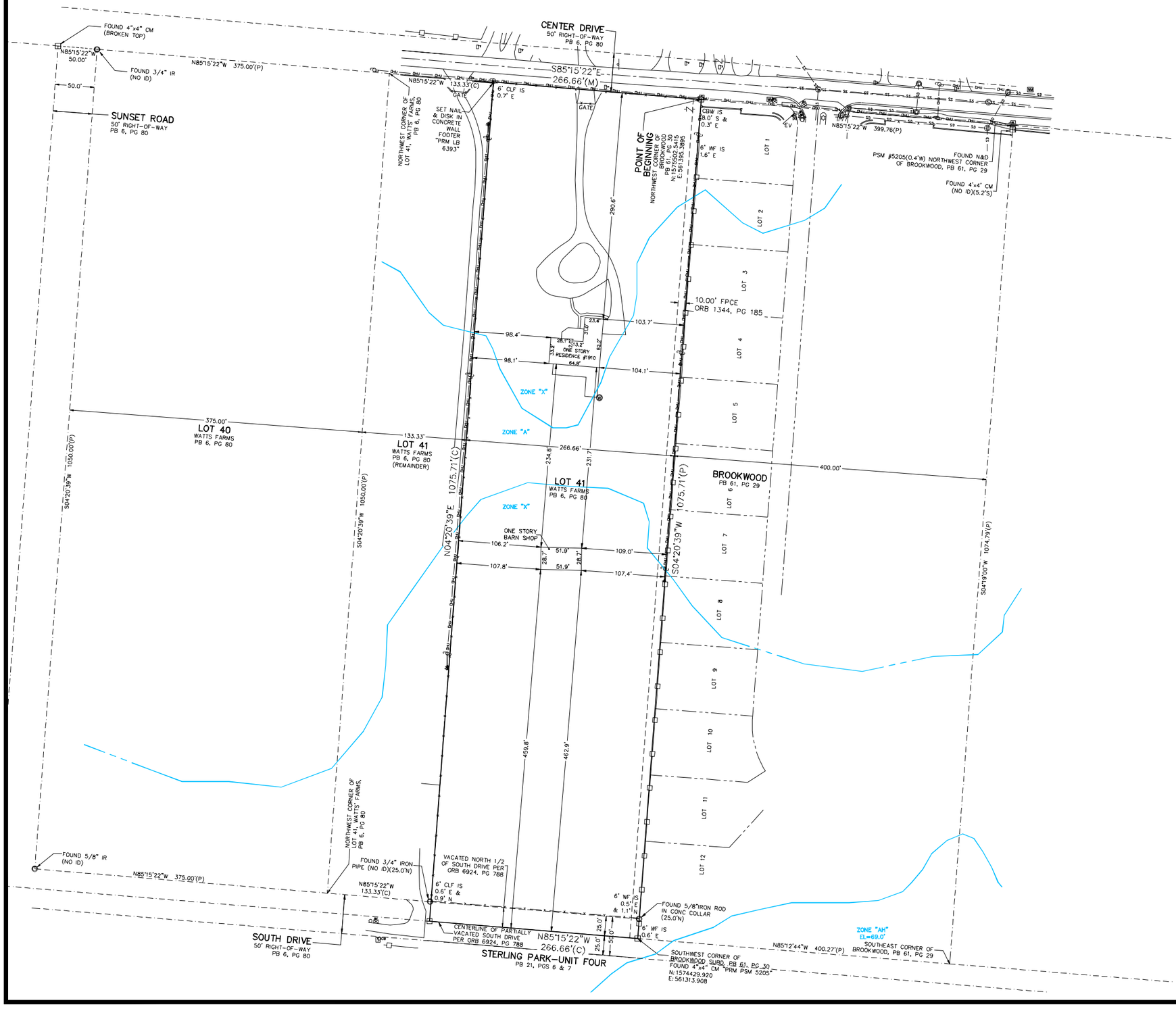
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LB#6393 nationalduediligenceservices.com

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



1" = 60'
GRAPHIC SCALE
0 30' 60' 120'

LEGAL DESCRIPTION

A REPLAT OF THE EAST 2/3 OF LOT 41 OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH THE NORTH HALF OF VACATED SOUTH DRIVE, RECORDED IN OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, ABUTTING THE SOUTH LINE OF THE EAST 2/3 OF ABOVE REFERENCED LOT 41 SITUATED WITHIN SECTION 38 (PER THE PHILIP R. YOUNG GRANT), TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BROOKWOOD AS RECORDED IN PLAT BOOK 61, PAGE 29 OF THE PUBLIC RECORDS OF SAID SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 41; THENCE ALONG THE WEST LINE OF SAID BROOKWOOD AND THE EAST LINE OF LOT 41, SOUTH 04°20'39" WEST A DISTANCE OF 1,075.71 FEET TO A POINT ON THE CENTERLINE OF THE PARTIALLY VACATED SOUTH DRIVE, PER OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID BROOKWOOD; THENCE DEPARTING SAID EAST AND WEST LINE RUN NORTH 85°15'22" WEST ALONG THE CENTERLINE OF SAID VACATED SOUTH DRIVE, A DISTANCE OF 266.66 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 04°20'39" EAST ALONG THE WEST LINE OF THE EAST 2/3 OF SAID LOT 41, A DISTANCE OF 1,075.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTER DRIVE AND NORTH LINE OF SAID LOT 41; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF LOT 41 RUN SOUTH 85°15'22" EAST, A DISTANCE OF 266.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 286,849 SQUARE FEET OR 6.585 ACRES, MORE OR LESS

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED NORTH BASED ON THE WEST LINE OF BROOKWOOD AS BEING NORTH 04°55'20" EAST, PER STATE PLAN COORDINATES (NAD83, FLORIDA STATE PLANS, EAST ZONE) RECORDED IN PLAT BOOK 61, PAGE 29.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
5. NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.
6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
7. VERTICAL INFORMATION BASED ON: BENCHMARK "5127801" HAVING A PUBLISHED ELEVATION OF 65.499' NAVD 88 DESCRIBED AS: SET 4"X4" C.M. WITH A PK NAIL AND SEMCO DISK; ±-18'E. OF C/L OF SUNSET DR. (DIRT ROAD); ±-300' N. OF CENTER DR.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A., WHICH IS BASED ON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NUMBER 110642520). SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:

8.1. ALL MATTERS CONTAINED IN THAT PLAT OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)

8.2. THAT CERTAIN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED IN PLAT BOOK 1344, PAGE 185 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "A" AND ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120289 0170 F (MAP NO. 12117C0170F), WHICH BEARS AN EFFECTIVE DATE OF 9/18/2007, AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

LEGEND

○	FOUND MONUMENT AS NOTED	FND	FOUND
⊡	SET 4"x4" CONCRETE MONUMENT ("PRM" LB 6393") UNLESS OTHERWISE NOTED	BO	BLOW OFF
		EV	ELECTRIC VAULT
	MAILBOX	RCP	REINFORCED CONCRETE PIPE
	UTILITY POLE	IR	IRON ROD
	GUY ANCHOR	PVC	POLYVINYL CHLORIDE
	LIGHT POLE	N&D	NAIL & DISK
	DMH DRAIN MANHOLE	PSM	PROFESSIONAL SURVEYOR & MAPPER
	SMH SANITARY MANHOLE	ID	IDENTIFICATION
	WATER METER	RLS	REGISTERED LICENSE SURVEYOR
	WATER VALVE		BFP BACK FLOW PREVENTER
CM	CONCRETE MONUMENT	ICV	IRRIGATION CONTROL VALVE
CONC	CONCRETE		FH FIRE HYDRANT
IRC	IRON ROD & CAP	WF	WOOD FENCE
ORB	OFFICIAL RECORDS BOOK	CBW	CONCRETE BLOCK WALL
PB	PLAT BOOK	CLF	CHAIN LINK FENCE
PG(S)	PAGE(S)	(C)	CALCULATED
CB	CABLE BOX	(P)	PLAT BOOK
		T	TELEPHONE RISER
—□—	WOOD FENCE		SIGN
—X—	CHAIN LINK FENCE	N:	NORTHING
—SS—	UNDERGROUND SANITARY PIPE	E:	EASTING
—SD—	UNDERGROUND STORM PIPE	LB	LICENSED BUSINESS
—OHU—	OVERHEAD UTILITIES		FLOODZONE LINES

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SHEET 1
OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM

DATE

Digitally signed by E Glenn Turner
DN: cn=E Glenn Turner, o=American Surveying and Mapping, email=gturner@asmcorporation.com, c=US
Date: 2025.10.06 13:25:55 -04'00'

E. GLENN TURNER PSM #5643

DATE	REVISIONS	TECH
02-20-25	COMMENTS	MK
5/19/25	ADD TITLE	CF
8/20/25	UPDATE PER CC	CF

BOUNDARY SURVEY OF PROPOSED PLAT OF VASANT VATIKA
1910 CENTER DRIVE
SECTION 13 & 14, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY CASSELBERRY, FLORIDA

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
221 Circle Drive, Maitland, FL 32751 Phone: 407-439-7979
LB#6393 asmsouth@gmail.com

JOB NO.:	240314
SCALE:	1"=60'
FIELD DATE:	3/18/2024
FIELD BY:	JW
DRAWN BY:	CF
APPROVED BY:	EGT
DRAWING FILE #	240314 VASANT VATIKA BOUNDARY FOR PLAT

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0352

Title:

Approve the Final Plat for the SR 46 Commercial Subdivision containing two (2) commercial lots on 11.64 acres zoned PD (Planned Development), located on the northwest corner of W SR 46 and Harvest Time Dr.; (Connor Franklin, Applicant) District5 - Herr (**Mike Rhodes, Interim Development Services Director**)

Division:

Development Services

Authorized By:

Mike Rhodes- Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

In accordance with Section 35.152 of the Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Final Plat for the SR 46 Commercial Subdivision. The plat contains two (2) commercial lots on 11.64 acres. The subject site has a Future Land Use of Planned Development and PD (Planned Development) zoning designation. The subdivision is comprised of two (2) commercial lots and one (1) shared stormwater tract, Tract “A”. Lot 1 is proposed to have an area of approximately four (4) acres and Lot 2 is proposed to have an area of approximately 3.99 acres.

The subject property is required to connect to public utilities for water and sewer. This development is located within the City of Sanford’s utility service area; the Applicant has coordinated with the City to establish utility service and a pre-annexation agreement.

The Developer will dedicate approximately 331 square feet of property at the corner of Harvest Time Drive and SR 46 for right-of-way dedication to the County via warranty deed.

On March 11, 2025, a Small Scale Future Land Use Amendment from Higher Intensity

Planned Development- Target Industry to Planned Development, and Rezone from A-1 (Agriculture) and C-1 (Retail Commercial) to PD (Planned Development) for the subject property was approved unanimously by the Board of County Commissioners. Districts 1, 2, 3, 4 and 5 voted AYE.

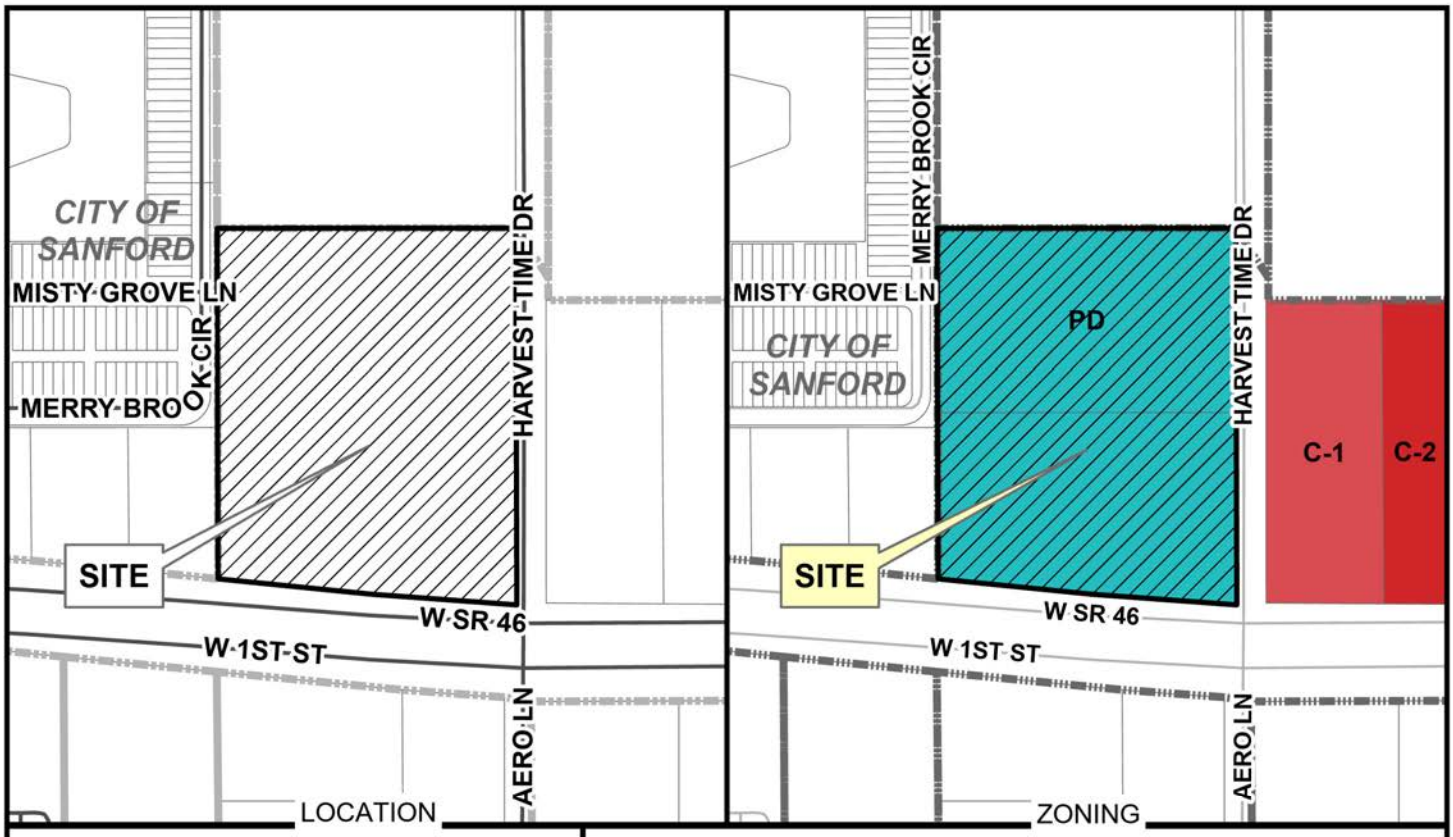
The Final Engineering Plans were submitted in accordance with Section 35.44 of the SCLDC and were approved on November 20, 2025.

The Final Plat meets all conditions stated in Development Order # 24-20500014, Developer's Commitment Agreement # 25-20500007, and all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

The proposed plat does not require a performance bond because substantial infrastructure is not being proposed with this plat.

Requested Action:

Staff requests the Board approve the Final Plat for the SR 46 Commercial Subdivision containing two (2) commercial lots on 11.64 acres zoned PD (Planned Development), located on the northwest corner of W SR 46 and Harvest Time Dr.



SR 46 COMMERCIAL PLAT
SANFORD AUTO VENTURES LLC
3550 W SR 46
SANFORD FL 32771
PARCEL: 16-19-30-5AC-0000-0920

SEMINOLE COUNTY BCC
MAY 12, 2026

C-1
C-2
PD

N



Date: 4/15/2026
Path: S:\Projects\Routine Processes\FLUzone\PLANNINGMapsOTHER\2026_standardmaps\SR46CommercialPlat_Plat\SR46CommercialPlat\SR46CommercialPlat.apr
Name: SR46CommercialPla

S.R. 46 COMMERCIAL

A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

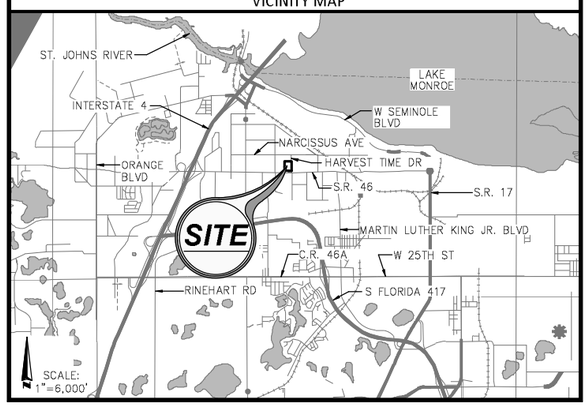
BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID TRACT B RUN NORTH 00°08'28" WEST A DISTANCE OF 428.82 FEET TO THE SOUTHWEST CORNER OF LOT 91 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE ALONG THE SOUTH LINE OF SAID LOT 91 RUN NORTH 89°58'00" EAST A DISTANCE OF 644.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE PER AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE DEPARTING SAID SOUTH LINE OF LOT 91 ALONG SAID WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE RUN SOUTH 00°07'53" EAST A DISTANCE OF 812.44 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-4174841, SAID INTERSECTION BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 02°39'59", AND A CHORD LENGTH OF 261.96 FEET WHICH BEARS NORTH 85°45'42" WEST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 261.98 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG SAID TANGENT LINE RUN NORTH 84°25'43" WEST A DISTANCE OF 385.50 FEET TO A POINT ON THE EAST LINE OF LOT 93 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF LOT 93 RUN NORTH 00°08'28" WEST A DISTANCE OF 326.46 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 506,914 SQUARE FEET OR 11.637 ACRES, MORE OR LESS.

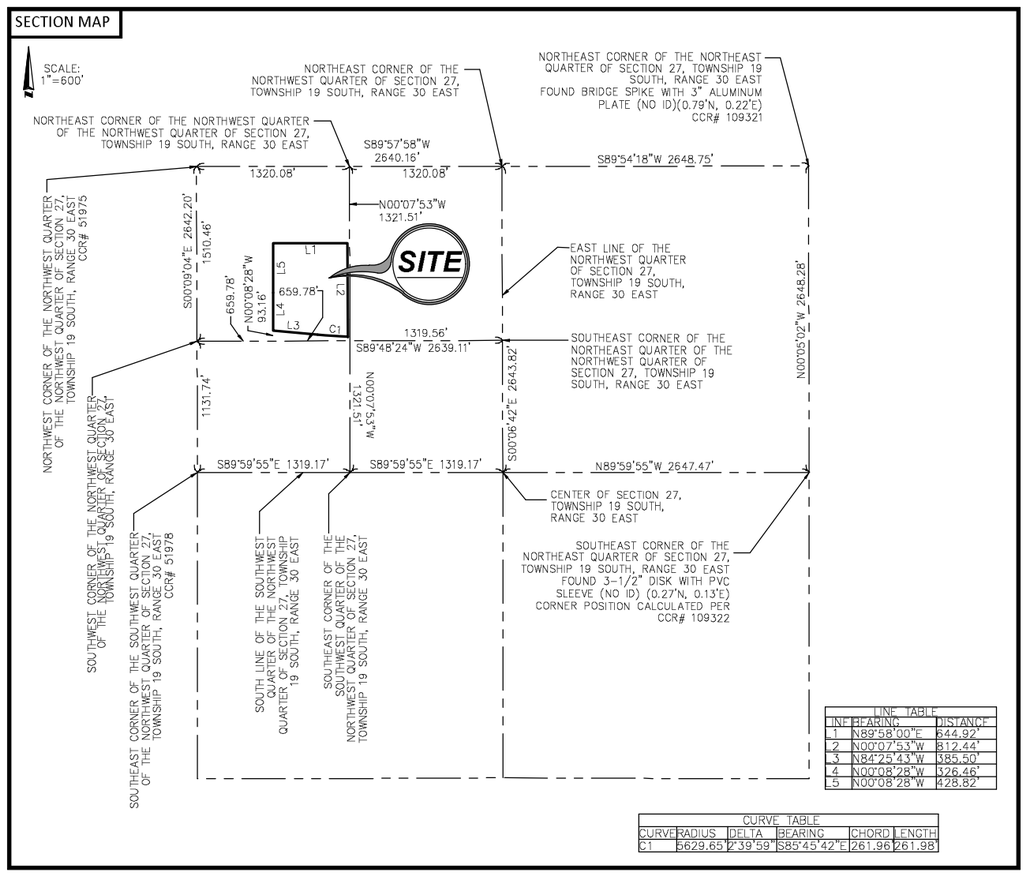
SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, WHICH BEARS NORTH 00°08'28" WEST AS RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
2. THE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT.
3. THE PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SAID CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (STATUTE 177.091 (28)).
4. ALL PUBLIC RECORD INFORMATION LISTED OR SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY GRAYROBINSON, P.A., WHICH IS BASED ON CERTAIN TITLE REPORTS PROFESSIONALLY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 10TH, 2026. SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
   - 5.1. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, AS RECODED IN PLAT BOOK 1, PAGES(S) 114. (AFFECTS, AS SHOWN).
   - 5.2. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED MARCH 14, 2025 IN OFFICIAL RECORDS BOOK 10787, PAGE 1892, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
   - 5.3. LD BROS. ENTERPRISES, INC./CITY OF SANFORD PRE-ANNEXATION PETITION AND AGREEMENT RECORDED APRIL 8, 2025 IN OFFICIAL RECORDS BOOK 10802, PAGE 1477 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
   - 5.4. FINAL DEVELOPMENT PLAN, DEVELOPER'S COMMITMENT AGREEMENT, COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 10940, PAGE 1033 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
   - 5.5. DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10976, PAGE 488 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
   - 5.6. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 10961, PAGE 1310 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
6. THE LOTS SHOWN HEREON ARE SUBJECT TO CERTAIN DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA, INCLUDING ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.

VICINITY MAP



SECTION MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°58'00"E	644.92'
L2	N00°07'53"W	812.44'
L3	N84°25'43"W	385.50'
L4	N00°08'28"W	326.46'
L5	N00°08'28"W	428.82'

CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	5629.65'	2°39'59"	S85°45'42"E	261.96'	261.98'

LEGEND

⊡	=	SET 4"X4" CM PRM LB#6393 IN ACCORDANCE WITH CHAPTER 177.091(7), FLORIDA STATUTES (UNLESS OTHERWISE NOTED)	FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
			ID#	=	IDENTIFICATION NUMBER
			LB	=	LICENSED BUSINESS
L#	=	LINE TAG (SEE CORRESPONDING LINE INFORMATION CHART)	(NR)	=	NON-RADIAL
			(OA)	=	OVERALL DISTANCE
C#	=	CURVE TAG (SEE CORRESPONDING CURVE INFORMATION CHART)	ORB	=	OFFICIAL RECORDS BOOK
			PB	=	PLAT BOOK
			PC	=	POINT OF CURVATURE
CCR	=	CERTIFIED CORNER OF RECORD	PG	=	PAGE(S)
CM	=	CONCRETE MONUMENT	PNT	=	POINT OF NON-TANGENCY
N=	=	NORTHING	PRM	=	PERMANENT REFERENCE MONUMENT
E=	=	EASTING	PT	=	POINT OF TANGENCY
	=	RIGHT-OF-WAY LINE			

SHEET INDEX

SEE SHEET 1 OF 2 FOR VICINITY MAP, LEGEND, LEGAL DESCRIPTION, NOTES, AND CERTIFICATIONS
SEE SHEET 2 OF 2 FOR DETAILED VIEW OF PLAT

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK _____ PAGE _____

S.R. 46 COMMERCIAL
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SANFORD AUTO VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED "S.R. 46 COMMERCIAL", LOCATED IN SEMINOLE COUNTY, FLORIDA, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED:

1. TRACT RW (RIGHT-OF-WAY DEDICATION), AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY, SEMINOLE COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
2. TRACT A (DRAINAGE EASEMENT AREA), AS SHOWN HEREON, IS HEREBY DEDICATED FOR USE BY THE OWNERS OF LOT 1 AND LOT 2, AND SHALL BE OWNED BY THE OWNER OF LOT 2 SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AN EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER SAID TRACT A (DRAINAGE EASEMENT AREA) TO SEMINOLE COUNTY, FLORIDA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED HERON DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE AND STORM WATER SYSTEM.
3. THE DECLARATION DRIVEWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE OWNED BY THE INDIVIDUAL LOT OWNERS SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND IN WITNESS HEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OWNER NAMED BELOW ON THIS _____ DAY OF _____ 202__.

BY: SANFORD AUTO VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
THOMAS A. DIXON, PRESIDENT

WITNESS _____ WITNESS _____

PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 202__ BY THOMAS A. DIXON, AS PRESIDENT OF SANFORD AUTO VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC, STATE OF FLORIDA

_____
PRINTED NAME

STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACES AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 27 TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

_____ DATE
E. GLENN TURNER, PSM
FLORIDA REGISTRATION NO. 5643

PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
(407) 426-7979
REGISTRATION NUMBER OF LEGAL ENTITY: LB 6393

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATE STATUTES.

_____ _____
RAYMOND F. PHILLIPS – LICENSE NO. LS7015 DATE
SEMINOLE COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ 2026, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

_____ _____
ANDRIA HERR, CHAIRMAN DATE

ATTEST: _____

CERTIFICATE OF COUNTY CLERK

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 THE _____ OF _____ 2026, _____ (AM/PM) AS FILE NO. _____

_____
CLERK OF THE CIRCUIT COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA

S.R. 46 COMMERCIAL

PLAT BOOK ____ PAGE ____

A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

FLORIDA LAND & COLONIZATION LIMITED
W. BEARDALL'S MAP OF ST. JOSEPHS
PB 1, PG 114

LOT 91

SOUTHWEST CORNER OF LOT 91, FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS

N: 1,628,724.331
E: 556,750.448

N89°58'00"E 644.92'

N: 1,628,723.955
E: 556,105.529

SOUTH LINE OF LOT 91, FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS

THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION
PB 1, PG 114

LOT 36

190 191 192 193 194 195 196 197

TRACT B

40.00'

15.00'

202 201 200 199 198

TRACT D

40.00'

MISTY GROVE LANE
40.00' WIDE, PUBLIC RIGHT-OF-WAY
PB 81, PG 68-69

MERRY BROOK CIRCLE
40.00' WIDE, PUBLIC RIGHT-OF-WAY
PB 81, PG 68-69
(REFERENCE BEARING)
N00°08'28"W 428.82'

245.95'

TRACT A
DRAINAGE EASEMENT AREA
158,787 SQ.FT. (3.645 Ac.)

30.00' PER PB1, PG 114

30.00' PER ORB 6042, PG 1789

60.00'

246.50'

55.00'

EAST LINE OF TRACT B, THORNBROOKE PHASE 5

N89°59'05"W 644.88'(OA)

332.02'

312.86'

203 204 205 206 207 208 209 210

THORNBROOKE PHASE 5
PB 81, PG 68-69

TRACT C

HARVEST TIME DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER PB 1, PG 114, ORB 5695, PG 885, ORB 6042, PG 1789, ORB 8243, PG 1598, AND ORB 8560, PG 655

HARVEST TIME DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER PB 1, PG 114, ORB 5695, PG 885, ORB 6042, PG 1789, ORB 8243, PG 1598, AND ORB 8560, PG 655

218 217 216 215 214 213 212 211

40.00'

15.00'

182.87'

755.28(OA)

25.00' PER ORB 5695, PG 885, ORB 8243, PG 1598, AND ORB 8560, PG 655

S00°07'53"E 812.44(OA)

DETAIL 1
1" = 20'

EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

TRACT RW
RIGHT-OF-WAY DEDICATION
313 SQ.FT. (0.007 Ac.)

LOT 1
173,743 SQ.FT. (3.989 Ac.)

540.91'

N46°27'14"E
34.42'

25.04'

C2
C1
C3

PNT

NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46

STATE ROAD 46
VARIABLE WIDTH, PUBLIC RIGHT-OF-WAY
FDOT RIGHT-OF-WAY MAP 77030-4174841

POINT OF BEGINNING
SOUTHEAST CORNER OF TRACT B, THORNBROOKE PHASE 5, PB 81, PG 68-69

N: 1,628,295.136
E: 556,106.586

LOT 2
174,070 SQ.FT. (3.996 Ac.)

S00°00'55"W 541.49'

476.08'

LOT 1
173,743 SQ.FT. (3.989 Ac.)

WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE

THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION
PB 1, PG 114

LOT 37

55.00'

FLORIDA LAND & COLONIZATION LIMITED
W. BEARDALL'S MAP OF ST. JOSEPHS
PB 1, PG 114

LOT 93

263.98'

EAST LINE OF LOT 93, FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS

N00°08'28"W 326.46'

EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

DRIVEWAY EASEMENT ORB 10976, PG 488

DECLARATION DRIVEWAY EASEMENT AREA

30.48'

30.33'

S84°25'43"E 298.36'

247.66'

S89°59'05"E
46.79'

30.33'

C4

26.79'

20.00'

26.79'

20.00'

C5

C6

7.50'

N84°25'43"W 217.10'

N89°59'05"W
46.79'

281.48'

N84°25'43"W 385.50(OA)

55.08'

53.31'

PT

N: 1,627,931.251
E: 556,491.069

N46°27'14"E
34.42'

TRACT RW
RIGHT-OF-WAY DEDICATION
313 SQ.FT. (0.007 Ac.)

C2
C1

C3

PNT

SEE DETAIL 1

N: 1,627,968.677
E: 556,107.390

N00°08'28"W
33.16'

SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

659.78'

659.78'

NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46

N: 1,627,911.891
E: 556,752.311

S89°48'24"W 2639.11'

1,319.56'

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

N: 1,627,873.288
E: 555,447.845

S84°25'43"E

STATE ROAD 46
VARIABLE WIDTH, PUBLIC RIGHT-OF-WAY
FDOT RIGHT-OF-WAY MAP 77030-4174841

EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

N: 1,627,882.192
E: 558,086.945

CURVE TABLE

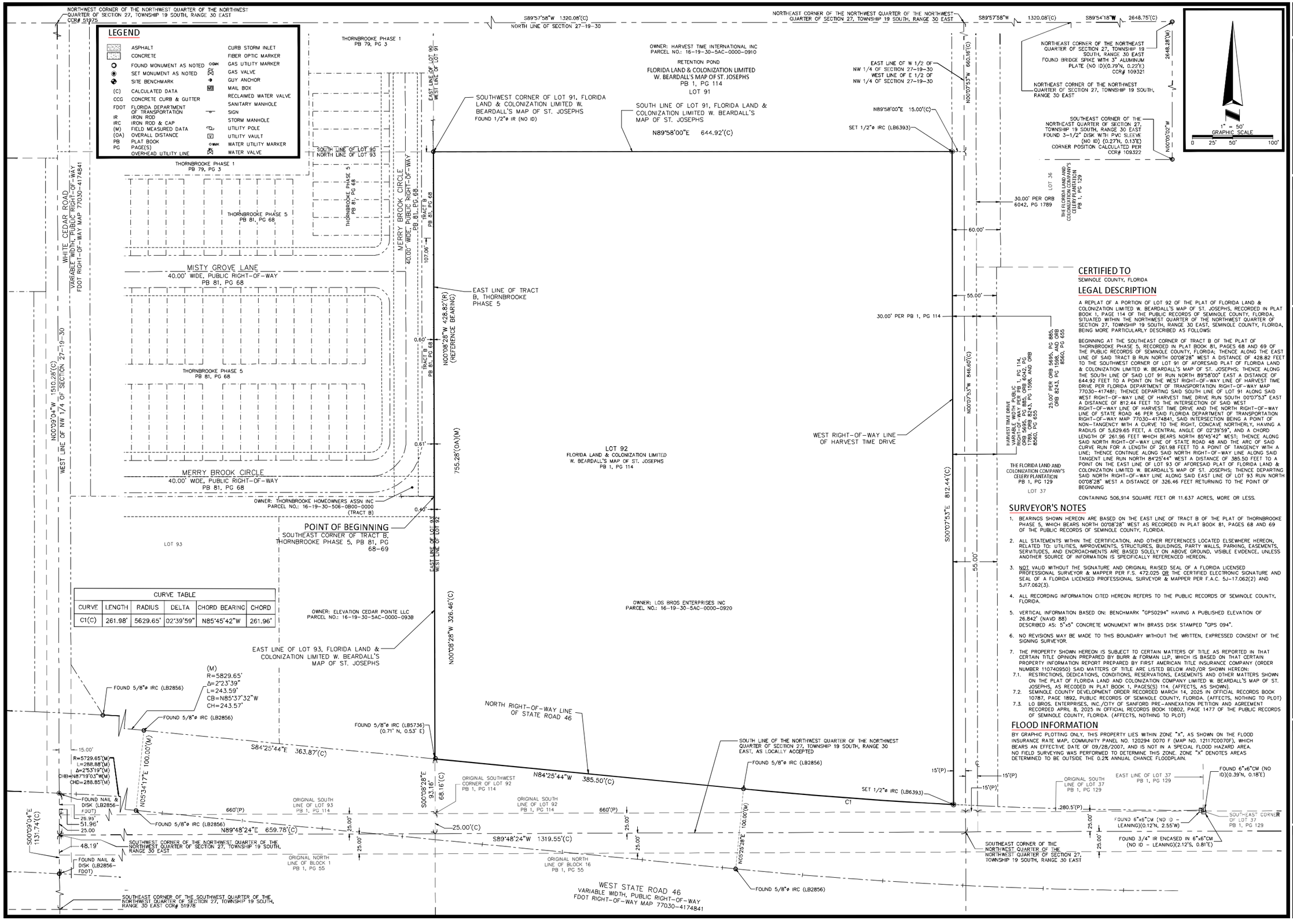
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	5629.65'	2°39'59"	N85°45'42"W	261.96'	261.98'
C2	5629.65'	2°24'41"	S85°38'04"E	236.93'	236.94'
C3	5629.65'	0°15'17"	S88°56'03"E	25.04'	25.04'
C4	72.83'	5°33'22"	S87°12'24"E	7.06'	7.06'
C5	103.17'	5°33'22"	N87°12'24"W	10.00'	10.00'
C6	31.83'	90°00'00"	S00°34'17"W	45.02'	50.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°25'43"E	15.07'
L2	S00°08'28"E	31.99'
L3	N00°00'55"E	30.33'

SHEET INDEX
SEE SHEET 1 OF 2 FOR VICINITY MAP, LEGEND, LEGAL DESCRIPTION, NOTES, AND CERTIFICATIONS
SEE SHEET 2 OF 2 FOR DETAILED VIEW OF PLAT

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com



CERTIFIED TO

SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID TRACT B RUN NORTH 00°08'28" WEST A DISTANCE OF 428.82 FEET TO THE SOUTHWEST CORNER OF LOT 91 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE ALONG THE SOUTH LINE OF SAID LOT 91 RUN NORTH 89°58'00" EAST A DISTANCE OF 644.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-417481; THENCE DEPARTING SAID SOUTH LINE OF LOT 91 ALONG SAID WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE RUN SOUTH 00°07'53" EAST A DISTANCE OF 812.44 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-4174841, SAID INTERSECTION BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 02°39'59", AND A CHORD LENGTH OF 261.96 FEET WHICH BEARS NORTH 85°45'42" WEST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 261.98 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG SAID TANGENT LINE RUN NORTH 84°25'44" WEST A DISTANCE OF 385.50 FEET TO A POINT ON THE EAST LINE OF LOT 93 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF LOT 93 RUN NORTH 00°08'28" WEST A DISTANCE OF 326.46 FEET RETURNING TO THE POINT OF BEGINNING

CONTAINING 506,914 SQUARE FEET OR 11.637 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, WHICH BEARS NORTH 00°08'28" WEST AS RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. VERTICAL INFORMATION BASED ON: BENCHMARK "GPS0294" HAVING A PUBLISHED ELEVATION OF 26.842' (NAVD 88)
   DESCRIBED AS: 5"x5" CONCRETE MONUMENT WITH BRASS DISK STAMPED "GPS 094".
6. NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY BURR & FORMAN LLP, WHICH IS BASED ON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NUMBER 110740950) SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
   7.1. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, AS RECODED IN PLAT BOOK 1, PAGES(S) 114. (AFFECTS, AS SHOWN).
   7.2. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED MARCH 14, 2025 IN OFFICIAL RECORDS BOOK 10787, PAGE 1892, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
   7.3. LO BROS. ENTERPRISES, INC./CITY OF SANFORD PRE-ANNEXATION PETITION AND AGREEMENT RECORDED APRIL 8, 2025 IN OFFICIAL RECORDS BOOK 10802, PAGE 1477 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12029A 0070 F (MAP NO. 12117C0070F), WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET 1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM

Digitally signed by E Glenn Turner
DN: cn=E Glenn Turner, o=American Surveying and Mapping, email=gturner@asmcorp.com, c=US
Date: 2025.09.23 12:36:49 -04'00'

DATE

E. GLENN TURNER PSM #5643

DATE	REVISIONS	TECH
10/07/24	OUTFLOW STRUCTURE ADDED	EGW
10/18/24	REVISED SURVEY	EGW
12/03/24	REVISED BOUNDARY	EGW
12/31/24	ADDITIONAL TOPOGRAPHIC DATA ADDED	EGW
02/21/25	ADDITIONAL TOPOGRAPHIC DATA ADDED	EGW
03/28/25	REVISED SURVEY	SW
04/07/25	ADD SANITARY INVERTS	SW
5/19/25	REV. PLAT SUBMITTAL	CF
8/14/25	REV. PER CC	CF

BOUNDARY & TOPOGRAPHIC SURVEY FOR PROPOSED PLAT OF "S.R. 46 COMMERCIAL"
A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY

ASM AMERICAN SURVEYING & MAPPING, INC.
NPDS NATIONAL PUBLIC DILIGENCE SERVICES
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-1979
License: nationalpds@glennturner.com

JOB NO.:	240435
SCALE:	1"=50'
FIELD DATE:	03/25/2025
FIELD BY:	JW
DRAWN BY:	EGW
APPROVED BY:	EGT
DRAWING FILE #	240435 S.R. 46 COMMERCIAL BNDY-TOPO [CLEAN]

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THIS INSTRUMENT PREPARED BY:
NEYSA BORKERT
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7273

RIGHT-OF-WAY SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into this _____ day of _____, 20____, between **Sanford Auto Ventures, LLC, a Florida limited liability company**, whose address is 1300 Country Lane, Orlando, Florida, 32804, in this instrument referred to as "GRANTOR," 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 instrument referred to as "GRANTEE."

W I T N E S S E T H:

That GRANTOR, for the sum of $10.00, and other good and valuable consideration paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto GRANTEE, all that certain real property, together with improvements thereon, located in Seminole County, Florida, more particularly described as follows:

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

Parcel I. D. Number: 16-19-30-5AC-0000-0920 (portion of this parcel)

TOGETHER with all tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto GRANTEE in fee simple forever, with the understanding that GRANTEE shall place the Property in the County Road System for public right-of-way. The Property may be used for any purpose relating to right-of-way or for items customarily located in right-of-way, including but not limited to road pavement, sidewalks, recreational trails, drainage structures and features, utilities (including but not limited to telephone lines, coaxial cable, fiber optic cable, electrical lines, sewer lines, potable water lines, traffic signals, traffic signal poles and any appurtenances to the foregoing and items for any other public utility purposes), transit stations, and for any other public use structure consistent with the use of the Property as public right-of-way.

GRANTOR agrees that GRANTEE will have no responsibility for any utilities on or under the Property, unless owned by GRANTEE.

GRANTOR covenants with GRANTEE that: (i) GRANTOR is lawfully seized and possessed of the Property in fee simple; (ii) GRANTOR has the right and lawful authority to sell and convey the Property; (iii) GRANTOR hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by or through GRANTOR but against none other; and (iv) the Property is free of all encumbrances except taxes accruing subsequent to December 31, 2025 and covenants, conditions, restrictions, limitations, reservations, and easements of record, if any; provided, however, that reference thereto shall not serve to reimpose same.

[remainder of page left intentionally blank]
[signatures appear on following pages]

IN WITNESS WHEREOF, GRANTOR sets GRANTOR's hand and seal the day and year first above written.

GRANTOR:
SANFORD AUTO VENTURES, LLC.

ATTEST:

_____
Signature

Print Name: _____

Address: _____
_____

_____
Signature

Print Name: _____

Address: _____
_____

_____
Print Name: _____
Title: _____

_____
Date

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 ☐who has produced _____ _____ as identification.

_____
NOTARY PUBLIC
Print Name_____
Notary Public in and for the County
and State Aforementioned
My commission expires:_____

ACCEPTANCE BY SEMINOLE COUNTY

WITNESSES:

DEVELOPMENT SERVICE DEPARTMENT
SEMINOLE COUNTY, FLORIDA

_____
Signature

_____
Print Name
Address: _____
_____

_____
Signature

_____
Print Name
Address: _____
_____

By: _____

Print Name: _____

Title: _____

Date: _____

Within the authority delegated by County Manger pursuant to Seminole County Administrative Code Section 3.25.

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 ☐who has produced _____ as identification.

_____
NOTARY PUBLIC
Print Name_____
Notary Public in and for the County
and State Aforementioned
My commission expires:_____

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

_____
County Attorney

Attachment: Exhibit A – Legal description
NB
Date 10/28/25
T:\Users\nborkert\Forms\ROW Warranty Deed Template.docx

EXHIBIT A
Legal Description

SKETCH OF DESCRIPTION
S.R. 46 COMMERCIAL
CORNER-CLIP RIGHT-OF-WAY DEDICATION
A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT B OF THE PLAT OF THORNBROOK PHASE 2, RECORDED IN PLAT BOOK 81, PAGES 68 & 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF LOT 93 OF SAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS RUN SOUTH 00°08'28" EAST A DISTANCE OF 326.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-4174841; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN SOUTH 84°25'43" EAST A DISTANCE OF 385.50 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTH NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 02°24'41", AND A CHORD LENGTH OF 236.93 FEET WHICH BEARS SOUTH 85°38'04" EAST; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE FOR A LENGTH OF 236.94 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 46°27'14" EAST A DISTANCE OF 34.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARALL'S MAP OF ST. JOSEPHS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 00°07'53" EAST A DISTANCE OF 25.04 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, SAID POINT OF INTERSECTION ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 00°15'17", AND A CHORD LENGTH OF 25.04 FEET WHICH BEARS NORTH 86°58'03" WEST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 25.04 FEET RETURNING TO THE POINT OF BEGINNING

CONTAINING 313 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B OF THE PLAT OF THORNBROOK PHASE 2, WHICH BEARS SOUTH 00°08'28" EAST, PER SAID PLAT RECORDED IN PLAT BOOK 81, PAGES 68 & 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 2 – NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION
S.R. 46 COMMERCIAL
CORNER-CLIP RIGHT-OF-WAY DEDICATION
A PORTION OF
SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

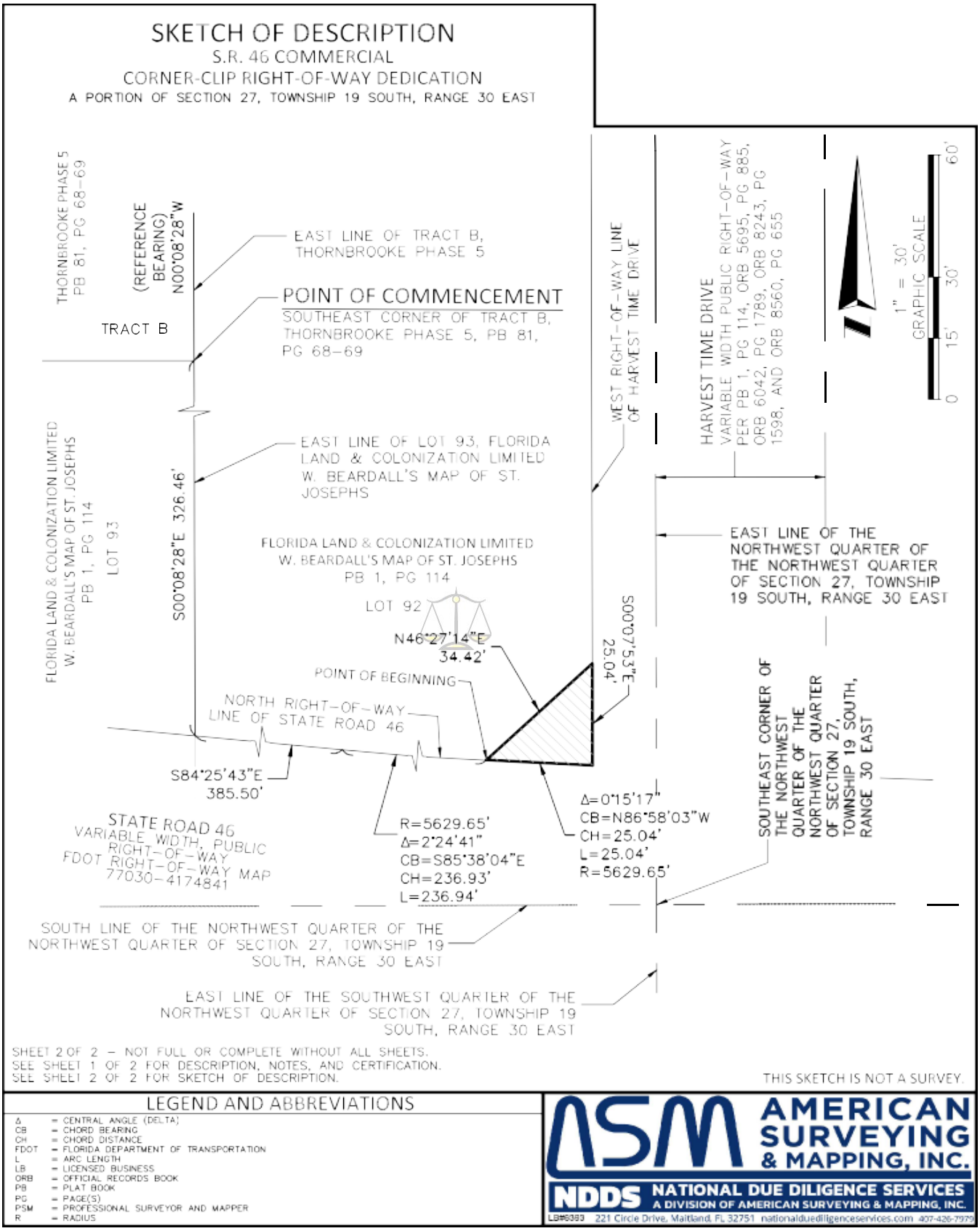
JOB NO.: 240435	DATE	REVISIONS	TECH
SCALE: 1"= 30'	.	.	.
FIELD DATE: N/A	.	.	.
FIELD BY: N/A	.	.	.
DRAWN BY: CF	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE # 240435 SR 46 COMMERCIAL CORNER CLIP SOD 9-22-25.DWG	.	.	.

ASM
AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

DATE:


SKETCH OF DESCRIPTION
S.R. 46 COMMERCIAL
CORNER-CLIP RIGHT-OF-WAY DEDICATION
A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST
THORNBROOKE PHASE 5 PB 81, PG 68-69
(REFERENCE BEARING) N00°08'28"W
EAST LINE OF TRACT B, THORNBROOKE PHASE 5
TRACT B
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF TRACT B, THORNBROOKE PHASE 5, PB 81, PG 68-69
WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE
HARVEST TIME DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER PB 1, PG 114, ORB 5695, PG 885, ORB 6042, PG 1789, ORB 8243, PG 1598, AND ORB 8560, PG 655
1" = 30'
GRAPHIC SCALE
0 15' 30' 60'
FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS PB 1, PG 114
LOT 93
S00°08'28"E 326.46'
EAST LINE OF LOT 93, FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS
FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS PB 1, PG 114
LOT 92
EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST
N46°27'14"E 34.42'
S00°07'53"E 25.04'
POINT OF BEGINNING
NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46
S84°25'43"E 385.50'
STATE ROAD 46
VARIABLE WIDTH, PUBLIC RIGHT-OF-WAY
FDOT RIGHT-OF-WAY MAP 77030-4174841
R=5629.65'
Δ=2°24'41"
CB=S85°38'04"E
CH=236.93'
L=236.94'
Δ=0°15'17"
CB=N86°58'03"W
CH=25.04'
L=25.04'
R=5629.65'
SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST
EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
THIS SKETCH IS NOT A SURVEY.
LEGEND AND ABBREVIATIONS
Δ = CENTRAL ANGLE (DELTA)
CB = CHORD BEARING
CH = CHORD DISTANCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
L = ARC LENGTH
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE(S)
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R = RADIUS
AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
LB#6389 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

File Number: 2026-0384

Title:

Approve the Replat for the Shoppes of Sweetwater Subdivision containing three (3) commercial lots on 9.73 acres in the Wekiva Hunt Club PD (Planned Development), located on the south side of Wekiva Springs Road, east of N. Hunt Club Boulevard; (Shoppes of Sweetwater, Inc., Applicant) District3 - Constantine (**Mike Rhodes, Interim Development Services Director**)

Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Hilary Padin/407-665-7331

Background:

In accordance with Section 35.152 of the Seminole County Land Development Code (SCLDC), the Applicant is requesting Board approval of the Replat for the Shoppes at Sweetwater Subdivision. The Final Plat contains three (3) commercial lots on 9.73 acres. The subject site has a Planned Development Future Land Use designation and a PD (Planned Development) zoning classification. The purpose of the proposed replat is to include additional property and reconfigure the western portion of the property.

A Large Scale Future Land Use Amendment and Rezone was approved by the Board of County Commissioners on July 25, 1972.

The original Final Plat was approved for the subject property on June 1, 1982, and the Final Engineering Plans were submitted in accordance with SCLDC and was approved on July 9, 1982.

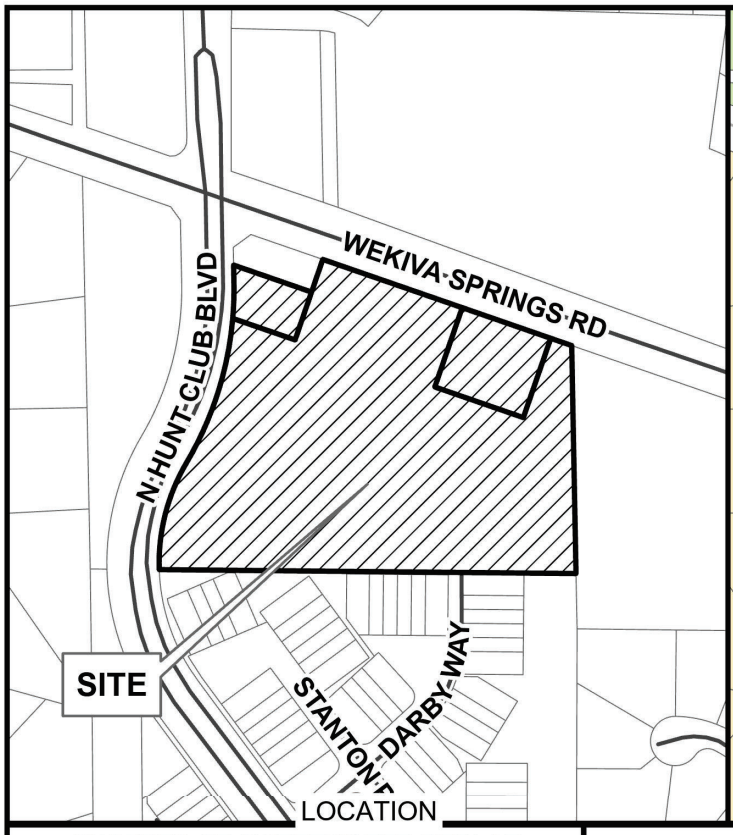
The property is located within the Sunshine Water Services area. The proposed plat does not require a performance bond because infrastructure is not proposed.

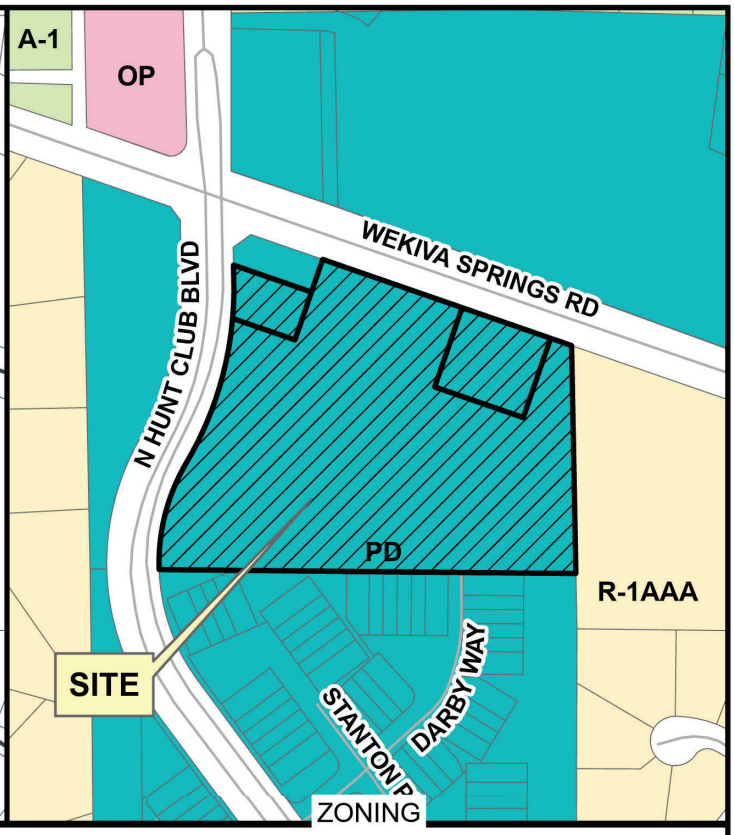
The Final Plat meets all conditions stated in the Developer’s Commitment Agreement

and all applicable requirements of Chapter 35 of the SCLDC and Chapter 177, Florida Statutes.

Requested Action:

Staff requests the Board approve the Replat for the Shoppes of Sweetwater Subdivision containing three (3) commercial lots on 9.73 acres in the Wekiva Hunt Club PD (Planned Development), located on the south side of Wekiva Springs Road, east of N. Hunt Club Boulevard.





SHOPPES OF SWEETWATER REPLAT
3883 WEKIVA SPRINGS RD
LONGWOOD, FL 32779
PARCEL: 31-20-29-511-0C00-0000,
31-20-29-511-0A00-0000, &
31-20-29-300-006D-0000

SEMINOLE COUNTY BCC
MAY 12, 2026

A-1
R-1AAA
OP
PD

N



SHOPPES OF SWEETWATER,
A REPLAT OF SHOPPES OF WEKIVA

A REPLAT OF ALL OF SHOPPES OF WEKIVA, IN PLAT BOOK 26, PAGE 76, AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9972, PAGE 801, IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK ____ Page ____

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 29 EAST BEING NORTH 89°24'07" WEST.
2. ALL RECORDS SHOWN HEREIN ARE REFERENCES TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
3. LOT 1 IS SUBJECT TO A BLANKET PARKING, UTILITY, INGRESS, EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1384, PAGE 1585 AND A BLANKET ENVIRONMENTAL INSPECTION EASEMENT OFFICIAL RECORDS BOOK 3180, PAGE 214.
4. LOT 2 IS SUBJECT TO A PROGRESS ENERGY BLANKET DISTRIBUTION EASEMENT PER OFFICIAL RECORDS BOOK 6448, PAGE 656, A BLANKET PARKING, UTILITY, INGRESS, EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1384, PAGE 1585 AND A BLANKET PARKING, INGRESS, EGRESS, UTILITY, SURFACE DRAINAGE, STORM SEWER EASEMENT PER OFFICIAL RECORDS BOOK 7795, PAGE 1655.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (F.S. 177.091-028)
6. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY CONTROL, BEING POINTS 0243/SWEETWATER, NORTHING: 1590876.103, EASTING: 509185.008, AND 0244/WEKIVA, NORTHING: 1590878.841, EASTING: 511580.462, NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT).
7. THE SUBJECT PROPERTY 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).
8. THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY FLORIDA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
9. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE PROPERTY OWNERS AND SERVICING UTILITY PROVIDERS. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, TELEPHONE LINES, AND CABLEVISION LINES.
10. THE 70.00' AND 100.00' NATURAL LANDSCAPE BUFFER AND STORMWATER DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED AS PART OF THIS PLAT FOR THE BENEFIT OF ALL LOTS AND FOR THE PURPOSES HEREIN STATED. THESE PRIVATE EASEMENTS ARE NON-EXCLUSIVE AND SHALL BE MAINTAINED BY THE UNDERLYING LANDOWNERS.
11. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORM-WATER SYSTEM AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE & STORM-WATER SYSTEM
12. RESTRICTIONS, COVENANTS, CONDITION, RESERVATIONS AND EASEMENTS AND ASSESSMENTS SET FORTH AND CONTAINED IN THAT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WEKIVA HUNT CLUB, RECORDED 04/11/1974 IN OFFICIAL RECORDS BOOK 1014, PAGE 1875; AS AMENDED BY THE AMENDED SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHOPPES OF WEKIVA RECORDED IN OFFICIAL RECORDS BOOK 1543, PAGE 952, RERECORDED IN OFFICIAL RECORDS BOOK 1879-1732, AS AFFECTED BY THOSE RESOLUTIONS OF THE WEKIVA HUNT CLUB COMMUNITY ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 1336-396, AS AFFECTED BY THAT SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEKIVA HUNT CLUB, RECORDED IN OFFICIAL RECORDS BOOK 3053,PAGE1033, FURTHER AFFECTED BY FIFTH RESOLUTION OF THE WEKIVA HUNT CLUB COMMUNITY ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 3257, PAGE 47 AND AFFECTED BY THE JOINDER AND CONSENT OF THE SHOPPES OF SWEETWATER, INC, RECORDED IN OFFICIAL RECORDS BOOK 3930, PAGE 59. SEE ALSO AMENDMENTS AND RESTRICTIONS OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 1020, PAGE 912, RE-RECORDED IN OFFICIAL RECORDS BOOK 1028, PAGE 73, OFFICIAL RECORDS BOOK 1245, PAGE 445, OFFICIAL RECORDS BOOK 2171, PAGE 1119, OFFICIAL RECORDS BOOK 2334, PAGE 1152, OFFICIAL RECORDS BOOK 3078, PAGE 523.
13. RESTRICTIONS, COVENANTS, CONDITION, RESERVATIONS AND EASEMENTS (DELETING THEREFROM RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), AS CONTAIN IN THAT CERTAIN NOTICE OF PRESERVATION OF COVENANTS AND RESTRICTIONS FOR WEKIVA HUNT CLUB, RECORDED IN OFFICIAL RECORDS BOOK 4899, PAGE 352, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
14. EASEMENT, RIGHT OF ENTRY, AND OTHER IMPLIED RIGHT GIVEN TO SANDLANDO UTILITIES CORPORATION SHOWN ON THAT CERTAIN QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 1606, PAGE 1438, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
15. EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2774, PAGE 904, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
16. SEMINOLE COUNTY DEVELOPMENT ORDER CAMOUFLAGE COMMUNICATION TOWER RECORDED IN OFFICIAL RECORDS BOOK 7400, PAGE 1708, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
17. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 9241, PAGE 594, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
18. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 6934, PAGE 1360, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

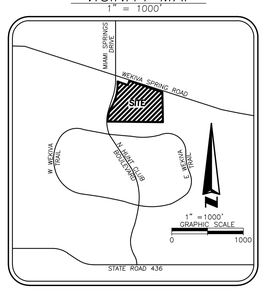
~~DESCRIPTION:~~

ALL OF SHOPPES OF WEKIVA, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 26, PAGE 76, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9972, PAGE 801, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; ALL LYING IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°24'07" WEST, A DISTANCE OF 330.22 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SHOPPES OF WEKIVA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 76, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 01°01'46" WEST, A DISTANCE OF 111.93 FEET ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID SHOPPES OF WEKIVA PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°24'45" WEST, A DISTANCE OF 845.85 FEET ALONG THE SOUTH LINE OF SAID SHOPPES OF WEKIVA PLAT TO THE EAST RIGHT OF WAY LINE OF NORTH HUNT CLUB BOULEVARD, A 106 FOOT WIDE PUBLIC RIGHT OF WAY, AS SHOWN ON HUNT CLUB BOULEVARD AND EAST WEKIVA TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 49 THROUGH 51, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 399.72 FEET, A CENTRAL ANGLE OF 32°30'19" AND A CHORD BEARING OF NORTH 14°23'57" EAST; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: FROM A TANGENT BEARING NORTH 01°51'13" WEST, NORTHERLY 226.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 690.70 FEET AND A CENTRAL ANGLE OF 31°45'01"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 382.75 FEET; THENCE NORTH 01°05'55" WEST, A DISTANCE OF 31.97 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9972, PAGE 801, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 70°55'51" EAST, A DISTANCE OF 166.29 FEET ALONG THE NORTHERLY LINE OF SAID LANDS TO A POINT ON THE WEST LINE OF TRACT C, SAID SHOPPES OF WEKIVA PLAT; THENCE NORTH 19°04'09" EAST, A DISTANCE OF 70.00 FEET ALONG SAID WEST LINE TO THE MOST NORTHERLY CORNER OF TRACT C, SAID SHOPPES OF WEKIVA PLAT, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF WEKIVA SPRINGS ROAD, A 100 FOOT PUBLIC RIGHT OF WAY AS SHOWN ON WEKIVA SPRINGS ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 70°55'51" EAST, A DISTANCE OF 535.49 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF AFOREMENTIONED SHOPPES OF WEKIVA PLAT; THENCE SOUTH 01°01'46" EAST, A DISTANCE OF 459.68 FEET ALONG THE EAST LINE OF SAID SHOPPES OF WEKIVA PLAT TO THE POINT OF BEGINNING.

CONTAINING 9.73 ACRES, MORE OR LESS.

VICINITY MAP
1" = 1000'



SHEET INDEX

SHEET 1 COVER SHEET AND GENERAL NOTES
SHEET 2 PLAT BOUNDARY AND DETAILS

SSMC
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certificate No. LB-2108
e-mail: info@southeasternsurveying.com

NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

IN WITNESS THEREOF, the undersigned, Riverside Drive, LLC, a Florida limited liability company has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this ____ day of _____, 2026.

Name: Riverside Drive, LLC, a Florida limited liability company

By: _____ Stephen Korshak
Signature Print Name

TITLE: Manager

Signed and sealed in the presence of:

_____
Signature Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization, on this ____ day of _____, 2026, by _____, on behalf of the corporation executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed for the uses and purposes therein expressed, and is personally known to me or has produced _____as identification.

_____
Notary Public

_____
Printed Name, Notary Public State of Florida

_____
My Commission Expires

_____
Commission Number

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins portions of and consents to the dedication of the lands described above by the owner thereof, and agree that its mortgage, lien, or other encumbrance, which is recorded under Official Records Book 9972, Page 805, of the public records of Seminole County, Florida, Shall be Subordinate to the above dedication.

Signed and Sealed in the Presence of:

_____

Attest: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization,

and: ( ) is Personally Known to me or
( ) produced ID, _____

this ____ day of _____, 2026.

By: _____
(name of person)

as _____
(type of authority – e.g. officer, trustee, attorney in fact) for Fairwinds Credit Union

_____
Notary Public

_____
Printed Name, Notary Public State of Florida

_____
My Commission Expires

_____
Commission Number

IN WITNESS THEREOF, the undersigned, Fairview Group, LLC, a Florida limited liability company has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this ____ day of _____, 2026.

Name: Fairview Group, LLC, a Florida limited liability company

By: _____ Stephen Korshak
Signature Print Name

TITLE: Manager

Signed and sealed in the presence of:

_____
Signature Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization, on this ____ day of _____, 2026, by _____, on behalf of the corporation executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed for the uses and purposes therein expressed, and is personally known to me or has produced _____as identification.

_____
Notary Public

_____
Printed Name, Notary Public State of Florida

_____
My Commission Expires

_____
Commission Number

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins portions of and consents to the dedication of the lands described above by the owner thereof, and agree that its mortgage, lien, or other encumbrance, which is recorded under Official Records Book 10222, Page 1171, of the public records of Seminole County, Florida, Shall be Subordinate to the above dedication.

Signed and Sealed in the Presence of:

_____

Attest: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization,

and: ( ) is Personally Known to me or
( ) produced ID, _____

this ____ day of _____, 2026.

By: _____
(name of person)

as _____
(type of authority – e.g. officer, trustee, attorney in fact) for Fairwinds Credit Union

_____
Notary Public

_____
Printed Name, Notary Public State of Florida

_____
My Commission Expires

_____
Commission Number

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins portions of and consents to the dedication of the lands described above by the owner thereof, and agree that its mortgage, lien, or other encumbrance, which is recorded under Official Records Book 8208, Page 400, of the public records of Seminole County, Florida, Shall be Subordinate to the above dedication.

Signed and Sealed in the Presence of:

_____

Attest: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization,

and: ( ) is Personally Known to me or
( ) produced ID, _____

this ____ day of _____, 2026.

By: _____
(name of person)

as _____
(type of authority – e.g. officer, trustee, attorney in fact) for Seacoast National Bank

_____
Notary Public

_____
Printed Name, Notary Public State of Florida

_____
My Commission Expires

_____
Commission Number

SHOPPES OF SWEETWATER, A REPLAT OF SHOPPES OF WEKIVA

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT, Shoppes of Sweetwater, Inc. being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicated said lands and plat for the uses and purposes therein expressed, and dedicates a blanket emergency access easement to Seminole County for the uses and purposes listed hereon.

HAS CAUSED THESES PRESENTS TO BE SIGNED, SEALED, AND ATTESTED TO, BY THE PERSONS NAMED BELOW:

IN WITNESS THEREOF, has caused these presents to be signed and witnessed by the Authorized Representative named below on the ____ day of _____, 2026.

Shoppes of Sweetwater, Inc.

_____
Signature:

By: Stephen Korshak
Print Name

TITLE: Director

Signed and sealed in the presence of:

_____
Signature: Print Name:

_____
Signature: Print Name:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization, on this ____ day of _____, 2026, by _____, on behalf of the corporation executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed for the uses and purposes therein expressed, and is personally known to me or has produced _____as identification.

_____
Notary Public

_____
Printed Name, Notary Public State of Florida

_____
My Commission Expires

_____
Commission Number

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

I have reviewed this plat and find it conformity with Chapter 177 Part 1 of the Florida Statutes.

_____
Surveyor's Signature Date

Raymond F. Philips LS 7015
Seminole County Surveyor License No.

CERTIFICATE OF COUNTY COMISSIONERS

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

_____
Chairman Date

_____
Chairman Name

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the Foregoing plat and find that it complies in from with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____

File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida

BY_____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor & Mapper, does hereby certify that I completed the survey of the lands therein described and this Plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon and this plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Signature _____ Dated _____
Edwin Munoz Jr.
Southeastern Surveying & Mapping Corporation
6500 All American Boulevard
Orlando, Florida 32810-4350 Registration No. 7288
Certificate No. LB 2108

P:\46884 - SHOPPES OF SWEETWATER\DWG C3D\46884006.dwg

PLAT BOOK ____ Page ____

SHOPPES OF SWEETWATER, A REPLAT OF SHOPPES OF WEKIVA

A REPLAT OF ALL OF SHOPPES OF WEKIVA, IN PLAT BOOK 26, PAGE 76, AND ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9972, PAGE 801, IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

1" = 60' GRAPHIC SCALE
0 30' 60' 120'

LEGEND & ABBREVIATIONS

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- CCR = CERTIFIED CORNER RECORD
- ORB = Official Records Book
- PG = Page
- PRM = PERMANENT REFERENCE MONUMENT
- SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- PRC = POINT OF REVERSE CURVATURE
- ■ = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB 2108," UNLESS OTHERWISE STATED.
- ⊙ = NAIL & DISK STAMPED "LB 2108" UNLESS OTHERWISE NOTED
- ● = SET 5/8" IRON ROD STAMPED "LB 2108" UNLESS OTHERWISE NOTED

SEMINOLE COUNTY CONTROL POINT 0244/WEKIVA N=1590878.841 E=511580.462

N71°56'41"W 1969.51'

NORTHWEST CORNER OF LANDS

N01°05'55"W 31.97'

SET NAIL & DISK STAMPED "PRM LB 2108"

FOUND 4"X4" CONCRETE MONUMENT STAMPED "PRM RLS 1263"

S70°55'51"E 166.29'

5.00' EASEMENT AGREEMENT PER ORB 2774, PAGE 904 NOT PLATTED

LANDS DESCRIBED IN ORB 9972, PAGE 801

LOT 3 (AREA: 0.58 ACRES) (BUILDABLE AREA: 0.58 ACRES)

N19°04'09"E 70.00'

MOST NORTHERLY CORNER OF TRACT C

NORTH RIGHT OF WAY LINE

WEKIVA SPRINGS ROAD
100.00' RIGHT OF WAY
PLAT BOOK 6, Page 25
CENTERLINE OF RIGHT OF WAY

SOUTH RIGHT OF WAY LINE

S70°55'51"E 535.49'

50.00'

70' BUFFER AREA REDEDICATED WITH THIS PLAT

10'x170' FLORIDA POWER CORP DISTRIBUTION EASEMENT PER ORB 1394, PG 319

ORB 10948, PG 71 DRAINAGE EASEMENT

N70°55'51"W 454.62'

ORB 10948, PG 81 CROSS-ACCESS EASEMENT

(SEE DETAIL "C")

(SEE DETAIL "D")

15.00' UTILITY EASEMENT REDEDICATED WITH THIS PLAT

N70°55'51"W 190.00'

NORTHEAST CORNER OF SHOPPES OF WEKIVA

45.00'

N19°04'09"E 100.00'

S70°55'05"E 17.40'

FOUND 4"X4" CM "PRM RLS 1263"

10' SANITARY SEWER EASEMENT ORB 2774, PG 904 (SEE DETAIL "A")

S19°04'09"W 71.00'

S19°04'09"W 170.00'

LOT 2 (AREA: 0.74 ACRES) (BUILDABLE AREA: 0.74 ACRES)

S70°55'51"E 190.00'

170.38'

N70°55'51"W 170.38'

ADDITIONAL EASEMENT AREA ORB 7795, PG 1655

4'x265' FLORIDA POWER CORP EASEMENT ORB 1171, PG 1441

N01°01'46"W 415.91'

263.54' NOT PLATTED

S01°01'46"E 459.68'

N70°55'53"W 137.19'

R=690.70'
L=382.75'
Δ=31°45'01"
CH=377.87'
CB=N14°46'35"E

80' INGRESS AND EGRESS EASEMENT ORB 1631, PG 513 ORB 1394, PG 1585 ORB 1394, PG 1593

WEST RIGHT OF WAY LINE

NORTH HUNT CLUB BOULEVARD
106.00' RIGHT OF WAY
PLAT BOOK 16, PAGES 49-51

CENTERLINE OF RIGHT OF WAY

EAST RIGHT OF WAY LINE

N62°06'25"W 80.00'

PRC

LOT 1 (AREA: 8.41 ACRES) (BUILDABLE AREA: 8.41 ACRES)

R=399.72'
L=226.77'
Δ=32°30'19"
CH=223.74'
CB=N14°23'57"E

15.00' UTILITY EASEMENT REDEDICATED WITH THIS PLAT

25.00' UTILITY EASEMENT REDEDICATED WITH THIS PLAT

PROGRESS ENERGY DISTRIBUTION EASEMENT ORB 7081, PG 386 (SEE DETAIL "B")

10'x47' FLORIDA POWER CORP DISTRIBUTION EASEMENT ORB 1394, PG 319 (SEE DETAIL "B")

100' BUFFER AREA REDEDICATED WITH THIS PLAT

186.14'

NOT PLATTED

SEMINOLE COUNTY CONTROL POINT 0243/SWEETWATER N=1590876.103 E=509185.008

N73°28'12"W 4294.05'

POINT OF BEGINNING
SOUTHEAST CORNER OF SHOPPES OF WEKIVA
FOUND 4"X4" CONCRETE MONUMENT "PRM RLS 1263"

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF NORTHEAST 1/4 SECTION 31-20-29
CCR #29330
FOUND 4" ROUND CONCRETE MONUMENT NO ID
N=1589530.34
E=514479.60

SOUTHWEST CORNER OF NORTHWEST 1/4 SECTION 31-20-29
CCR #47943
FOUND 6"x6" CONCRETE MONUMENT WITH IRON ROD NO ID
N=1589588.99
E=508858.98

SOUTHWEST CORNER OF SHOPPES OF WEKIVA
FOUND 4"X4" CONCRETE MONUMENT "PRM RLS 1263" TANGENT BEARING N01°51'13"W

N89°24'45"W 845.85'

N89°24'07"W 5290.71'
SOUTH LINE OF NORTHEAST 1/4 SECTION 31-20-29
(BEARING BASIS)

N89°24'07"W 330.22'

SOUTHERLY EXTENSION OF EAST LINE OF SHOPPES OF WEKIVA

N01°01'46"W 111.93'

TRACT "A" TRACT "B" TRACT "C"

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27

10.00' FLORIDA POWER CORP DISTRIBUTION EASEMENT PER ORB 1394, PG 319

10.00' UTILITY EASEMENT REDEDICATED WITH THIS PLAT

GOVERNORS POINT PHASE I PLAT BOOK 26, PAGES 24-26

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N15°44'42"E	84.39'
L2	S88°48'44"E	44.26'
L3	N01°12'50"E	16.41'
L4	N88°48'44"W	40.35'
L5	N50°10'47"W	29.71'
L6	N01°12'50"E	10.92'
L7	N88°48'44"W	16.66'
L8	S01°12'50"W	45.88'
L9	S88°48'44"E	30.80'
L10	S15°44'42"W	84.44'
L11	S89°24'45"E	5.18'
L12	N89°22'16"W	13.19'
L13	S00°35'20"W	47.00'
L14	S89°24'40"E	10.00'
L15	N00°35'20"E	47.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	N89°24'40"W	10.00'
L17	S19°04'09"W	20.00'
L18	N19°04'09"E	20.00'
L19	S70°55'51"E	10.00'
L20	N19°04'09"E	74.90'
L21	N30°00'59"W	36.26'
L22	S19°04'09"W	13.23'
L23	S30°00'59"E	23.03'
L24	S19°04'09"W	70.33'
L25	N70°55'51"W	4.26'
L26	N88°58'14"E	4.00'
L27	S74°24'40"E	74.75'
L28	S44°24'40"E	33.05'
L29	S89°24'40"E	54.83'
L30	N00°35'20"E	73.50'

LINE TABLE		
LINE #	BEARING	LENGTH
L32	S89°24'40"E	15.00'
L33	S00°35'20"E	68.50'
L34	S89°24'40"E	93.33'
L35	N00°35'20"E	88.50'
L36	S89°24'40"E	15.00'
L37	S00°35'20"E	88.50'
L38	S89°24'40"E	15.00'
L39	N00°35'20"E	88.50'
L40	S89°24'40"E	15.00'
L41	S00°35'20"E	88.50'
L42	S89°24'40"E	166.50'
L43	N00°35'20"E	0.50'
L44	S89°24'40"E	6.00'
L45	N00°35'20"E	70.00'
L46	S89°24'40"E	240.67'

LINE TABLE		
LINE #	BEARING	LENGTH
L47	N00°35'20"E	79.16'
L48	N63°12'38"W	220.69'
L49	S62°47'22"W	80.26'
L50	N27°12'38"W	15.00'
L51	N62°47'22"E	66.27'
L52	N63°12'38"W	259.79'
L53	N19°04'09"E	15.14'
L54	S63°12'38"E	270.54'
L55	N19°04'09"E	241.26'
L56	S70°55'51"E	15.00'
L57	S70°55'51"E	8.00'
L58	S19°04'09"W	66.80'
L59	S63°12'38"E	228.16'
L60	S00°35'20"W	109.15'
L61	N89°24'40"W	245.67'

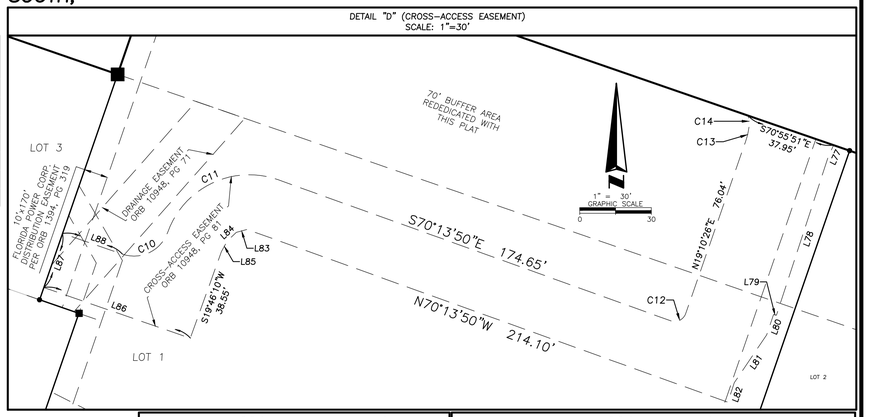
LINE TABLE		
LINE #	BEARING	LENGTH
L62	S00°35'20"W	48.06'
L63	S87°19'42"E	115.57'
L64	S00°35'20"W	34.72'
L65	S89°24'45"E	228.51'
L66	S01°01'46"E	10.00'
L67	N74°24'40"W	69.05'
L68	N44°24'40"W	35.24'
L69	N89°24'40"W	280.37'
L70	N00°35'20"E	16.49'
L71	S89°24'45"E	375.35'
L72	N19°04'09"E	15.54'
L73	N41°27'49"E	91.35'
L74	S70°55'51"E	21.63'
L75	S41°27'49"W	108.16'
L76	N70°55'51"W	15.23'

LINE TABLE		
LINE #	BEARING	LENGTH
L77	S23°47'42"W	5.95'
L78	S18°06'51"W	69.31'
L79	N74°13'13"W	1.24'
L80	S18°50'12"W	9.07'
L81	S34°01'43"W	24.13'
L82	S18°35'21"W	8.64'
L83	S74°53'55"W	4.74'
L84	S46°15'59"W	5.23'
L85	S28°39'47"W	5.09'
L86	N70°55'51"W	64.94'
L87	N19°04'09"E	24.00'
L88	S70°55'51"E	26.47'

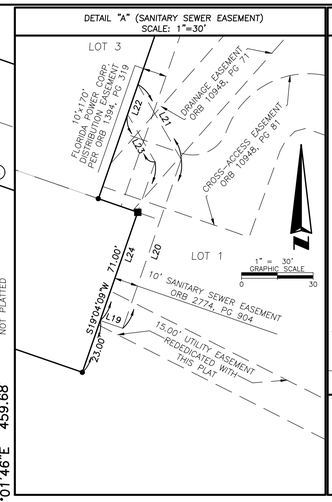
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	770.70'	12°24'20"	166.87'	N21°41'25"E	166.54'
C2	770.70'	5°21'41"	72.12'	N9°08'50"E	72.09'
C3	690.70'	2°45'31"	33.25'	S29°16'20"W	33.25'
C4	690.70'	16°54'33"	203.84'	S19°26'18"W	203.10'
C5	690.70'	6°00'26"	72.42'	S7°58'49"W	72.38'
C6	690.70'	6°04'32"	73.24'	S1°56'20"W	73.21'
C7	399.72'	1°26'03"	10.00'	N1°08'11"W	10.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C8	399.72'	8°31'10"	59.44'	N3°50'25"E	59.38'
C9	399.72'	2°09'49"	15.10'	N9°10'55"E	15.09'
C10	15.00'	90°00'00"	23.56'	N64°04'09"E	21.21'
C11	36.25'	90°00'00"	56.94'	N64°45'32"E	51.27'
C12	5.00'	90°50'17"	7.93'	N64°17'36"E	7.12'
C13	29.98'	12°26'06"	6.51'	N13°27'29"E	6.49'
C14	11.35'	24°26'46"	4.84'	N5°04'51"W	4.81'

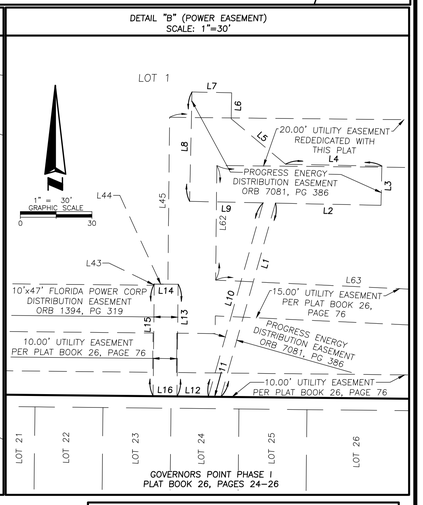
DETAIL "D" (CROSS-ACCESS EASEMENT)
SCALE: 1"=30'



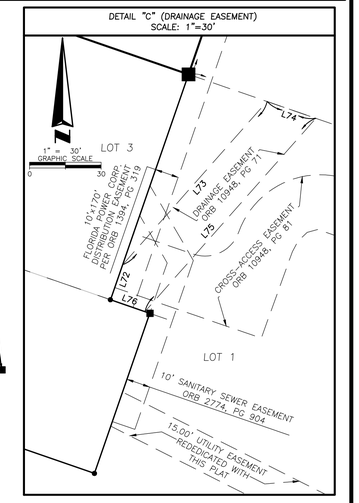
DETAIL "A" (SANITARY SEWER EASEMENT)
SCALE: 1"=30'



DETAIL "B" (POWER EASEMENT)
SCALE: 1"=30'



DETAIL "C" (DRAINAGE EASEMENT)
SCALE: 1"=30'



PRM COORDINATE TABLE		
PRM #	NORTHING	EASTING
1	1589645.69	514147.39
2	1589654.37	513301.59
3	1589871.08	513357.23
4	1590163.29	513451.12
5	1590268.42	513452.99
6	1590214.09	513610.16
7	1590280.25	513633.03
8	1590105.30	514139.13

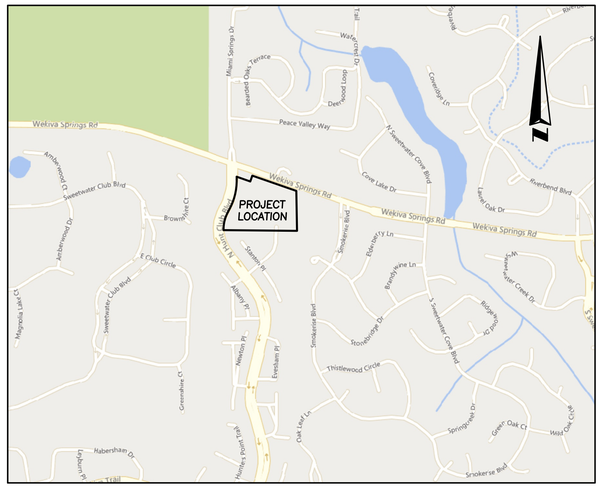
SSMC SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING & MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certificate No. LB-2108
e-mail:info@southeasternsurveying.com

P:\46884 - SHOPPES OF SWEETWATER\DWG C3D\46884006.dwg

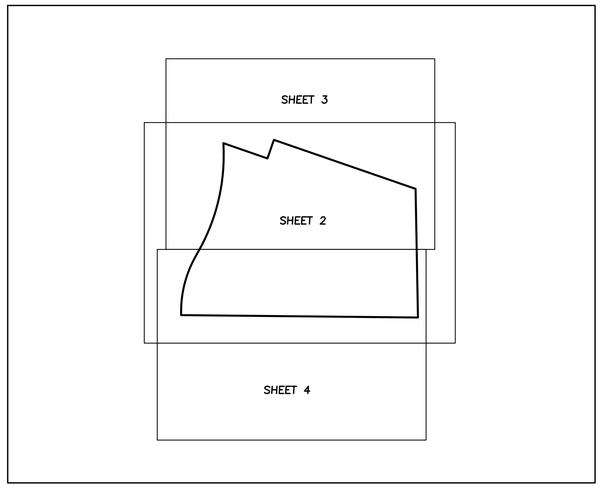
VICINITY MAP

NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEET 2 OVERALL BOUNDARY
SHEETS 3–4 BOUNDARY & TOPOGRAPHIC DETAILS



DESCRIPTION (PER TITLE COMMITMENT):

All of Shoppes of Wekiva, according to the Plat thereof; as recorded in Plat Book 26, Page 76, Public Records of Seminole County, Florida and all of the lands described in Official Records Book 9972, Page 801, Public Records of Seminole County, Florida; all lying in the Northeast Quarter of Section 31, Township 20 South, Range 29 East, Seminole County, Florida; being more particularly described as follows:

Commence from the Southeast Corner of the Northeast Quarter of Section 31, Township 20 South, Range 29 East, Seminole County, Florida; thence North 89°24'07" West, a distance of 330.22 feet along the South line of said Northeast Quarter to a point on the Southerly extension of the East line of Shoppes of Wekiva, according to the Plat thereof; as recorded in Plat Book 26, Page 76, Public Records of Seminole County, Florida; thence North 01°01'46" West, a distance of 111.93 feet along said Southerly extension to the Southeast Corner of said Shoppes of Wekiva; said point also being the POINT OF BEGINNING; thence North 89°24'45" West, a distance of 845.85 feet along the South line of said Shoppes of Wekiva to a point on the East Right of Way line of Hunt Club Boulevard, a 106 foot wide Public Right of Way, as shown on Hunt Club Boulevard and East Wekiva Trail, according to the Plat thereof, as recorded in Plat Book 18, Pages 49 through 51; Public Records of Seminole County, Florida; said point lying on a non–tangent curve concave Easterly, having a radius of 399.72 feet, a central angle of 32°30'19" and a chord bearing of North 14°23'57" East; thence along said East Right of Way line the following three (3) courses and distances; from a tangent bearing North 01°51'13" West, Northerly 226.77 feet along the arc of said curve to a point of reverse curvature of a curve concave Northwesterly, having a radius of 690.70 feet and a central angle of 31°45'01"; thence Northerly along the arc of said curve a distance of 382.75 feet; thence North 01°05'55" West, a distance of 31.97 feet to the Northwest Corner of lands described in Official Records Book 9972, Page 801, Public Records of Seminole County, Florida; thence South 70°55'51" East, a distance of 166.29 feet along the Northerly line of said lands to a point on the West line of Tract C, said Shoppes of Wekiva; thence North 19°04'09" East, a distance of 70.00 feet along said West line to the most Northerly Corner of Tract C, said Shoppes of Wekiva; said point also lying on the Southerly Right of Way line of Wekiva Springs Road, a 100 foot Public Right of Way as shown on Wekiva Springs Road, according to the Plat thereof, as recorded in Plat Book 6, Page 25, Public Records of Seminole County, Florida; thence South 70°55'51" East, a distance of 535.49 feet along said Southerly Right of Way line to the Northeast Corner of aforementioned Shoppes of Wekiva; thence South 01°01'46" East, a distance of 459.68 feet along the East line of said Shoppes of Wekiva to the POINT OF BEGINNING.

Containing 9.73 acres, more or less.

TITLE COMMITMENT SCHEDULE B–II EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **(NOT A SURVEY MATTER)**
2. Rights or claims of parties in possession not shown by the Public Records. **(NOT A SURVEY MATTER)**
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land.
4. Easements or claims of easements not shown by the Public Records. **(NOT A SURVEY MATTER)**
5. Taxes or special assessments which are not shown as existing liens by the public records. **(NOT A SURVEY MATTER)**
6. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.**(NOT A SURVEY MATTER)**
7. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **(NOT A SURVEY MATTER)**
8. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 26, at Page(s) 76, of the Public Records of Seminole County, Florida. **(EASEMENTS AS SHOWN HEREON)**
9. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 18, at Page(s) 84, of the Public Records of Seminole County, Florida. **(OUTSIDE SUBJECT PROPERTY)**
10. Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Official Records Book 1014, Page 1875; together with amendments and supplements recorded in Official Records Book 1020, Page 912, re–recorded in Official Records Book 1028, Page 73, Official Records Book 1245, Page 445, re–recorded in Official Records Book 1879, Page 1732, Official Records Book 1543, Page 952, Official Records Book 2171, Page 1119, Official Records Book 2334, Page 1152, Official Records Book 3078, Page 523, Official Records Book 3930, Page 59, and Official Records Book 3257, Page 47, of the Public Records of Seminole County, Florida, including the following: a. provides for a private charge or assessment. **(OUTSIDE SUBJECT PROPERTY)**
11. Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Official Records Book 7795, Page 1655, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(AS SHOWN HEREON)**
12. Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), as contain in that certain Notice of Preservation of Covenants and Restrictions for Wekiva Hunt Club, recorded in Official Records Book 4899, Page 352, of the Public Records of Seminole County, Florida. **(OUTSIDE SUBJECT PROPERTY)**
13. Easement, right of entry, and other implied right given to Sandlando Utilities Corporation shown on that certain Quit Claim Deed recorded in Official Records Book 1606, Page 1438, of the Public Records of Seminole County, Florida. **(DESCRIBES EASEMENTS FROM PLAT BOOK 26, PAGE 76 AS SHOWN HEREON)**
14. Terms and Conditions of Memorandum of Lease between Shoppes of Sweetwater, Inc., a Florida Corporation d/b/a Shoppes of Sweetwater (Landlord) and Publix Super Markets, Inc., a Florida Corporation (Tenant) recorded in Official Records Book 4148, Page 454, together with the Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 4749, Page 311, and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1495, of the Public Records of Seminole County, Florida. **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
15. Terms and conditions of Memorandum of Lease between The Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Subway Real Estate CORP, a corporation (Tenant) recorded in Official Records Book 5158, Page 639, and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1488, of the Public Records of Seminole County, Florida. **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
16. Terms and conditions of Lease between The Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Holiday CVS, LLC, successor in interest to Eckerd Drug of Florida, Inc., (Tenant), as evidenced by that Short Form Lease recorded in Official Records Book 1631, Page 513, together with Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 4749, Page 318, and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1396, of the Public Records of Seminole County, Florida. **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
17. Terms and conditions of that certain Memorandum of Lease between Riverside Drive, LLC, a Florida Limited Liability Company (Landlord) and McDonald's USA, LLC, a Delaware Limited Liability Company (Tenant), recorded in Official Records Book 7795, Page 1647, together with Supplement to Lease recorded in Official Records Book 7909, Page 1184, of the Public Records of Seminole County, Florida. (As to Parcel 1) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
18. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Precision Hair Design (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1404, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
19. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Trustco Bank, a Federal Savings Bank, as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1411, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
20. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Donnell L. Dangler and Marjorie A. Dangler, individually, and d/b/a Groomingdales of Wekiva, as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1418, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
21. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Leslie's Poolmart, Inc., a Delaware Corporation d/b/a Leslie's Swimming Pool Supplies (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1425, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
22. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Saumil T. Patel, Jinal S. Patel, and Shree Veer Incorporated, a Florida Corporation (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1432, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
23. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Lan Nguyen, Hoa Le, and Oanh Danh d/b/a Sassy Nails (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1439, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
24. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Shen Chou Li, indivdually, and Jiakai Dong, individually (Tenants), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1447, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
25. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and David Hidalgo and Shannon Hidalgo, individually, d/b/a Ladies Workout Express (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1454, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
26. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and State Farm Insurance Company (Tenant), as evidenced by Estoppel Letter and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1460, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
27. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Dr. Ronald C. Ballard, D.V.M., P.A., d/b/a Wekiva Springs Animal Hospital (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1467, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
28. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Orlando Cleaners, LLC, d/b/a First Class Cleaners, a Florida limited liability company (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1474, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
29. Terms and conditions of that certain Lease between Shoppes of Sweetwater, Inc., a Florida Corporation (Landlord) and Albert Kalaj, individually, d/b/a Alberto's Italian Cuisine (Tenant), as evidenced by Estoppel Certificate and Subordination, Non–Disturbance, and Attornment Agreement recorded in Official Records Book 7045, Page 1481, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
30. Distribution Easement in favor of Florida Power Corporation, a Florida Corporation recorded in Official Records Book 1394, Page 319, of the Public Records of Seminole County, Florida. **(AS SHOWN HEREON)**
31. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc., a Florida Corporation recorded in Official Records Book 6448, Page 656, of the Public Records of Seminole County, Florida. (As to Parcel 1) **(AS SHOWN HEREON, BLANKET OVER TRACT A)**
32. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc., a Florida Corporation recorded in Official Records Book 7081, Page 386, of the Public Records of Seminole County, Florida. (As to Parcel 2 – Tract C) **(AS SHOWN HEREON)**
33. Dedication of Easement recorded in Official Records Book 1014, Page 657, of the Public Records of Seminole County, Florida. **(OUTSIDE SUBJECT PROPERTY)**
34. Declaration of Restrictions and Grant of Easements Easement recorded in Official Records Book 1384, Page 1585, of the Public Records of Seminole County, Florida. **(AS SHOWN HEREON)**
35. Easement Agreement recorded in Official Records Book 2774, Page 904, of the Public Records of Seminole County, Florida. **(AS SHOWN HEREON)**
36. Environmental Inspection Easement recorded in Official Records Book 3180, Page 214, of the Public Records of Seminole County, Florida. (As to Parcel 2 – Tract C) **(AS SHOWN HEREON)**
37. Covenant not to Compete recorded in Official Records Book 7795, Page 1673, of the Public Records of Seminole County, Florida. (As to Parcel 1) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
38. Covenant not to Compete recorded in Official Records Book 7795, Page 1678, of the Public Records of Seminole County, Florida. **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
39. Notice of Maintenance Assessments recorded in Official Records Book 1346, Page 194, of the Public Records of Seminole County, Florida. **(NOT A SURVEY MATTER)**
40. Seminole County Development Order Camouflage Communication Tower recorded in Official Records Book 7400, Page 1708, of the Public Records of Seminole County, Florida. (As to Parcel 2 – Tract C) **(INCOMPLETE LEGAL, NOT PLOTTABLE)**
41. Seminole County Development Order recorded in Official Records Book 9241, Page 594, of the Public Records of Seminole County, Florida. (As to Parcel 2) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
42. Seminole County Development Order recorded in Official Records Book 6934, Page 1360, of the Public Records of Seminole County, Florida. (As to Parcel 2 – Tract C) **(DESCRIBES A PORTION OF SUBJECT PROPERTY)**
43. Easement agreement Easement recorded in Official Records Book 2774, Page 904, of the Public Records of Seminole County, Florida. (As to Parcel 3) **(AS SHOWN HEREON)**
44. Resolution No. 2011–R–79 recorded in Official Records Book 7563, Page 1739, of the Public Records of Seminole County, Florida. **(NOT A SURVEY MATTER)**
45. Resolution No. 2011–002 recorded in Official Records Book 7684, Page 639, of the Public Records of Seminole County, Florida. **(ENCOMPASSES SUBJECT PROPERTY)**
46. Resolution No. 2012–R–102 recorded in Official Records Book 7780, Page 722, of the Public Records of Seminole County, Florida. **(NOT A SURVEY MATTER)**
47. Ordinance No. 2019–31 recorded in Official Records Book 9420, Page 1502, of the Public Records of Seminole County, Florida. **(NOT A SURVEY MATTER)**
48. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees. **(NOT A SURVEY MATTER)**
49. Any loss or damage arising from assessments resulting from the provisions contained in Florida Statute Section 720.3085, notwithstanding assurances to the contrary in any ALTA 5 Planned Unit Development endorsement or Florida Form 9 endorsement which may have been issued with this Commitment or Policy. **(NOT A SURVEY MATTER)**

LEGEND & ABBREVIATIONS:

AC	= AIR CONDITIONING UNIT	–CATV–	= BURIED CABLE LINE
C	= BURIED CABLE TV PEDESTAL	–BTE–	= BURIED TELEPHONE LINE
	= BACKFLOW PREVENTER	–BCL–	= BURIED CABLE LINE
h	= BENCH	–OHL–	= OVERHEAD UTILITY LINE
T	= BURIED TELEPHONE PEDESTAL		= TREE/HEDGE LINE
■	= CONCRETE MONUMENT (CM)	PVC	= POLYVINYL CHLORIDE PIPE
CO	= CLEAN OUT	RCP	= REINFORCED CONCRETE PIPE
MH	= DRAINAGE MANHOLE	RCPE	= REINFORCED CONCRETE PIPE ELLIPTICAL
E	= ELECTRIC FIXTURE	INV	= INVERT
EM	= ELECTRIC SERVICE METER	PB	= PLAT BOOK
	= FIRE DEPARTMENT CONNECTION	ORB	= OFFICIAL RECORDS BOOK
	= FLAT GRATE INLET	PG(S)	= PAGE(S)
	= FIRE HYDRANT	(P)	= PLAT
	= FLAGPOLE	LB	= LICENSED BUSINESS
GM	= GAS METER	LS	= LICENSED SURVEYOR
GT	= GREASE TRAP	RLS	= REGISTERED LAND SURVEYOR
	= DOWN GUY	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
□	= HAND HOLE	PCP	= PERMANENT CONTROL POINT
●	= IRON ROD (IR)	PRM	= PERMANENT REFERENCE MONUMENT
IRR	= IRRIGATION VALVE BOX	ID	= IDENTIFICATION
	= LANDSCAPE LIGHTING	L	= LENGTH
	= LIGHT POLE	(D)	= DEED
	= MITERED END SECTION	Δ	= DELTA
	= NAIL W/DISC (ND)	PRC	= POINT OF REVERSE CURVATURE
	= UTILITY POLE	NT	= NON–TANGENT
•	= POST/BOLLARD	R/W	= RIGHT OF WAY
P	= PUMP	FF	= FINISH FLOOR ELEVATION
S	= SANITARY MANHOLE	NAD	= NORTH AMERICAN DATUM
	= NON–TRAFFIC SIGN	NAVD	= NORTH AMERICAN VERTICAL DATUM
	= TRAFFIC SIGN	TRAV.PT.	= TRAVERSE POINT
TN	= TANK	TYP	= TYPICAL
TR	= TRANSFORMER ON SLAB	ADA	= AMERICANS WITH DISABILITIES ACT
UM	= UTILITY MARKER	VAULT	= VAULT
			= WATER METER
			= WATER VALVE
			= PAINTED TURN ARROW
		–X–	= CHAINLINK FENCE
		–O–	= WOOD FENCE
		SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT CHEST HEIGHT

= PALM
C = CABBAGE
S = SABAL

= TREE
E = ELM
LIG = LIGUSTRUM
MY = MYRTLE
O = OAK
PI = PINE
PL = PLUM
PP = PEPPER
UK = UNKNOWN
GU = GUM

SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub–surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J–17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations have not been located.
6. Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
7. Features shown by symbol as indicated in the legend are not to scale.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. Bearings shown hereon are based on the Southerly right–of–way line of Wekiva Springs Road being South 70°55'51" East. Bearings and distances shown hereon are measured unless otherwise noted.
10. Vertical information shown hereon refers to a National Geodetic Survey (NGS) point with designation "SEM CO. 8012706", and has a published elevation of 70.049 feet North American Vertical Datum of 1988 (NAVD88).
11. Horizontal features shown on the map refer to a National Geodetic Survey point with designation "GIS 0131 KAREN MCKEE", PID number AK7129 and is relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Distances shown are GRID distances.
12. I have reviewed Westcor Land Title Insurance Company Commitment for Title Insurance Plant File Number 23–055058, dated 9/15/2023 at 8:00am and all recorded survey related encumbrances, except liens, identified in Schedule B–II of the title insurance commitment have been shown or noted on the survey. Title Commitment Schedule B–II Exceptions that are not a survey matter may require a legal opinion as to their affecting or not affecting the subject parcel therefore the surveyor is not qualified by law to render a conclusive legal opinion as to those non–survey matter exceptions.
13. Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
14. Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Seminole County Property Appraisers web site. No Right of Way documentation was provided by client.
15. The above described parcel contains 9.73 acres, more or less.
16. Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

DAWN MUNOZ, JR., PSM
Registered Land Surveyor
Number 6984

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810–4350
(407) 292–8580
e–mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION	BY

REVISION DATE:

SHEET NUMBER 1 OF 4
NOT VALID WITHOUT SHEETS 1 THROUGH 4

Boundary & Topographic Survey

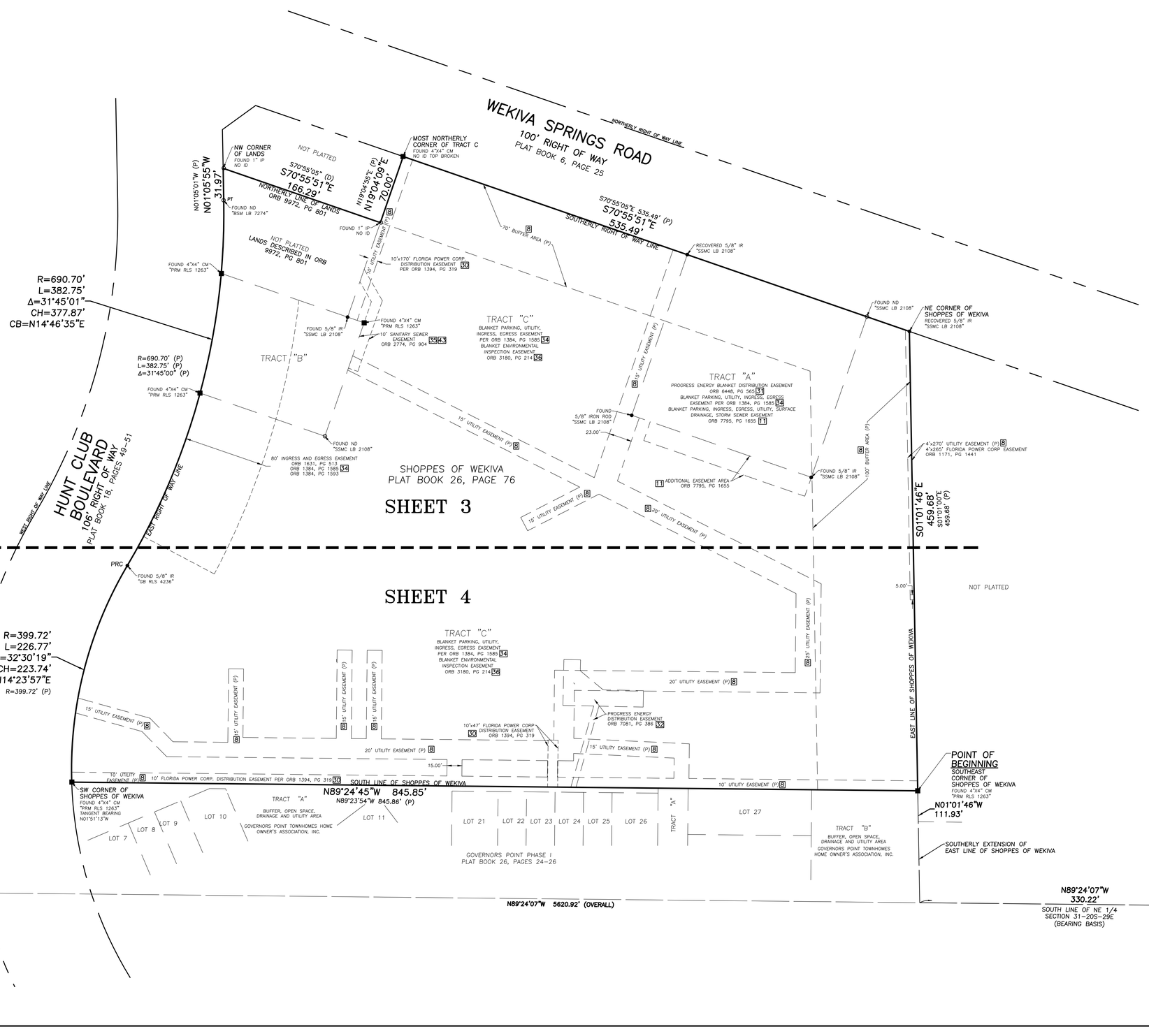
Project: **Shoppes of Wekiva**
3883 Wekiva Springs Road, Longwood, Florida 32779

Field Date: August 25, 2023 | Drawn By: SK/JRH | Scale: AS SHOWN

Certified to: **Fairview Group, LLC**

DRAWING NUMBER
46884005
SHEET NUMBER
1 OF 4

P:\46884 - SHOPPES OF SWEETWATER\DWG C3D\46884005.dwg



SHEET NUMBER 2 OF 4
NOT VALID WITHOUT SHEETS 1 THROUGH 4

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
PHONE: (407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION	REVISION DATE	BY

Boundary & Topographic Survey

Project: Shoppes of Wekiva
9883 Wekiva Springs Road, Longwood, Florida 32779

Field Date: August 25, 2023 | Drawn By: SK/JRH | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
46884005
SHEET NUMBER
2 OF 4

P:\46884 - SHOPPES OF SWEETWATER\DWG C3D\46884005.dwg

SHEET NUMBER 3 OF 4
NOT VALID WITHOUT SHEETS
1 THROUGH 4

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION	BY

REVISION DATE

Boundary & Topographic Survey

Project:
Shoppes of Wekiva
3883 Wekiva Springs Road, Longwood, Florida 32779

Field Date: August 25, 2023 | Drawn By: SK/JRH | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
46884005
SHEET NUMBER
3 OF 4

SITE BENCHMARK
SET 5/8" IRON ROD
"SSMC TRAV. PT."
ELEVATION=69.33

SITE BENCHMARK
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=71.75

SITE BENCHMARK
SET 5/8" IRON ROD
"SSMC TRAV. PT."
ELEVATION=72.60

WEKIVA SPRINGS ROAD
100' RIGHT OF WAY
PLAT BOOK 6, PAGE 25

HUNT CLUB BOULEVARD
106' RIGHT OF WAY
PLAT BOOK 16, PAGES 49-51

NW CORNER OF LANDS
WEKIVA HUNT CLUB COMMUNITY ASSOCIATION
C/O SENTRY MANAGEMENT
PARCEL ID:31-20-29-300-006F-0000
OFFICIAL RECORDS BOOK 2040, PAGE 535

NOT PLATTED
LANDS DESCRIBED IN
ORB 9972, PG 801
FAIRVIEW GROUP, LLC
PARCEL ID: 31-20-29-300-006D-0000
OFFICIAL RECORDS BOOK 9972, PAGE 801

TRACT "A"
TRACT "B"
TRACT "C"

BLANKET PARKING, UTILITY, INGRESS, EGRESS EASEMENT PER ORB 1384, PG 1585
BLANKET ENVIRONMENTAL INSPECTION EASEMENT
ORB 3180, PG 214

BLANKET DRAINAGE, UTILITY, INGRESS, EGRESS EASEMENT PER ORB 6448, PG 565
BLANKET PARKING, UTILITY, INGRESS, EGRESS EASEMENT PER ORB 1384, PG 1585
BLANKET DRAINAGE, INGRESS, EGRESS, UTILITY, SURFACE DRAINAGE, STORM SEWER EASEMENT ORB 7795, PG 1655

59,317 SQUARE FEET
1.362 ACRES

2 STORY MASONRY BUILDING
MCDONALDS

FIRST BAPTIST CHURCH OF SWEETWATER, INC.
PARCEL ID: 31-20-29-300-0068-0000

NE CORNER OF SHOPPES OF WEKIVA
RECOVERED 5/8" IR
"SSMC LB 2108"

SEE SHEET 4

P:\46884 - SHOPPES OF SWEETWATER\DWG C3D\46884005.dwg

SEE SHEET 3

SHOPPES OF WEKIVA
PLAT BOOK 26, PAGE 76

SHOPPES OF SWEETWATER
PUBLIX
1 STORY MASONRY BUILDING

TRACT "C"
BLANKET PARKING, UTILITY, INGRESS, EGRESS
EASEMENT PER ORB 1384, PG 1585
BLANKET ENVIRONMENTAL INSPECTION EASEMENT
ORB 3180, PG 214

SW CORNER OF
SHOPPES OF WEKIVA
FOUND 4"X4" CM
"PRM RLS 1263"
TANGENT BEARING
N01°51'13"W

TRACT "A"
BUFFER, OPEN SPACE,
DRAINAGE AND UTILITY AREA
GOVERNORS POINT TOWNHOMES HOME
OWNER'S ASSOCIATION, INC.

TRACT "B"
BUFFER, OPEN SPACE,
DRAINAGE AND UTILITY AREA
GOVERNORS POINT TOWNHOMES
HOME OWNER'S ASSOCIATION, INC.

POINT OF
BEGINNING
SOUTHEAST
CORNER OF
SHOPPES OF WEKIVA
FOUND 4"X4" CM
"PRM RLS 1263"

GOVERNORS POINT PHASE I
PLAT BOOK 26, PAGES 24–26

LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 4 OF 4
NOT VALID WITHOUT SHEETS
1 THROUGH 4

SSMC
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SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION	BY
REVISION DATE	

Boundary & Topographic Survey

Project: Shoppes of Wekiva
3883 Wekiva Springs Road, Longwood, Florida 32779

Scale: 1" = 30'
Drawn By: SK/JRH
Field Date: August 25, 2023

FIRE DISTRICT: SEMINOLE COUNTY, INC.
PARCEL ID: 21-20-29-300-0068-0000

NOT PLATTED

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
46884005
SHEET
NUMBER
4 OF 4

P:\46884 – SHOPPES OF SWEETWATER\DWG C3D\46884005.dwg

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0418

Title:

Approve and authorize the Chairman to execute the Entertainment Service Agreement, to provide children's programs at the branch libraries as part of the Summer Reading Program with the following contractor: Bright Star Children's Theatre, LLC, $5,425.00. Countywide (**Richard Durr, Parks and Recreation Director**)

Division:

Parks and Recreation - Library Services

Authorized By:

Richard Durr, Parks and Recreation Director

Contact/Phone Number:

Christine Patten/407-665-1501

Background:

The Board of County Commissioners desires to retain the services of competent and qualified professionals to provide educational entertainment programs for Seminole County residents. The Library Services Division is contracting with Bright Star Children's Theatre to provide a summer performances for the 2026 Summer Reading Program**.**

Bright Star Children's Theatre will present twelve (12) performances of its show, *"Dino Academy: A Dinosaur Discovery Show,"* scheduled for June 23-June 27, 2026, at the Seminole County Branch Libraries.

The total cost for these performances is $5,425.00**,** which will be fully funded by a donation from the Friends of the Library**.**

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the Entertainment Service Agreement, to provide children's programs at the branch libraries as part of the Summer Reading Program with the following contractor: Bright Star Children's Theatre, LLC, $5,425.00.

ENTERTAINMENT SERVICES AGREEMENT
SEMINOLE COUNTY SUMMER READING PROGRAM - 2026

THIS AGREEMENT is made and entered into this 31 day of March, 2026, by and between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY", and **BRIGHT STAR CHILDREN'S THEATRE, LLC dba BRIGHT STAR TOURING THEATRE,** whose address is 100 Dominion Drive, Suite 105, Morrisville, North Carolina 27560, hereinafter referred to as "CONTRACTOR".

W I T N E S S E T H:

WHEREAS, the Board of County Commissioners desires to retain the services of competent and qualified professionals to provide educational entertainment programs for Seminole County residents; and

WHEREAS, CONTRACTOR desires to provide such programs for Seminole County residents.

NOW, THEREFORE, in consideration of the mutual covenants and conditions stated herein, COUNTY and CONTRACTOR agree as follows:

Section 1. Services Provided by CONTRACTOR. COUNTY hereby retains CONTRACTOR, and CONTRACTOR hereby agrees to organize and present twelve (12) performances of its show, "Dino Academy: A Dinosaur Discovery Show" for the Seminole County Summer Reading Program. The shows are scheduled as follows:

Tuesday, June 23, 2026	2:00 p.m. and 4:00 p.m.	North Branch
Wednesday, June 24, 2026	2:00 p.m., 4:00 p.m. and 6:00 p.m.	Northwest Branch
Thursday, June 25, 2026	1:00 p.m. and 3:00 p.m.	Central Branch
Friday, June 26, 2026	11:00 a.m. and 1:00 p.m.	West Branch
Saturday, June 27, 2026	10:00 a.m., 1:00 p.m. and 3:00 p.m.	East Branch

Section 2. Responsibilities of COUNTY. The COUNTY hereby agrees to assist CONTRACTOR in its presentation of the above referenced programs by making space available at the East, Central, North, Northwest, and West Branch Libraries on the dates specified for these programs.

Section 3. Term. This Agreement shall take effect on the date of its full execution and shall remain in effect through September 30, 2026, unless terminated earlier as provided herein.

Section 4. Compensation. COUNTY agrees to compensate CONTRACTOR as follows: THREE HUNDRED FIFTY AND 00/100 DOLLARS ($350.00) per show for seven (7) scheduled performances, and FIVE HUNDRED NINETY-FIVE AND 00/100 DOLLARS ($595.00) per show for five (5) scheduled performances of *Dino Academy: A Dinosaur Discovery Show* for a total compensation of FIVE THOUSAND FOUR HUNDRED TWENTY-FIVE AND 00/100 DOLLARS ($5,425.00). Said amount shall be payable by the COUNTY in full no later than thirty (30) days after the final program, scheduled for June 27, 2026.

Section 5. Criminal Background Check. CONTRACTOR, and any employees of CONTRACTOR who will be present on County-owned or leased property, shall obtain a Level 2 criminal background check prior to the first performance, event or service to be performed but no more than sixty (60) days prior. Said background check shall be performed by the COUNTY or other authorized entity at the sole expense of CONTRACTOR. Proof of satisfactory Level 2 criminal background check shall be provided, in writing, to Seminole County pursuant to the notice provisions herein one (1) week prior to the first performance, event or service. Failure to provide satisfactory proof of a satisfactory Level 2 criminal background check one (1) week before the first performance, event or service may result in the immediate termination of this Agreement and no further compensation due CONTRACTOR.

Section 6. Termination and Cancellation. This Agreement may be terminated or cancelled by either party at any time, with or without cause, upon not less than thirty (30) days' written notice delivered to the other party.

Section 7. Indemnification.

(a) CONTRACTOR shall hold harmless and indemnify COUNTY from and against any and all liability, loss, claims, damages, costs, attorney's fees, and expenses of whatsoever kind, type, or nature which COUNTY may sustain, suffer, or incur or be required to pay resulting out of CONTRACTOR's negligence, fraud, defalcation, dishonesty, or failure to comply with applicable laws or regulations; by reason or as a result of any act or omission of CONTRACTOR in the performance of this Agreement; or as may otherwise result in any way or instance whatsoever arising from this Agreement.

(b) In the event that any action, suit or proceeding is brought against COUNTY upon any alleged liability arising out of the Agreement, or any other matter relating to this Agreement, COUNTY shall promptly provide notice in writing thereof to CONTRACTOR by registered or certified mail, return receipt requested. Upon receiving such notice, CONTRACTOR, at its own expense and to the extent permitted by law, shall diligently defend against such action, suit, or proceeding and take all action necessary or proper to prevent to the extent practicable the obtaining of a judgment against COUNTY. COUNTY shall cooperate to a reasonable extent in CONTRACTOR's defense of any such action, suit, or proceeding.

Section 8. Insurance.

(a) During the entire term of this Agreement, CONTRACTOR shall, at its sole expense, obtain and maintain general liability insurance with a limit of not less than FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00) for injuries including accidental or wrongful death to any one person. CONTRACTOR shall furnish COUNTY with a Certificate of

Insurance signed by an authorized representative of the insurer evidencing such general liability insurance policy. COUNTY, its officials, officers, and employees shall be named as additional insured parties under the general liability insurance policy. The Certificate of Insurance shall contain a statement that it is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement. In lieu of such statement on the Certificate of Insurance, CONTRACTOR shall, at the option of COUNTY, submit a sworn, notarized statement from an authorized representative of the insurer that the Certificate of Insurance is being provided in accordance with this Agreement and that the insurance is in full compliance with the requirements of this Agreement. The Certificate of Insurance shall provide that COUNTY shall be given not less than thirty (30) days written notice prior to the cancellation or restriction of coverage. CONTRACTOR shall provide COUNTY with a renewal or replacement Certificate of Insurance not less than thirty (30) days before expiration or replacement of the insurance for which a previous Certificate of Insurance has been provided.

(2) The minimum limits to be maintained by CONTRACTOR (inclusive of any amounts provided by an Umbrella or Excess policy) shall be per accident combined single limit for bodily injury liability and property damage liability. If the coverage is subject to an aggregate, CONTRACTOR shall maintain separate aggregate limits of coverage applicable to claims arising out of or in connection with the work under this Agreement. The separate aggregate limits to be maintained by CONTRACTOR shall be a minimum of three (3) times the per-accident limit required and shall apply separately to each policy year or part thereof.

(3) The minimum amount of coverage under the Business Auto Policy shall be:

	LIMITS
Each Occurrence Bodily Injury and Property Damage Liability Combined	$300,000.00

(c) Any insurance company used to provide insurance hereto must meet the following requirements:

(1) Companies issuing policies must be authorized to conduct business in the State of Florida and prove same by maintaining Certificates of Authority issued by the Department of Insurance of the State of Florida.

(2) In addition, such companies shall have and maintain a Best's Rating of "A-" or better and a Financial Size Category of "VII" or better according to A.M. Best Company.

(3) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company shall lose its Certificate of Authority or fail to maintain the requisite Best's Rating and Financial Size Category, CONTRACTOR shall, as soon as it has knowledge of any such circumstance, immediately notify COUNTY and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until such time as CONTRACTOR has replaced the unacceptable insurer with an insurer acceptable to COUNTY, CONTRACTOR shall be deemed to be in breach of this Agreement.

Section 9. 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 CONTRACTOR to COUNTY is that of an independent contractor and not that of an employee of COUNTY. No statement contained in this Agreement shall be construed so as to find CONTRACTOR, its employees, agents, or volunteers to be an employee of COUNTY, and CONTRACTOR 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 10. Subcontractors. CONTRACTOR shall not enter into subcontracts for any of the services provided for in this Agreement.

Section 11. Assignments. Neither party to this Agreement shall assign this Agreement or any interest arising herein without the written consent of the other.

Section 12. Notice. Any notices required or desired to be provided pursuant to this Agreement shall be sent to the following addresses:

For COUNTY:

Seminole County Library Services Division
150 North Oxford Road
Casselberry, Florida 32707

For CONTRACTOR:

Bright Star Children's Theatre dba Bright Star Touring Theatre
100 Dominion Drive, Suite 105
Morrisville, North Carolina 27560

Section 13. Entire Agreement.

(a) It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof.

(b) Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in a writing of equal dignity herewith.

[Page intentionally left blank, signatory page to follow.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement for the purposes expressed herein.

Witness

Joseph DiTmyer
Print Name

Witness

Hunter Taylor
Print Name

BRIGHT STAR CHILDREN'S THEATRE, LLC dba BRIGHT STAR TOURING THEATRE

By: _____
DAVID OSTERGAARD, Authorized Member

Date: 3-31-26

[Page intentionally left blank, signatory page to follow.]

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
1/15/2026 2/18/2026
T:\Users\Legal Secretary CSB\Library&Leisure Services\2026\Entertainment Services - Bright Star Touring Theatre Jan15(26).docx

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0415

Title:

Approve and authorize the Chairman to execute a Resolution for the Florida Fish and Wildlife Conservation Commission for the Florida Boating Improvement Program grant submission for the Lake Jesup Boat Ramp Planning and Design grant. District2 - Zembower **(Rick Durr, Parks and Recreation Director)**

Division:

Parks and Recreation - Parks and Recreation

Authorized By:

Rick Durr, Parks and Recreation Director

Contact/Phone Number:

Sherry Williams /407-665-2170

Background:

At the 3/24/2026 BCC meeting the Board approved the submission of the Florida Fish and Wildlife Conservation Commission (FWC) for the Florida Boating Improvement Program (FBIP) requesting up to $315,000 for the Lake Jesup Boat Ramp Planning and Design Project; and authorized the County Manager or designee to execute all documents associated with the FBIP grant application. The application was submitted to Florida Fish and Wildlife on 4/13/26. FWC requested an official Board Resolution signed by the Chairman which designates both the authorized signatory and the project manager for this grant application.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute a Resolution for the Florida Fish and Wildlife Conservation Commission for the Florida Boating Improvement Program grant submission for the Lake Jesup Boat Ramp Planning and Design grant.

RESOLUTION NO.: 2026-R-___ **SEMINOLE COUNTY, FLORIDA**

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:

DESIGNATING AUTHORIZED SIGNATORY FOR THE FLORIDA BOATING IMPROVEMENT PROGRAM GRANT APPLICATION AND ALL ASSOCIATED DOCUMENTS; DESIGNATING PROJECT MANAGER FOR THE FLORIDA BOATING IMPROVEMENT PROGRAM GRANT AWARD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida has established the Florida Boating Improvement Program ("FBIP"), administered by the Florida Fish and Wildlife Conservation Commission ("FWC"), to provide grants to local governments to provide funding for boating access projects and other boating-related activities benefiting motorized vessels in Florida; and

WHEREAS, Seminole County ("County") wishes to improve boating access at the Lake Jesup Boat Launch; and

WHEREAS, the County is eligible to receive a grant award under this program and, on March 24, 2026, the Seminole County Board of County Commissioners approved submission of a FBIP grant application to the FWC requesting up to $315,000 for the Lake Jesup Boat Ramp Planning and Design Project, and authorized the County Manager or designee to execute all documents associated with the FBIP grant application; and

WHEREAS, the County was subsequently informed that the FBIP application process requires that the County authorize by resolution the individual or position with signature authority to apply for the FBIP grant, as well as the individual or position with the authority to administer the grant on behalf of the County should a FBIP grant be awarded; and

WHEREAS, the Seminole County Board of County Commissioners finds that this FBIP grant application, and adherence to its application requirements, is in the best interest of the health, safety, and welfare of the County and its residents.

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 hereby fully incorporated herein by this reference and are deemed a material part of this Resolution.

Section 2. Designation of authorized signatory for FBIP grant application. The County Manager, or designee, is authorized to apply for a Florida Boating Improvement Program grant to be used for improvements to boating access at the Lake Jesup Park Boat Ramp. The County Manager is authorized to execute all documents associated with the FBIP grant application.

Section 3. Designation of Project Manager. The Parks and Recreation Director, or designee, is authorized to serve as Project Manager on behalf of the County should the grant be awarded.

Section 4. Effective Date. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this ___ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

By:_____
ANDRIA HERR, Chairman

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

Date:_____

JBN
4/29/26
T:\Users\jnix\Resolutions\Resolution - Florida Boating Improvement Program 4-29-26.docx

File Number: 2026-0393

Title:

Request Board approval to submit a grant application to the U.S. Department of Transportation for the FY26 Safe Streets and Roads for All grant requesting up to $10,000,000 for purchase and installation of safety equipment for traffic signals including Connecting Vehicle (CV) Roadside Units, Intersection Movement Cameras (IMCs), CCTV Cameras, and Uninterruptible Power Supplies (UPSs) throughout the County. 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:

The U.S. Department of Transportation has released its FY26 Safe Street and Roads for All grant funding which allows for implementation grants that follow the MetroPlan Vision Zero Action Plan. Implementation grants can request up to $10 million of Federal funding with a local match of 20%. Seminole County's application will emphasize the County as one of the leading maintaining agencies in the State with an excellent partnering relationship with Florida Department of Transportation (FDOT).

Seminole County's application will be used for upgrading traffic signals in Seminole County with the latest technology to improve safety and reduce crashes throughout the County. Seminole County's infrastructure has served as a testbed for numerous TSM&O/ITS technology deployments over the years. Seminole County also has the knowledge and expertise to manage a large-scale equipment deployment project. In addition to our own signals, we maintain all FDOT, City, School Board and private signals in the County creating a border-free environment with no jurisdictional complications. The grant funding will purchase and install Connected Vehicle Roadside Units (RSU), Intersection Movement Cameras (IMCs), CCTV Cameras, and

Uninterruptible Power Supplies (UPSs) for intersections in Seminole County. On 4/23/26 Seminole County's Citizen Academy presented the attached flyer for our citizens to give feedback for this grant project as the Public Engagement requirement for the grant.

Requested Action:

Staff requests Board approval to submit a grant application to the U.S. Department of Transportation for the FY26 Safe Streets and Roads for All grant requesting up to $10,000,000 for purchase and installation of safety equipment for traffic signals including Connecting Vehicle (CV) Roadside Units, Intersection Movement Cameras (IMCs), CCTV Cameras, and Uninterruptible Power Supplies (UPSs) throughout the County.

A. Basic Information

Federal Agency Name	Office of the Secretary of Transportation, U.S. Department of Transportation
Announcement Type	Notice of Funding Opportunity
Funding Opportunity Number	DOT-SS4A-FY26-01 (Grants.gov)
Assistance Listing Number	20.939
Executive Summary	Funds for the fiscal year (FY) 2026 SS4A grant program are to be awarded on a competitive basis to support planning, infrastructure, and behavioral and operational initiatives to prevent fatalities and serious injuries on roads and streets involving all roadway users, including pedestrians, bicyclists, public transportation, motorists, and commercial vehicle operators.
Objective	The purpose of this notice is to solicit applications for SS4A.
Eligible Applicants	• Metropolitan planning organizations; • Political subdivisions of a State or territory (e.g., cities, towns, counties); • Federally recognized Tribal governments; and • A multijurisdictional group of entities described in any of the aforementioned three types of entities.
Eligible Project Types	• Develop a comprehensive safety action plan (Action Plan). • Conduct supplemental safety planning to enhance an Action Plan. • Carry out demonstration activities to inform the development of, or an update to, an Action Plan. • Perform planning, design, and development activities for projects and strategies identified in an Action Plan. • Implement projects and strategies identified in an Action Plan that address roadway safety problems.
Funding Details	This Notice makes available up to $993,488,194 for FY 2026 grants: **$687,809,874** is available for Implementation Grants o Expected number of awards: 40 to 70 o Expected funding range: $2,500,000 to $25,000,000 **$305,678,320** is available for Planning and Demonstration Grants o Expected number of awards: 400 to 700 o Expected funding range: $100,000 to $5,000,000 DOT reserves the right to make more, or fewer, awards. DOT reserves the discretion to alter minimum and maximum award sizes upon receiving the full pool of applications and assessing the needs of the program in relation to the SS4A grant priorities in Section D.vi: Grant Priorities. DOT may increase the overall amount of funding if additional funds become available.

Funding Restrictions	Not more than 15 percent of the $1 billion in FY 2026 funds made available to carry out the SS4A program may be awarded to eligible applicants in a single State.[1] A minimum of 30 percent of the total funds made available in FY 2026 must be awarded for developing an Action Plan, including supplemental planning to update an existing Action Plan, or demonstration activities to inform the development or update of an Action Plan.
Key Dates	Planning and Demonstration Grant and Implementation Grant applications must be submitted by 5:00 PM (EDT) on May 26, 2026. Technical questions must be submitted by 5:00 PM (EDT) on April 24, 2026. Pre-application eligibility review requests must be submitted for Implementation Grants by 5:00 PM (EDT) on April 24, 2026.
Application Links	Applications must be submitted via Valid Eval, an online application submission system used by DOT • **Implementation Grant Application:** https://usg.valideval.com/teams/usdot_ss4a_2026_implementation/signup • **Planning and Demonstration Grant Application:** https://usg.valideval.com/teams/usdot_ss4a_2026_planning_demo/signup Customer support for Valid Eval can be reached at support@valideval.com.
Agency Contact Information	**Email:** SS4A@dot.gov **Website:** https://www.transportation.gov/grants/SS4A DOT will regularly post answers to common questions and requests for clarification, as well as schedule information for webinars providing additional guidance on the SS4A website.

1. Changes in the FY 2026 NOFO

The FY 2026 NOFO substantively differs from the FY 2025 NOFO in the following ways:

- DOT is placing a priority on Public Safety Infrastructure.
- Section B. Definitions. Clarifying information is added regarding Public Safety Infrastructure for post-crash care, emergency response coordination, and prehospital blood transfusion activities.

[1] Funding for Tribal lands will be treated as their own State and will not count toward a State's 15% limit.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Intelligent Transportation System
Infrastructure Deployment Initiative

Smarter Intersections.
Safer Roads. For Everyone.

Seminole County is deploying advanced traffic safety technology at signalized intersections countywide.

WHAT IS BEING INSTALLED?

Intersection Movement Count (IMC) Cameras
High-resolution cameras that continuously capture traffic movements, detecting near-misses and pedestrian activity to guide safety improvements.

Connected Vehicle Roadside Units (RSUs)
Devices that communicate real-time safety alerts to connected vehicles, smartphones, and other road users, such as warnings of red-light violations and pedestrians in crosswalks.

Closed-Circuit Television (CCTV) Cameras
Live-feed cameras allowing traffic engineers and emergency dispatchers to monitor intersections in real time and respond faster to incidents.

Uninterruptible Power Supplies (UPS)
Battery backup systems that keep traffic signals operational during power outages, critical in Florida's severe weather seasons.

Integrated Safety Analytics Modules
Advanced software that analyzes camera data to identify unsafe patterns, generate near-miss alerts, and target safety interventions at high-risk intersections, predicting injury crashes with 94% accuracy, 36× faster than traditional methods.

HOW WILL THIS HELP OUR COMMUNITY?

Safer Intersections
Real-time data enables proactive signal timing adjustments and targeted safety measures like leading pedestrian intervals and protected left-turn phases, reducing the risk of crashes before they happen.

Faster Emergency Response
Live video feeds integrated with the County's dispatch system help first responders reach incidents faster, navigate safer routes, and reduce secondary crashes at incident scenes.

Protection for Vulnerable Users
Pedestrians and cyclists receive earlier crossing warnings, more protective signal timing, and near-miss monitoring that identifies dangerous locations even before a serious crash occurs.

Data-Driven Decisions
Continuous traffic analytics replace costly manual studies, allowing engineers to identify and fix problems faster, supporting Seminole County's Vision Zero goal of eliminating traffic fatalities by 2050.

Responsible Stewardship of Taxpayer Dollars: Seminole County is pursuing federal Safe Streets and Roads for All (SS4A) grant funding to help cover the cost of this initiative, putting federal resources to work for our community while minimizing the burden on local taxpayers.

Questions or Feedback? - We want to hear from you!

Charles R. Wetzel, P.E., PTOE, RSP1
County Traffic Engineer
Seminole County Public Works / Traffic Engineering
cwetzel@seminolecountyfl.gov

VISION ZERO CENTRAL FLORIDA
Counting down to zero traffic deaths

Prepared by
Hi 367

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0421

Title:

Fire Capital Improvement Plan **(Matt Kinley, Fire Chief)**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0422

Title:

Indoor Facility Update **(Rick Durr, Parks & Recreation Director)**

File Number: 2026-0355

Title:

LifePoint Christian Church Special Exception - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; **(Hilary Padin, Planner)**

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Hilary Padin/407-665-7331

Background:

The Applicant is requesting approval of a Special Exception to expand an existing civic assembly use known as Lifepoint Christian Church, on 2.44 acres. The existing church structure is approximately 7,000 square feet in size with a seating capacity of 200 seats. The property also includes a 1,952 square-foot single family residence that's utilized for church office use. The Applicant proposes to construct a new 6,400 square foot building with a seating capacity of 250 seats to utilize for worship service, and the original 7,000 square-foot structure will be utilized for children's ministry activities during the worship service.

The facility operates primarily on Sundays from 8:00 am to 2:00 pm; the church's office hours are Monday through Thursday from 8:00 am to 5:00 pm. The parking requirement for this assembly use is sixty-three (63) parking spaces. The improvements to the site will provide sixty-five (65) parking spaces meeting that requirement under the Seminole County Land Development Code (SCLDC). The site must also meet all regulations under the SCLDC, such as setbacks, buffering and site

lighting.

Staff received 9 letters of opposition, one of which is a petition with 47 names listed, and 3 letters of support. Those who we received letters from who provided their addresses in close proximity to the church have been reflected on the support and opposition map.

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 reviewing the Special Exception request and holding 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:

LifePoint Christian Church is an existing church located on 2.44 acres on EE Williamson Road, a major collector road. The existing trend of development in the area is single-family residential subdivisions surrounding all sides of the church and another church on the southeast side. A community church is customary and in character with the trend of development. Therefore, the proposed use would be in character with the surrounding area and consistent with the trends of development in the area.

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

Staff Analysis:

The proposed project increases the seating capacity of the main sanctuary by fifty (50) seats, so the use will only slightly intensify and impose minimal additional traffic volume. Therefore, it would not create unduly adverse effects on traffic patterns, movements and volumes in the surrounding area.

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

Staff Analysis:

The subject property has a Future Land Use designation of Low Density

Residential. Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this 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. Permitted uses include single-family residences, public schools and Special Exception uses such as group homes, houses of worship, daycares, guest cottages, home occupations, public utilities and publicly owned parks and recreation areas.

Since houses of worship are a Special Exception use under Policy FLU 5.2.1(c) of the Comprehensive Plan and there is an existing church operating on the property, this request is consistent with the Low Density Residential Future Land Use designation.

(4) Will not adversely affect the public interest:

Staff Analysis:

Within the A-1 (Agriculture) district, a civic assembly use is a common use that typically supports the surrounding residential community. The subject established church is on 2.44 acres to meet the needs of the church and would not impede upon the surrounding residents. The increase in seats from the existing sanctuary to the new sanctuary will be minimal and would not impose much, if any, additional strain on traffic in the area. Therefore, the granting of the subject Special Exception will not adversely affect the public interest.

(5) Meets any special exception criteria described in Additional Use Standards;

Section 30.6.17.5 of the Land Development Code states that the following review criteria shall be used to determine the appropriateness of the Special Exception application:

(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.

Staff Analysis:

The church's vehicular traffic will be away from the residential areas and there are no proposed outdoor recreation or classroom areas that could potentially impact the surrounding residences. At site plan, the site will be evaluated for buffering requirements to ensure protection for the surrounding residences.

(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.

Staff Analysis:

The proposed vehicle parking lots and drive aisles primarily abut the right-of-way areas and provide separations from the surrounding residential subdivisions. The site is located on the northwest corner of EE Williamson Rd, a major collector road, and Myrtle Lake Hills Rd, a local road. The church has always utilized Myrtle Lake Hills Rd for their ingress/egress and is requesting that the Planning and Zoning Commission and Board of County Commissioners approve the request to continue to utilize existing access.

(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.

Staff Analysis:

A condition of approval of no outdoor sound amplification without a permit from the County has been included in the proposed Development Order

and is recommended by staff. In addition, buffering will be required on the site to abate any potential noise from impacting the surrounding neighborhoods.

(4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill onto 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.

Staff Analysis:

The site will not contain a sports field or outdoor recreation areas. Any outdoor lighting of the parking areas will be limited and evaluated at the time of site plan to ensure compliance.

(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:

Staff Analysis:

The proposed site is in the A-1 (Agriculture) zoning district, which is not considered a one- or two-family residential zoning district.

(6) Meets the following additional requirements if located in the applicable zone:

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

Staff Analysis:

The proposed expansion of the existing church is consistent with the already established use and character of the area, as discussed above.

(ii) Is not highly intensive in nature; and

Staff Analysis:

The proposed expansion is not anticipated to result in a highly intensive development pattern. The scale and intensity of the development remain consistent with the surrounding residential character.

(iii) Is compatible with the concept of low-density rural land use; and

Staff Analysis:

The church has A-1 zoning, however the surrounding properties are in single-family residential zoning districts. The proposed request is compatible with low-density rural land use and meets the intent of the Low Density Residential Future Land Use designation.

(iv) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

Staff Analysis:

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 February 9, 2026. Details of the community meeting have been provided in the agenda package.

Planning and Zoning Commission

The Planning and Zoning Commission met on April 1, 2026, and voted unanimously to recommend the Board of County Commissioners approve the Special Exception based upon the conditions listed in the Development Order.

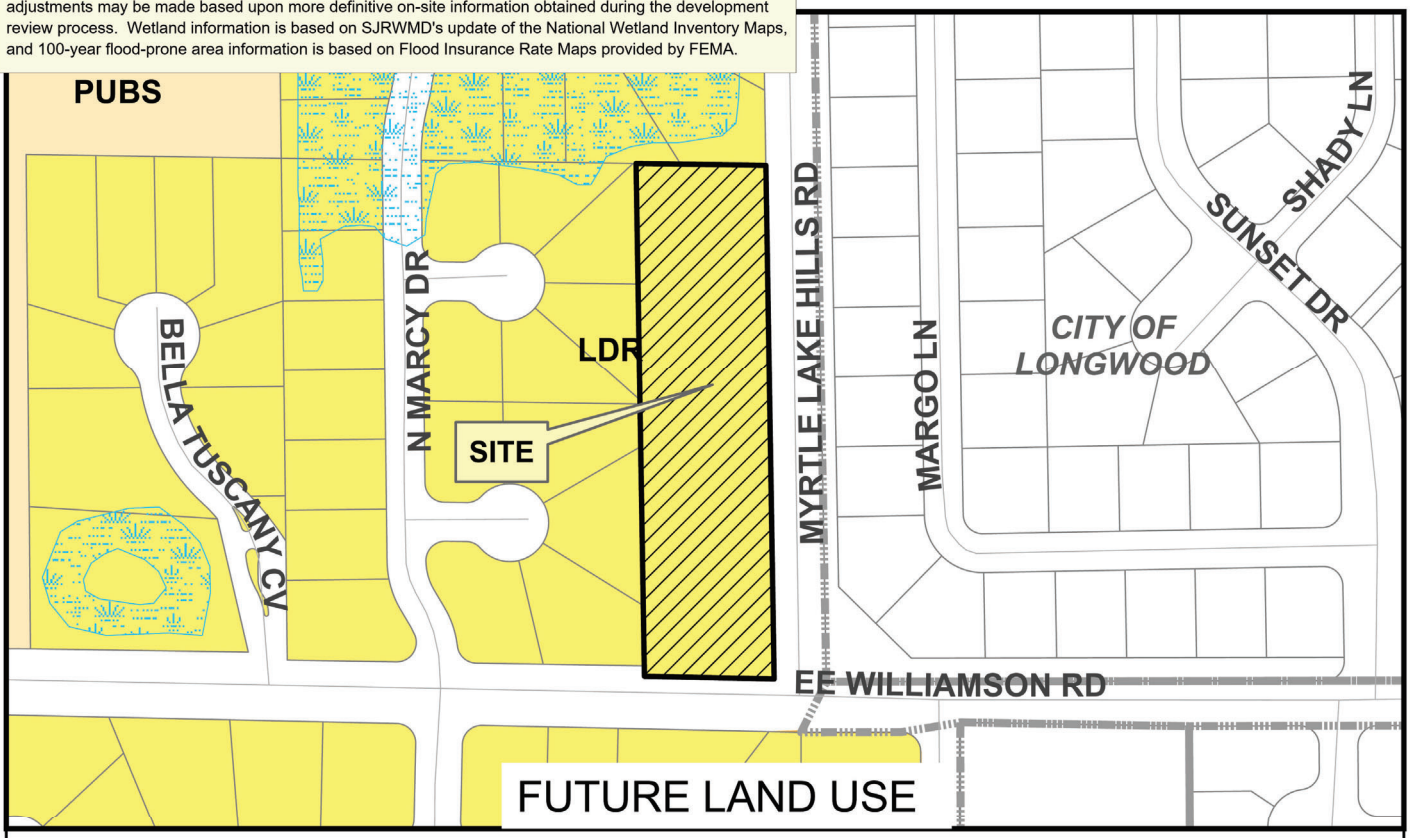
Requested Action:

Staff requests the Board approve the Special Exception and 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 finds the request meets the identified portions of the Land Development Code and moves to approve the Special Exception and associated Development Order to allow, with conditions, the use of a community civic assembly church in the A-1 (Agriculture) zoning district on approximately 2.44 acres, located on

the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd.

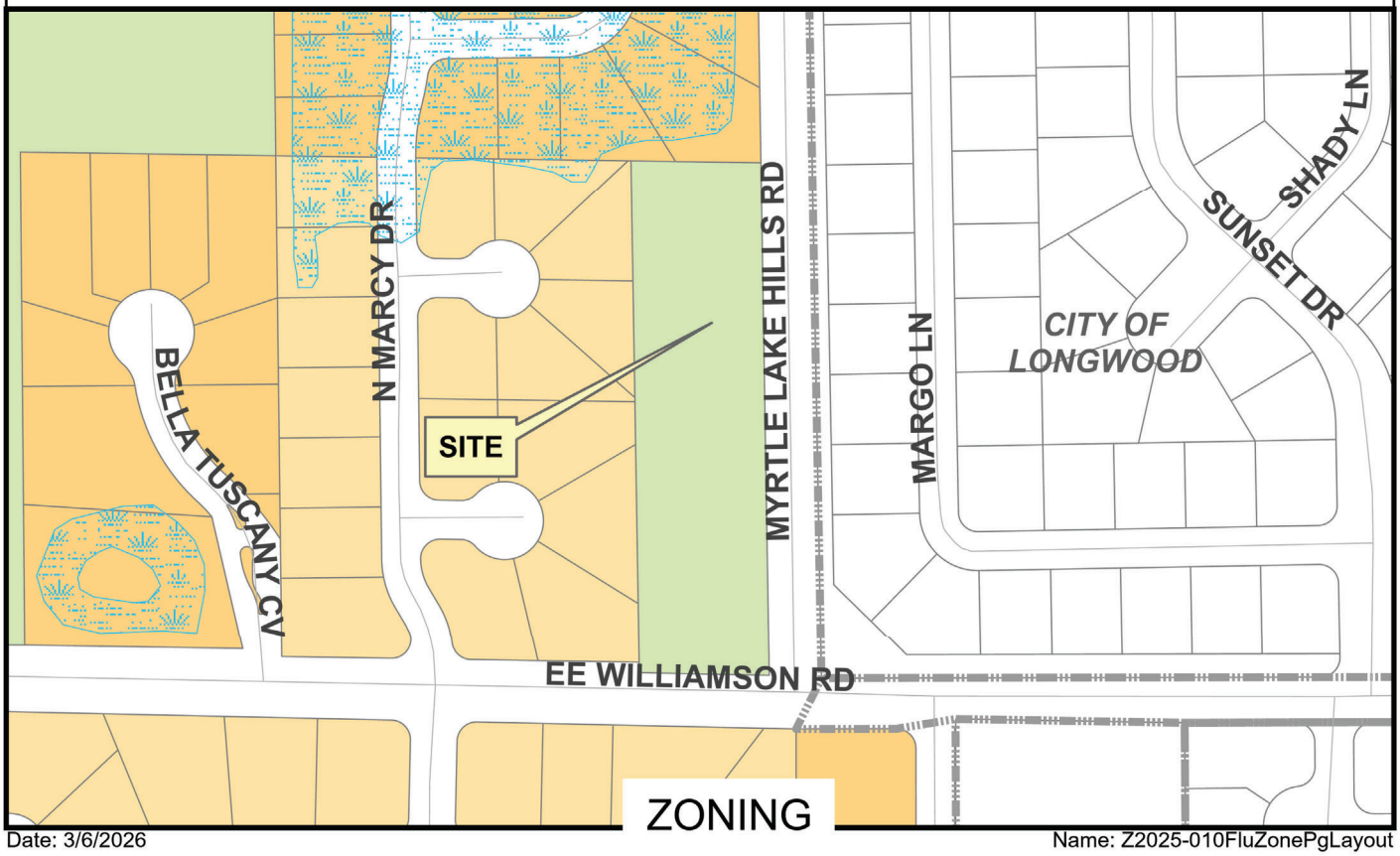
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



CONS LDR PUB

Project Name: LifePoint Christian Church Special Exception
Applicant Name: Richard Dixon
Project Number: BS2025-010
Parcel ID: 25-20-29-300-0170-0000
Project Address: 1400 EE Williamson Rd, Longwood, FL 32750

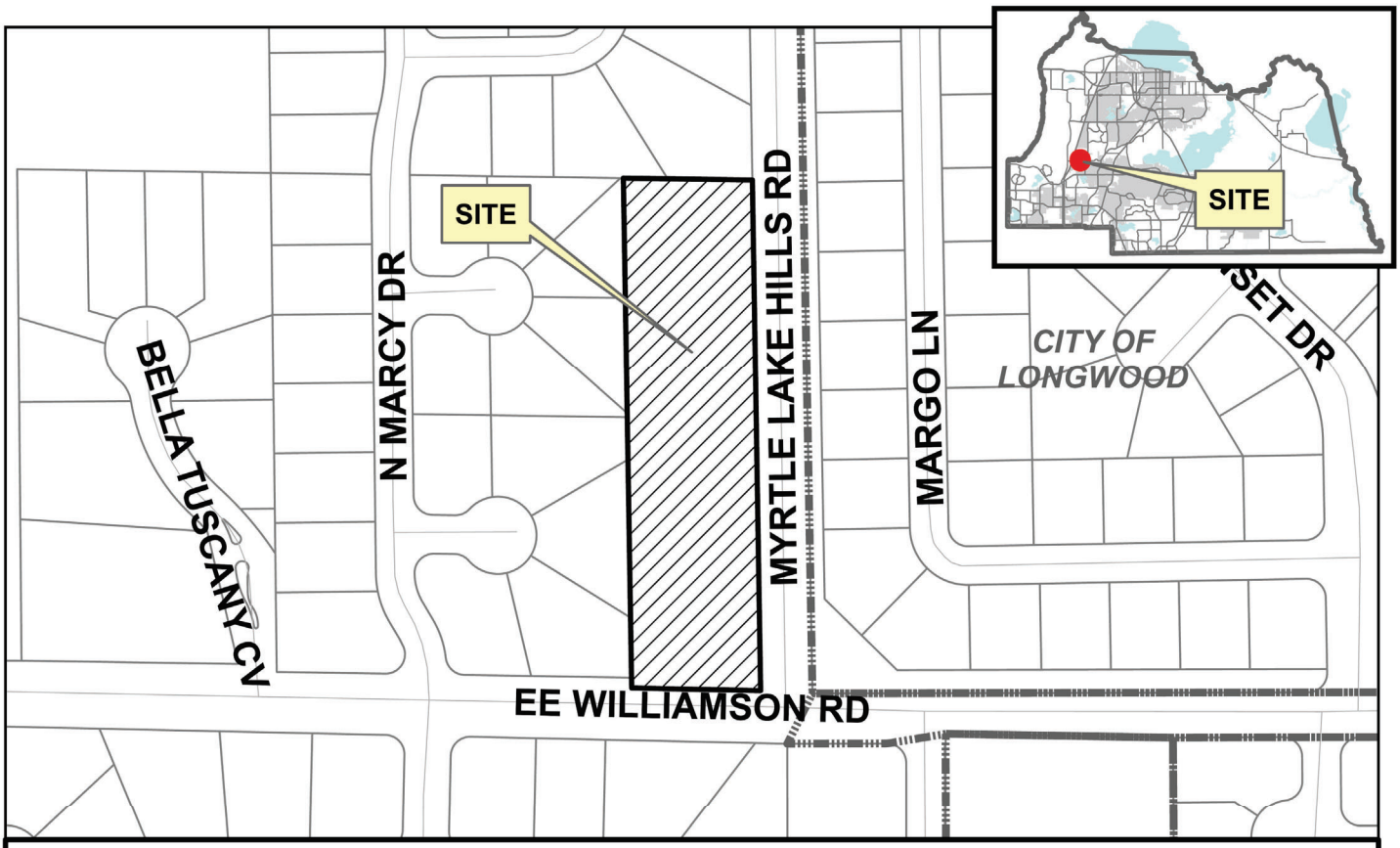
FLU: LDR
Zoning: Agriculture



Date: 3/6/2026

Name: Z2025-010FluZonePgLayout

CONS AGRICULTURE SINGLE-FAMILY DWELLING (R-1AA) SINGLE-FAMILY DWELLING (R-1A)



Project Name: LifePoint Christian Church Special Exception
Applicant Name: Richard Dixon
Project Number: BS2025-010
Parcel ID: 25-20-29-300-0170-0000
Project Address: 1400 EE Williamson Rd, Longwood, FL 32750

Parcels



Date: 3/6/2026

Name: Z2025-010LocationAerial

SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER

On May 12, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 25 TWP 20S RGE 29E E 200 FT OF SE 1/4 OF SE 1/4 OF SW 1/4 (LESS RD)

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

A. FINDINGS OF FACT

Property Owner: PHIL AYRES
LIFEPOINT CHRISTIAN CHURCH
1400 EE WILLIAMSON RD
LONGWOOD, FL 32750

Project Name: LIFE POINT CHRISTIAN CHURCH - SPECIAL EXCEPTION

Requested Development:

Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district.

The findings reflected in the record of the May 12, 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:

a. The Special Exception granted applies only to the community civic assembly church as depicted on the Special Exception Site Plan.

b. The layout of the proposed uses will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as “Exhibit A”.

c. No building associated with the Special Exception may be increased in size without approval from the Board of County Commissioners.

d. No outdoor amplification of sound without approval of a special event permit. Indoor amplification of sound must comply with Chapter 165 Noise Control in the Seminole County Code of Ordinances.

e. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.

f. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.

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

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

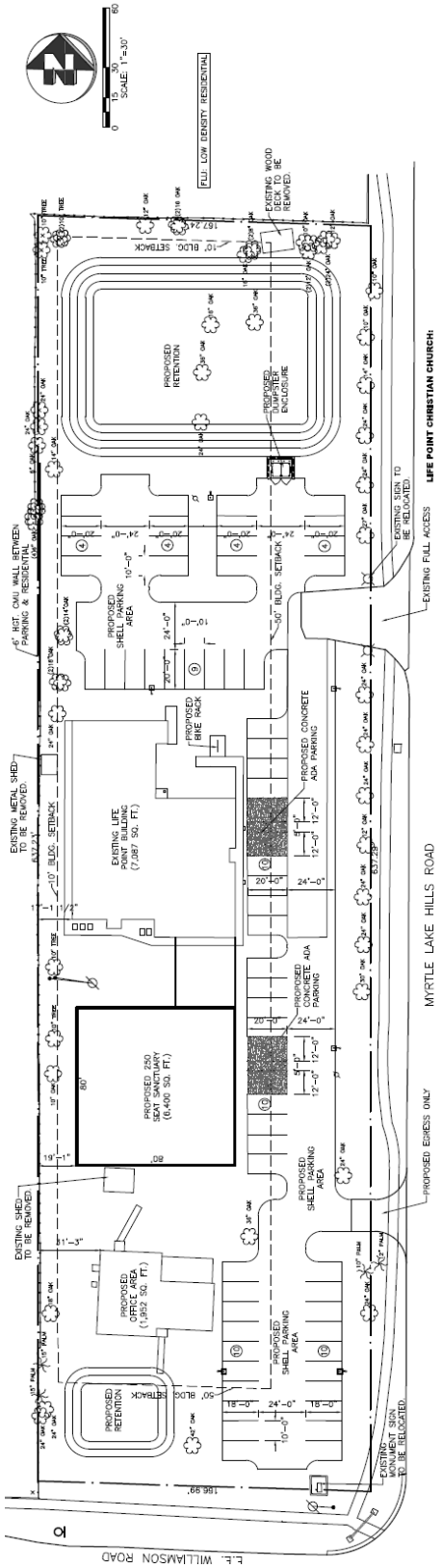
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

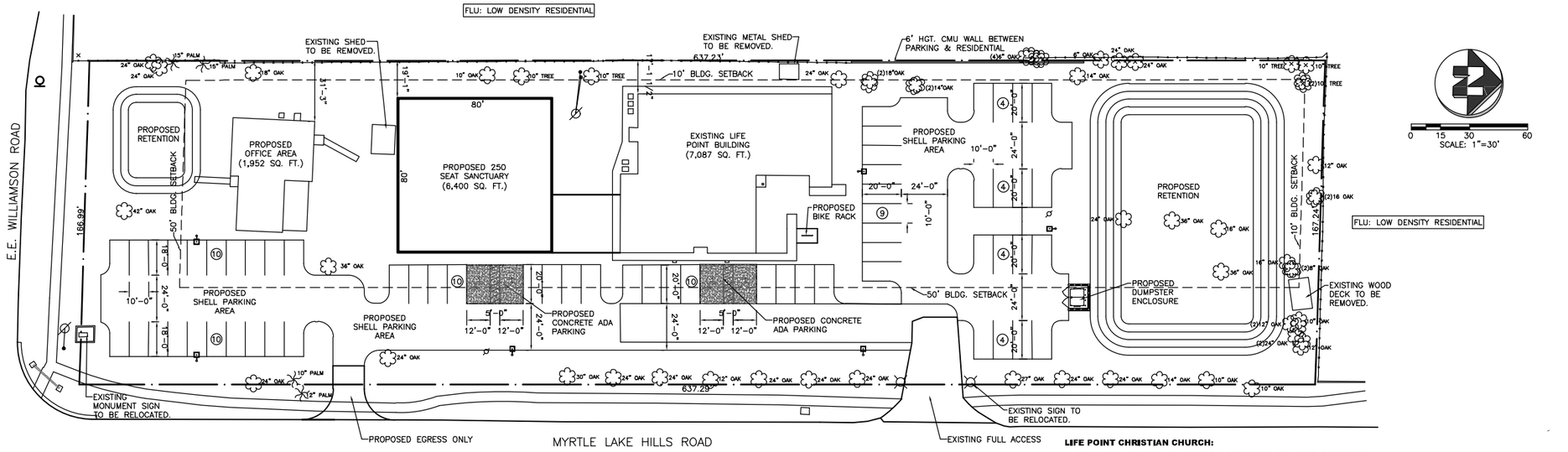
(7) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property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

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

EXHIBIT A


SCALE: 1"=30'
FLU: LOW DENSITY RESIDENTIAL
EXISTING WOOD DECK TO BE REMOVED.
PROPOSED RETENTION
PROPOSED DUMPSTER ENCLOSURE
LIFE POINT CHRISTIAN CHURCH:
EXISTING SIGN TO BE RELOCATED
EXISTING FULL ACCESS
6' HGT. OAK WALL BETWEEN PARKING & RESIDENTIAL
PROPOSED SHELL PARKING AREA
PROPOSED BIKE RACK
EXISTING METAL SHED TO BE REMOVED
EXISTING LIFE POINT BUILDING (7,087 SQ. FT.)
PROPOSED CONCRETE ADA PARKING
PROPOSED 250 SEAT SANCTUARY (6,400 SQ. FT.)
EXISTING SHED TO BE REMOVED
PROPOSED OFFICE AREA (1,952 SQ. FT.)
PROPOSED EGRESS ONLY
MYRTLE LAKE HILLS ROAD
E.E. WILLIAMSON ROAD
EXISTING MONUMENT SIGN TO BE RELOCATED



LIFE POINT CHRISTIAN CHURCH:

EXPANSION PROJECT TO INCLUDE A PROPOSED 250 SEAT SANCTUARY BUILDING. THE EXISTING LIFE POINT SANCTUARY BUILDING WILL BE USED FOR CHILDREN'S ROOM DURING SERVICES AND OTHER CHURCH ADMINISTRATIVE USES. THERE ARE 65 PROPOSED PARKING SPACES WHICH MEET THE S.C.L.D.C. CRITERIA FOR A 250 SEAT SANCTUARY, WHICH EXCEEDS THE ONE SPACE PER FOUR SEAT REQUIREMENT.

HOURS OF OPERATION:

SUNDAYS 8:00 A.M. – 2:00 P.M.
MONDAY–THURSDAY 8:00 A.M. – 5:00 P.M.
(OFFICE ONLY)

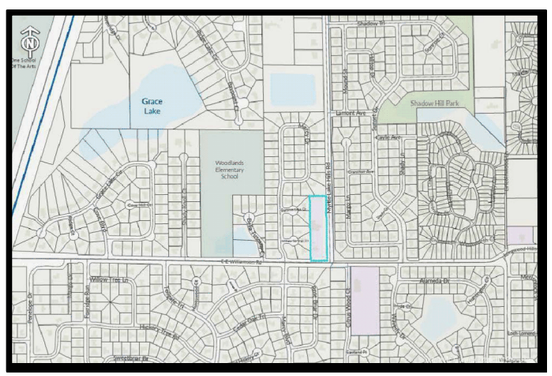
BUILDING SUMMARY TABLE			
BUILDING DESCRIPTION	OCCUPANCY	AREA	BUILDING HEIGHT
PROPOSED SANCTUARY	250 SEAT	6,400 S.F.	30'
EXISTING SANCTUARY*	290	7,087 S.F.	18'
EXISTING HOUSE**	11	1,952 S.F.	15'

PARKING TABLE
ONE SPACE PER 4 SEATS
PROPOSED SANCTUARY = 250 SEATS / 4
= 62.5 PARKING SPACES REQUIRED
65 PARKING SPACES PROVIDED

*PROPOSED DAYCARE & ADMINISTRATION
**PROPOSED OFFICE AREA

SITE SIZE:
16,443 SQ. FT. – 2.44 AC.

1400 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
Location Map



1400 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
ZONING MAP

A-1 (SINGLE FAMILY RESIDENTIAL)



ZONING DATA

June 12, 2025

Client:	Life Point Christian Church	
ADDRESS:	1400 EE Williamson Road 1470 Myrtle Lake Hills Road Longwood, FL 32750 Parcel # 25-20-29-300-0170-0000	
TERRITORY:	Seminole County	
Zoning Classification:	A-1 Agriculture	
Zoning Setbacks:		
Min Lot Sqft :	1 Acre	East Front - 50 Ft
Min Lot Width Ft	150 Ft	South Front - 50 Ft
Min Lot Dept Ft	NONE	North Side - 10 Ft
Min Front Yard Ft	50 Ft	West Side - 10 Ft
2nd Front	50 Ft	
Min Rear Yard Ft	30 Ft	
Min STREET Side YARD		
Min Side Yard Ft	10 Ft	
Max Height Ft	35 FT	
Max % Bldg Cov	35%	
Max % Imp. Cov	75%	
Min Floor Area Sqft	N/A	
Corner Lot (Y,N)	YES	
Major Road	YES	

Comments: BUFFERS: East Front -
South Front -
West Side -
North Side -
Landscape Buffer adjacent to residential must include a 6 ft tall masonry wall.

Accessory to Residence: 10 Ft rear setback, side setback equal to requirements for main residence. 50 ft min front setback & shall nt project beyond the front building line for the main residence unless 100 ft setback can be maintained. Accessory dwelling units limited to 35% of the GFA of main residence.

PARKING: Assemby Spaces 1 Space per 4 Seats.

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DATE: 02-05-26

ANDERSON DIXON
ENGINEERING · PLANNING · PERMITTING
PHONE: (386) 428-5834 - FAX: (386) 409-3781

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG.# 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
32168 (386) 428-5834

CONCEPTUAL SITE PLAN EXHIBIT FOR:
LIFE POINT CHRISTIAN CHURCH
1400 EE WILLIAMSON ROAD
LONGWOOD, FL.

REV.	DATE:	NOTES:

DRAFTER - DBA
CHECKED BY - RD
PROJECT NO. 25-1459

CLIENT: LIFE POINT CHRISTIAN CHURCH
1400 EE WILLIAMSON ROAD
LONGWOOD, FL.

SHEET NO.
EX-1

ANDERSON DIXON
ENGINEERING · PLANNING · PERMITTING

November 11, 2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject #: **Narrative for Special Exception Application**
Life Point Christian Church
1470 Myrtle Lake Hills Road
Longwood, FL 32750

Life Point Christian Church serves the community surrounding their facility. Their hours of operation are Sundays from 8:00 AM to 2:00 PM with the church office open Monday through Thursday from 8:00 AM to 5:00 PM. Life Point is proposing the construction of a new 250-seat sanctuary on their property. The existing church building will be used for children's ministry during services in the main sanctuary. There is also an older residence on the site that is currently being used for office space; this use is proposed to continue.

The 250-seat facility will require 63 parking spaces per the one space per four-seat requirement. The conceptual site plan proposed 65 spaces. The parking spaces are proposed to be 10' x 20', except for the A.D.A. spaces which will be larger to meet federal requirements.

Life Point Church is excited to undertake this expansion project and looks forward to continuing to serve the surrounding community.

Sincerely,

Richard Dixon, P.E.
Project Engineer

Mailing Address: P.O. Box 1562, New Smyrna Beach, Florida 32170
Physical Address: 102 South Orange Street, New Smyrna Beach, Florida 32168
Office (386) 428-5834 FAX (386) 409-3781 www.AndersonDixonLLC.com

NOTICE OF
COMMUNITY MEETING

*required for a special exception for the church

February 9, 2026
6:30-8:00 PM



lifepoint
CHRISTIAN CHURCH

385

Hey Neighbor, You're Invited!

We are planning to build a new 6,400 sq. ft. auditorium on our property and you're invited to an informational presentation on Monday, February 9, 2026 from 6:30 to 8:00pm.

LifePoint Christian Church
1470 Myrtle Lake Hills Rd.
Longwood, FL 32750
407-327-6468
lifepointchurch.com

Community Meeting Minutes FOR SPECIAL EXCEPTION APPLICATION:

LifePoint Christian Church
1470 Myrtle Lake Hills Rd.
Longwood, FL 32750
(02-09-2026; started at 6:35pm, ended at 7:40pm)

Presentations started at approx. 6:32 pm.

List of Speakers:

- Phil Ayres-Lead Pastor, LifePoint Christian Church

Summary of comments:

Welcome and explanation of the purpose of tonight's meeting, as well as ground rules for the presentation, Question & Answer time, and comments.

Brief overview of LifePoint Christian Church (LPCC): our story, our mission, and our community involvement. Overview of other churches and businesses that use this facility.

- Matt Clark-Family Pastor, LifePoint Christian Church

Summary of comments:

Explanation of our Building Strong Families program and mention of upcoming Daddy Daughter Dance. Shared video of various family events held here at LPCC and last year's Daddy Daughter Dance.

Explanation of why LPCC is proposing this project (church growth and need for family ministry space).

- Rick Dixon P.E.- Anderson-Dixon LLC, New Smyrna Beach, FL.
- Don Anderson C.E. was also in attendance.

Summary of comments:

Shared preliminary concept plans: included building size, height and location, intended use, no need for zoning change, the Seminole County required Special Exception process, new building in relation to existing structures, and site elements.

Shared timeline: anticipated start time-frame, estimated duration, general construction phases.

Questions Asked/Comments Made:

Name (if provided): Question Comment

1. Q: Will there be a concrete privacy wall between the LPCC property and the residential properties?
   A: Yes – described the materials and size.
2. Q: Will the retention water always hold water?
   A: The pond and drainage will be designed once the geotechnical exploration will be done. It may be a dry type pond (only water after rains) or permanently have water in it depending on the existing water table.
3. Q: Which direction will the water drain into?
   A: Not 100% sure yet but should follow the natural grades. Drainage will be directed towards retention ponds using grading and pipes and inlets.
4. Q: Will there be asphalt parking?
   A: Handicapped spaces will either be paved or concrete.
5. Q: Will there be some percolation in other parking?
   A: Yes, some throughout the parking surface that is not paved.
6. Q: Will the concrete wall affect the water drainage?
   A: Yes and We will make sure that our grading will direct the flow away from any neighboring houses.
7. Q: We have a problem now with rain water pooling, (From resident that lives west of the site) some use French drains and some don't have any issues. (He did not attribute the drainage problems in that neighborhood to our property) I used to live next to this property (does not currently) and was flooded one time with water that drained from this property (app. 34 years ago). Where will the new building be?
   A: Between the two existing buildings. We will also have pipes throughout the property to drain into the retention pond, and the privacy wall will also keep water contained on our property. The St Johns Water Management District will review our plans and Seminole County will also require us to comply with thorough plans for water drainage control.
8. Q: Where will the proposed office area be? Is that the building that is there now?
   A: In the front house, where there are offices now.
9. Q: When you mention having to be prepared for 13 inches of rain fall, will that retention pond and the drainage plan handle all that?

A: Yes, the standards we have to meet for grading, draining and water retention will be sufficient to handle it. The exact rainfall amount and design procedure will be determined once design has begun.

10. Q: How close with the retention pond be to the existing fencing?
    A: At least 10 feet away
11. Q: Will there be sediment testing?
    A: Yes, we will be doing thorough geological testing.
12. Q: Will trees be taken out?
    A: There will be some laurel oak trees (which get brittle over time. Any trees in the retention pond will have to be taken out. We will retain Live Oak trees, unless they are in the retention pond.
13. Q: Could the retention pond and building be switched in locations?
    A: Depending ON the results of testing, Design alternatives will be developed that meet the the St. John's Water Management District and Seminole County criteria.
14. Q: Could the retention pond be put at the front of the property along EE Williamson rather than the proposed parking?
    A: Yes. That will be one of the alternatives reviewed during the design phase.
15. Q: How tall will the building be?
    A: No taller than the current building, except for the façade, possibly.
16. Q: Do you have to get a special exception in order to build?
    A: yes. Seminole County requires a special exception for the LPCC expansion. There is no specific zoning category for churches so the county grants what is called a special exception for church uses.
17. Q: There is no drainage issue right now in the NW corner of the property so why do you have to put in a retention pond?
    A: The pond serves to HOLD the storm water before it drains off or sinks in. The conceptual plan includes the proposed components of the site work but the locations of these components will be revaluated.
18. Q: Can the grading be done toward Myrtle Lake Road and EE Williamson?
    A: Not without the retention pond component being included. We have to have a plan that protects the neighboring houses and keeps the water from draining onto the roads.
19. Q: How deep will the retention pond?
    A: As deep as we can make it without hitting the water table.
20. Q: Do the residents that have fences along the property, will the fence around the retention pond and/or privacy wall allow the residents to eliminate their fence?
    A: We don't see why there would be any need to have a fence against a wall or existing fence.

21. Q: Will the privacy wall be like 6 inches into LifePoint's property?
    A: Yes, or whatever distance requirement we have to meet from the county.
22. Q: If we end up getting flooded from this property, do we sue the church, the engineers or the property?
    A: That will not happen, that is why we are doing all the diligence to keep that from happening.
23. Q: What kind of school is operated here and how often does it meet, and will that change in the future?
    A: We have a home-school resource program that meets two days a week.
24. Q: Are you doubling the capacity of the church? Will it double in size?
    A: No, the new building will serve as the auditorium with just a little bit more seating capacity than the current auditorium, and this current building will then serve as more classroom space. The current auditorium has seating for 200 and the new auditorium will have seating for 250.
25. Comment: My concerns are the additional noise and the fact that this project will end up building out the whole property. But the only problem I've ever had living in this neighborhood was when the motor homes were here, and that stopped right away.
26. Q: Church asked if the noise here been disruptive?
    A: Answer from closest neighbor - No, not objectionable. The noise on the weekends is nothing at all. Just concerned if the school doubles in size and expands to more days. Church explained that our school model is just to supplement homeschooling two days a week and not to double in size.
27. Q: How much mechanical will end up on the roof?
    A: The A/C will be on the ground. Current buildings have A/C down on the ground.
28. Q: Regarding the wall, what is the construction materials?
    A: Concrete block with stucco on both sides and painted on both sides.
29. Q: What is the next step and when will we see more definite plans?
    A: Once the county approves this zoning special exception, then we can finalize the site plans.
30. Q: Can you let us know when the final plans are available to review if we put our email addresses on the sign-in sheet?
    A: The site plan design plans will be submitted to the county once the special exception is approved and the design has commenced and been completed. Life Point church staff will let these attendees know when the plans have been submitted to the county.

When church staff commented that they hoped there were a good neighbor, all neighbors nodded in confirmation, and none expressed any contrary opinions.

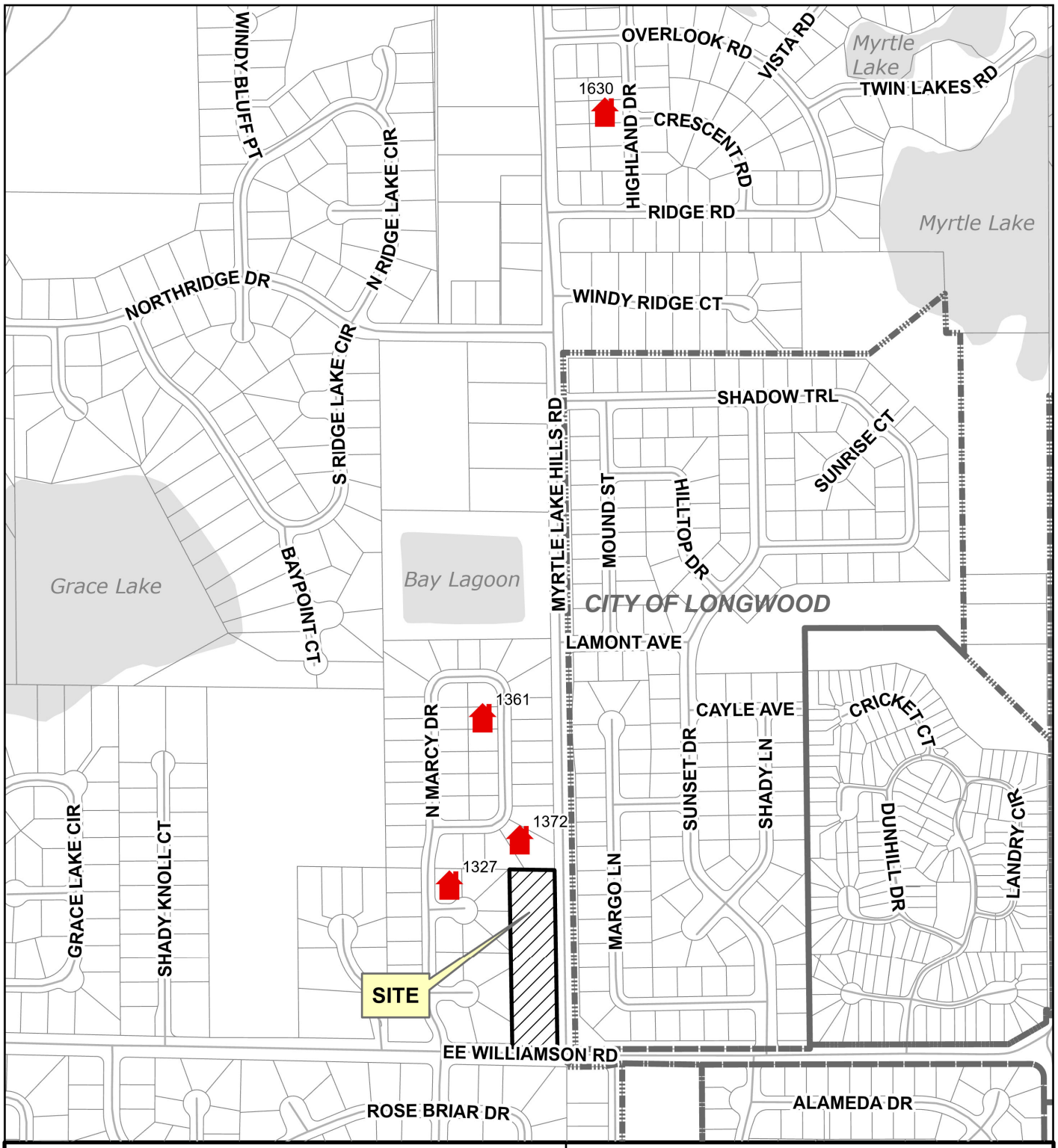
The forum was an open discussion, and neighbors did not individually identify themselves while asking specific questions. All attendees participated.

- James Graumlich, LPCC partner

  Summary of Comments: Thank you for coming and sharing your thoughts, concerns and questions. Provided church phone number for additional questions and to check for updates on the site plans.

Total number of attendees: 14 including presenters. One neighbor attendee did not share his information or sign in.

Questions ceased at approximately 7:40 and the facility remained open until after 8pm.



Project Name: LifePoint Christian Church Special Exception
Applicant Name: Richard Dixon
Project Number: BS2025-010

Project Opposition: 4 Addresses

Opposition
Site
Municipality
Parcels

N

Date: 4/1/2026

Name: BS2025-010SupportOpposition

From: Jenny Maer
To: Padin, Hilary
Subject: Lifepoint Christian Church
Date: Thursday, March 26, 2026 10:48:32 PM

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Good evening Ms. Padin,

My name is Jenny Maer and I've been a partner at Lifepoint for over 12 years now. I use to live down Myrtle Lake Hills Road in Bolling Farms neighborhood.

I wanted to take a moment to share with you about the church's plans for the new building as I have heard there are some concerns in the community about the purpose and intentions of the church regarding the school and increased weekday traffic.

Before Freedom Academy was even a thought or brought to fruition, we have been discussing as a church the improvements needed and a new building to serve our church congregation better for growth into the future. It has always been about having a bigger sanctuary and growing the Sunday kids worship part of the church.

I just wanted to help ease some concerns that have been brought up about the building and it's intended purposes and intentions and in no way would create increased traffic Monday thru Friday down EE Williamson or Myrtle Lake Hills Rd.

Thank you for your time in reading this email.

Sincerely,
Jenny Maer

From: james Graumlich
To: Padin, Hilary
Subject: Letter in Support of LifePoint Christian Church, Longwood FL
Date: Tuesday, March 31, 2026 4:41:21 PM

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Good afternoon,
I am sending this email in support of the special exception request by LifePoint Christian Church, Longwood, FL. I am a Florida native and Seminole County resident. I am also a Partner at LifePoint. We don't call ourselves "members" as member implies status and exclusivity. Partner implies responsibility and unity. We are partners with our local church body in trying to be focused on Christ and faithful in our local community. LifePoint has been growing as a church. We have particularly been growing in the demographic of young families. As such, our family ministry and Sunday School areas are running at capacity. We have added an additional service, but that only helps a bit.

We need to build a new sanctuary/auditorium to move the adults out and make exclusive space in our existing building for our kids ministries and Sunday School. Our current building is unfortunately configured so that our lobby area runs right through the middle of our kids areas. As a safety-minded person, I understand this can cause problems securing the kids areas before and during worship services. Our plan is to move the adult worship to the new building so we can secure the youth areas on Sunday morning, limiting access and giving them their own facilities, including bathrooms and classrooms. This all has to do with what happens on Sunday mornings. Hopefully you will approve our project so we can move forward to secure our youth areas appropriately and responsibly and create room for the next generation of Seminole County citizens.

Thank you for your consideration,

James W Graumlich
Graumlich@Gmail.com
407-790-9868

From: Michelle Prellwitz
To: Padin, Hilary
Subject: Lifepoint Church
Date: Sunday, March 29, 2026 5:28:34 PM

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Hello, my name is Michelle Prellwitz and I live in the area of Rangeline road near Lifepoint Christian Church. I am writing because I am seeing posts from fellow neighbors that are against the building of a new sanctuary on campus of Lifepoint. It is disheartening to see there is a petition to prevent the construction as the reasonings I am seeing for this petition are untrue. I am a member of Lifepoint and I have first hand experience that our current sanctuary is not big enough to fit even the small congregation that we have. I want to address some of the untrue things this person has spread. He said Lifepoint is covering up the fact that they're making a private school with the new building. Lifepoint does not have a license to be a school. The Freedom Christian Academy is a program for homeschool students that provides resources to parents. There is some tutoring twice a week for a couple hours. This new building will have nothing to do with any type of school or academic center.

Lifepoint's current sanctuary is a very small, stuffy room with low ceilings. The children's ministry is squished into some small rooms on the other side of the wall to the sanctuary where we can hear them during service. Lifepoint is hoping to upgrade to use the new proposed building as the sanctuary and use the current building for the existing children's ministry as they would have more space and not be cramped in. There will be no extra traffic, and nothing about the week days will change either.

I am concerned that people in this area are receiving false information and I wanted to set things straight as a neighbor of the church and as a member of it. I have been a member of many churches in my life and Lifepoint is the most humble and down to earth church I have ever experienced. I think if these disgruntled neighbors were to soften their hearts and visit Lifepoint, they would change their minds. This small congestion/family deserves an updated sanctuary to worship Jesus together and I hope the petitioners minds can be changed! Thank you for taking the time to read this message. I pray for those neighbors and for Lifepoint during this time of planning. Please consider my testimony for Wednesdays meeting. Thank you so much,

God bless,
Michelle

From: BrendanChadLucy Mama
To: Padin, Hilary
Subject: Case #25-32000010
Date: Tuesday, March 24, 2026 7:13:30 AM

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To Whom it may concern,

I am a Seminole county resident. Please consider carefully the decision to approve such a large building on this property. I love that the churches are growing in Longwood/ Lake Mary, but growth for the sake of growth is the ideology of a cancer cell. Please allow for the idea that “smaller” is not bad, and that keeping communities small and peaceful in accordance with its surroundings is actually a blessing. Perhaps this church can build a smaller sanctuary.

King regards,
Sarah Stevens
407-416-2173

Sent from my iPhone

From: cheryl cuellar
To: Padin, Hilary
Subject: Lifepoint Church exemption
Date: Wednesday, March 25, 2026 9:43:52 AM

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I am writing to formally request that you vote against the Lifepoint special exemption.

The proposed site is unsuitable for a facility of this scale. Long-term residents already face significant traffic challenges when exiting our neighborhoods onto EE Williamson Road. While our community accommodates several small churches, a campus of the size currently proposed is incompatible with the location.

Cheryl Cuellar

From: Karen McIntyre
To: Padin, Hilary
Subject: Case 25-32000010
Date: Wednesday, March 25, 2026 4:25:10 PM

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Dear Hillary,
We are concerned about the expansion of Lifepoint Church and Freedom Academy at the intersection of Myrtle Lake Hills Rd and EeE Williamson. While we are happy to support a church and/or it's school expansion, this is a horrible location to do so. The area and intersection is already overwhelmed with vehicles passing through and going to the nearby schools. Entering and exiting our neighborhood is often a difficult and frustrating experience and although we have advocated for a signal, that has never come through. But a signal won't solve the increased traffic with a Lifepoint church and school expansion. This is an inappropriate location and potentially dangerous too.
It would also seem they are proposing expansion of a church that appears to have few attendees, so logically it could be they really want to expand their school given potential lucrative nature of school vouchers. It is school traffic which is so disruptive as well as a giant out of scale building and sea of parking.
Thanks for your time,

Karen McIntyre

From: Vasilis Katsafanas
To: Padin, Hilary
Cc: baylagoonFL@gmail.com
Subject: LifePoint Christian Church Special Exception Hearing Date April 1, 2026 Formal Objection
Date: Thursday, March 26, 2026 12:28:03 PM

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Dear Ms. Padin:

My wife, Kathryn Katsafanas and I Vasilis Katsafanas own a home at 1327 Summertree Ct in the Bay Lagoon Subdivision which abuts the proposed Exception being sought by LifePoint Christian Church. We wish to enter a formal objection to granting this Exception.

We understand the Church wants to expand its facilities on Myrtle Lake Hills Rd, which immediately abuts our Bay Lagoon Subdivision. A part of the Exception is the construction or creation of a huge retention pond immediately adjacent to our Bay Lagoon subdivision. The Bay Lagoon Subdivision is already experiencing serious issues with water drainage following heavy rains and storms. The retention pond would sit above the level of the adjacent Bay Lagoon properties and would seriously exacerbate the existing water drainage and flooding issues at Bay Lagoon. This cannot be permitted as it will severely damage the property values in Bay Lagoon.

In addition, the additional traffic that this expansion on Myrtle Lake Hills Road would seriously exacerbate already heavy traffic issues which already exist at the intersection of Myrtle Lake Hills Road and E.E. Williamson. There are already two other Churches along E.E. Williamson Rd, as well as Woodlands Elementary School. Additional traffic will only exacerbate the existing heavy traffic issues along these 2 lane roads.

For the foregoing reasons My wife and I, as 38 year homeowners and residents of Bay Lagoon.
wish to register our formal objections to the Special Exception being sought by the LifePoint
Christian Church.

Relspectfully Submitted,

Vasilis C. and Kathryn E Katsafanas
1327 Summertree Court
Longwood Fl. 32750.

Ms. Hilary Padin
Planner
Development Services | Planning & Development
Project Manager for Case File 2026-0248
LifePoint Church Special Zoning Exception
1101 E. 1st Street, Sanford, FL 32771

Dear Ms. Padin and the Seminole County Planning & Zoning Commission,

This letter details our opposition to the Special Exception Zoning request from LifePoint Christian Church. We live in the Bay Lagoon neighborhood which wraps around the church property to the west and north. Our property borders the church property to the north.

This project will exacerbate water issues we have from church property already. You see, there is a 20 foot drop off from church property to our backyard lawn. Rainwater percolates from the church property and finds the lowest level to flow to which happens to be our place and a number of others. After summer rains and especially when we are hit with hurricane related rain, our backyard ponds up as do others nearby. After hurricanes Irma and Ian it took six weeks for the water to recede and our lawn not be soggy. Much of that can be attributed to constant percolation and water flow from the church property.

Now the church wants to put in a huge retention pond right next to our fence line and others. The water collected on the church property will sit up above all of us in that new pond. The water has to go somewhere and retention ponds are intended to percolate water down, not be funneled to the storm sewer. The retention pond will have a major impact on us in our opinion. I can't imagine the problems an overflowing retention pond will cause to residences.

Bay Lagoon is not foreign to retention pond planning miscalculations. The west side of our neighborhood is adjacent to the Woodlands Elementary School retention pond which was enlarged when the school was renovated. The new pond couldn't handle the rain volume and it overflowed. Guess where the water traveled? Its path was to the lowest level. The overflow damaged multiple properties in our neighborhood. I personally witnessed a river gushing through their yards.

In the staff review of this Exception application, which starts on page 788 in your packet, under Section (4) it states "the zoning change would not impede the surrounding residents". We disagree with the staff analysis. Flooding neighborhood properties is a major impediment to this project. An additional 6,400 square foot building just 19 feet from some of our residences is not a visual and loss of privacy impediment?

The Bay Lagoon neighborhood has lived in relative harmony with the various church property owners for decades. For us personally, LifePoint fencing-in an area up to our fence? Okay.

School children having recess in that area? No problem. That area having bright decorative lights on all night and visible from our place? We will deal with it. Outdoor church services, bands, and gatherings in that area? Hmmm. Potential major flooding damage and the loss of privacy for those next door to the new church building? That harmony erodes.

Please use past experience to deny this zoning exemption otherwise history is going to repeat itself. Our neighborhood has had enough flooding issues. We all just want as peaceful a neighborhood as possible as is. We appreciate your concern for homeowners and making the right decision in denying this project and the new zoning it needs to move forward. We want the harmony with LifePoint Christian Church to continue as is.

Sincerely,

Richard and Jane Hofmann
1372 N. Marcy Dr
Longwood, FL 32750

From: Robin Warde
To: Padin, Hilary
Subject: LifePoint Christian Church Special Exception Hearing | Formal Objection
Date: Tuesday, March 31, 2026 2:12:37 PM

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Good afternoon. A neighbor notified me that there is a special hearing and for some reason, I never received the notification in the mail. In addition, I understand the details includes

Site expansion at the church coupled with a retention pond? I **wish to enter a formal objection to granting this Exception.**

I am already talking with the county about The Bay Lagoon Subdivision's water drainage issues across the board and in no way wish to see any other bodies of water in or around Bay Lagoon that could lead to additional water flow into or around the subdivision. Not to mention this is small neighborhood already deals with heavy traffic due to the school and we don't need additional traffic issues exacerbating the situation.

It would be great if your department actually took an interest in resolving the drainage issues in Bay Lagoon as a whole as this has been ongoing for years without county intervention. Happy to discuss. Thank you for accepting my objection to this expansion.

Robin Lash-Warde

Client Success Executive
Cell: 407-718-8503
Robin.Lash-Warde@symphonytalent.com

---------- Our Legal Fees At Work ----------
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From: Sari Arcuri
To: Padin, Hilary
Subject: Life Point Christian Church Special Exception - Project 25-32000010
Date: Wednesday, April 1, 2026 2:42:43 PM

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Ms. Padin,

I can't make it to the hearing this evening regarding this special exception, so I am emailing to express a concern I have over the possible exception.

I live in the Bay Lagoon neighborhood adjacent to the church property. My primary concern pertains to the proposed retention pond placement, as well as drainage and possible increased runoff due to reduced ground area where water can percolate down. Much of our neighborhood sits lower than the church property, and some Bay Lagoon properties already have issues with flooding during periods of heavy rains.

My concern is that even more homes in Bay Lagoon will be affected by flooding if this retention pond overflows, particularly during hurricanes, tropical storms, or even prolonged summer rainy seasons.

Hopefully this will be taken into consideration and addressed.

Thank you,

Sari Arcuri
1335 North Marcy Drive
Longwood

From:	JEFFREY S KISSINGER
To:	Padin, Hilary; PlanDesk; Giles, Joy
Cc:	Amanda Kiss; RonzyP
Subject:	URGENT: Formal Opposition to Case 25-32000010 (LifePoint/Freedom Christian Academy)
Date:	Friday, March 20, 2026 10:47:22 AM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Dear Ms. Padin and the Seminole County Planning & Zoning Commission,

I am writing to formally oppose the Special Exception request for Case 25-32000010 at 1470 Myrtle Lake Hills Road. I represent a growing coalition of residents from the Myrtle Lake Hills, Northridge, Bowling Farms, and Shadow Hill communities.

Together, our four neighborhoods comprise over 400 households that rely almost exclusively on the Myrtle Lake Hills Road corridor for daily transit. We believe the proposed 6,400-square-foot expansion, when combined with the existing daily private school operations, creates an untenable safety risk.

1. Cumulative Traffic Impact (The 4-Neighborhood Funnel)

The intersection of Myrtle Lake Hills Road and E.E. Williamson Road serves as the primary gateway for four distinct residential enclaves. Residents of Shadow Hill and the surrounding subdivisions are funneled into this single point of egress. Adding a high-intensity sanctuary and expanding the capacity of a daily school at this exact "mouth" of the neighborhood creates a permanent bottleneck for nearly 1,000 daily commuters.

2. Non-Disclosed Intensity of Use (Freedom Christian Academy)

The applicant's website (freedomchristian.academy) confirms that the site is not merely a Sunday house of worship, but a registered Florida private school with mid-week classes and events. Any traffic study that only evaluates "Church" usage is fundamentally flawed. We request that the Commission require a study that accounts for the daily "peak-hour" stacking caused by school drop-off and pick-up, which already impacts our ability to exit the neighborhood.

3. Public Safety & Emergency Access

With so many homes relying on this restricted infrastructure, the "stacking" of cars for school or large-scale church events poses a direct threat to emergency vehicle access. If Myrtle Lake Hills Road is blocked by church/school traffic, fire and EMS services will be delayed in reaching the hundreds of families in the rear of these four subdivisions.

4. Zoning Incompatibility

A commercial-scale educational and worship campus of this magnitude is a radical departure from the A-1 (Agricultural) and R-1A (Residential) character of our streets. This expansion shifts the property from a neighborhood-scale facility to a regional destination, which is inconsistent with the Seminole County Comprehensive Plan for this area.

We strongly urge the Planning & Zoning Commission to recommend denial of this Special Exception. We further request that a comprehensive, multi-neighborhood Traffic Impact Analysis be made a public requirement before any further consideration of this file.

Sincerely,

Dr. Jeff Kissinger

1630 Highland Dr

Longwood, Fl

32750

OBJECTION TO SPECIAL EXCEPTION: CASE #25-32000010

Project: Life Point Expansion / Freedom Christian Academy

Date: April 1, 2026 | **Submitted by:** Dr. Jeff Kissinger, Longwood Resident Myrtle Lake Hills

I. Executive Summary of Opposition

The residents of Myrtle Lake Hills, Northridge, and Bolling Farms request a **DENIAL** of this Special Exception based on three critical planning failures:

- **Safety Funnel Infrastructure:** 400+ households rely on a single ingress/egress point. This expansion is at the literal mouth of our only emergency exit.
- **Undisclosed Operational Intensity:** The applicant is not merely expanding a "Church Sanctuary" but scaling a regional, taxpayer-funded K-12 Education Provider.
- **Policy Incongruency:** The project violates **Policy 2.1 (Compatibility)** and **Policy 10.1 (Concurrency)** of the Seminole County Future Land Use Plan (FUP).

II. Policy & Safety Analysis

- **Concurrency Failure (Policy 10.1):** Approving high-intensity weekday traffic at a "single-point-of-failure" intersection degrades the Level of Service for emergency vehicles.
- **Incompatible Intensity (Policy 2.1):** A regional education center recruiting 100s of students is fundamentally inconsistent with the quiet, A-1 Agricultural character of this neighborhood.
- **The "Double Standard":** Agenda Item 1 Sandy Lane Homes Rezone 2026-0230 of this hearing required a **School Impact Analysis**. This project—which functions as a K-12 academy—has been allowed to proceed without any Impact Study, Traffic, School, Fire Emergency Safety or otherwise.

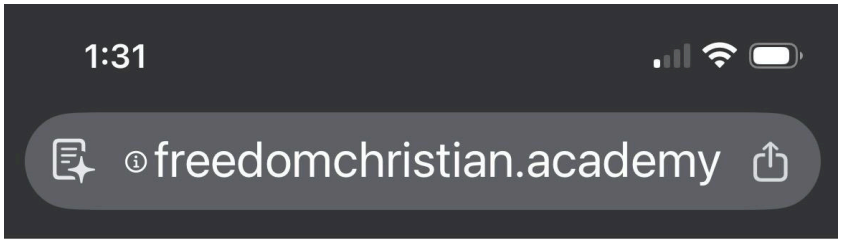
III. Evidentiary Appendix (Visual Exhibits)

EXHIBIT A: Current Intersection Stacking



Observation: This photo demonstrates that the "Safety Funnel" is already at maximum capacity during weekday mornings. Adding a 6,400 sq. ft. education facility at this exact spot creates a permanent "cork" in our only exit.

EXHIBIT B: Official Status Disclosure

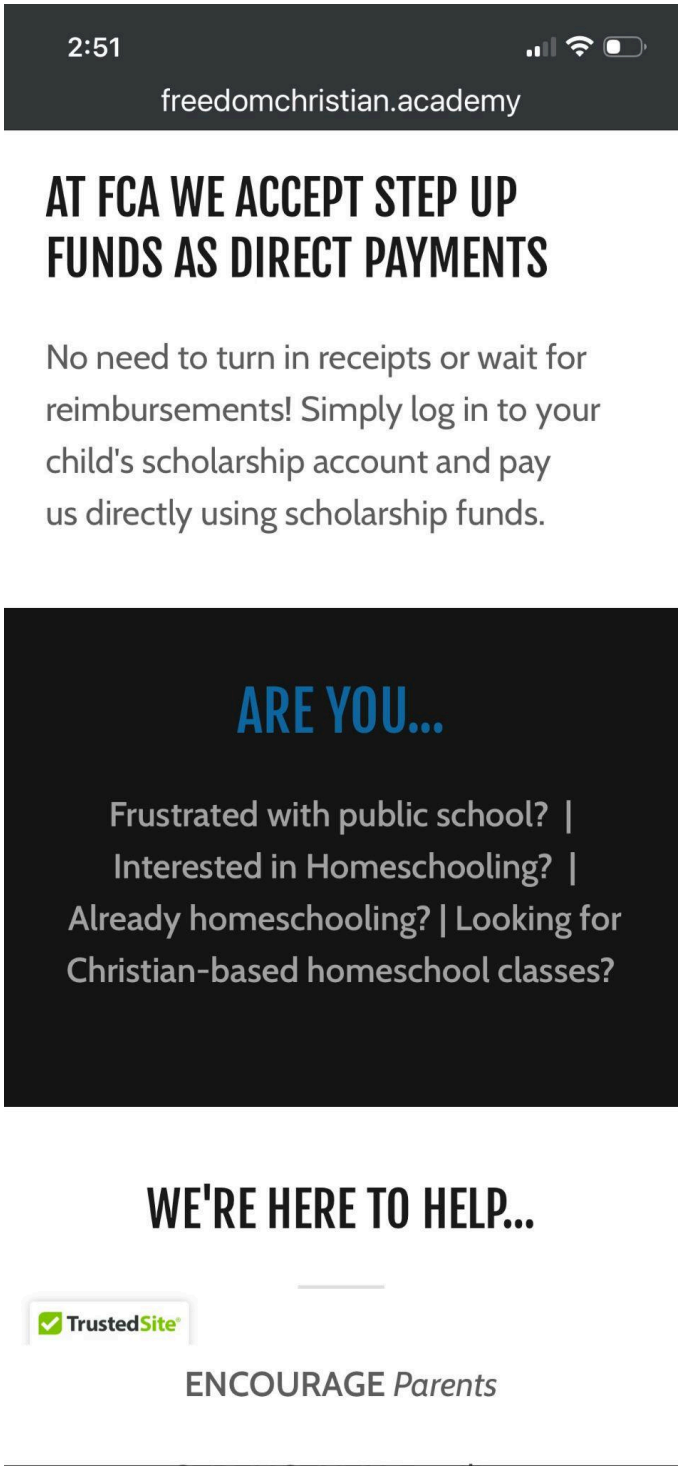


We **ARE**:

- An approved Home Education Instructional Provider (Step-Up Funds)
- Academic Partners
- Ministry Minded
- Family Focused
- Lifelong learners

Observation: The applicant's own documentation (FreedomChristian.Academy) confirms they are a **Regional Instructional Provider**. By self-identifying this way, they bypass traditional school safety audits while still bringing "school-level" traffic intensity to a residential street.

EXHIBIT C: Scale and Recruitment Intensity


2:51
freedomchristian.academy
AT FCA WE ACCEPT STEP UP FUNDS AS DIRECT PAYMENTS
No need to turn in receipts or wait for reimbursements! Simply log in to your child's scholarship account and pay us directly using scholarship funds.
ARE YOU...
Frustrated with public school? | Interested in Homeschooling? | Already homeschooling? | Looking for Christian-based homeschool classes?
WE'RE HERE TO HELP...
TrustedSite
ENCOURAGE *Parents*





Observation: This is not a "small accessory use." It is a high-growth regional operation utilizing state voucher funds to scale. The Board must evaluate the **Maximum Potential Intensity** of 300+ students, not just the "sanctuary" label.

IV. Closing Statement

For 40 years, my family—including retired Longwood Post Office carriers, Navy Verteran—has served and lived on these roads. We have seen firsthand how a single traffic delay can turn into a life-safety crisis. We ask this Board to prioritize the safety of 400 families and the integrity of the Future Land Use Plan over this incompatible expansion.

Respectfully submitted,

Dr. Jeff Kissinger

Longwood Citizen

Petition to Deny Signatures

Jeff Kissinger	2026-03-23	Marelis Nazario	2026-03-24
Samuel Clark	2026-03-23	Shay Peterson	2026-03-24
Jami Richmond	2026-03-23	Monica Bullock	2026-03-24
Amanda Kissinger	2026-03-23	Tori Frazee	2026-03-24
Ronald pulliam	2026-03-23	Cindy Haller	2026-03-24
Josh Molina	2026-03-23	Cynthia Pulliam	2026-03-24
Lindsey Corton	2026-03-23	Dawn Armstrong	2026-03-24
April Maldonado	2026-03-24	Billy Day	2026-03-24
Deborah Ribeiro	2026-03-24	Elizabeth Gill	2026-03-24
Emma Gentry	2026-03-24	Marian Gorman-dunn	2026-03-24
Roanna Bacchus	2026-03-24	Celia Dasilva	2026-03-25
Jess Hershey	2026-03-24	Antonio da silva	2026-03-25
Sarah Stevens	2026-03-24	john mcaninley	2026-03-25
Christopher Ratzlaff	2026-03-24	Ryan Waxberg	2026-03-25
Caroline Anderson	2026-03-24	Sharon Hastings	2026-03-25
Kelli Boyer	2026-03-24	Stephanie Levin	2026-03-25
William Harris	2026-03-24	Scott Knechtel	2026-03-25
Anderson Diana	2026-03-24	Matthew Mikenas	2026-03-25

Jose Valle	2026-03-24	Kendall Highnote	2026-03-25
Vincent Allison	2026-03-24	Belinda Griffith	2026-03-25
Alice Barnes	2026-03-24	Allison Johnson	2026-03-25
Alexander meigs	2026-03-24	Xionary Pastrana	2026-03-25
		Joshua Richmond	2026-03-26
		Anne Barcant	2026-03-26
		Suzanne Tremblay	2026-03-26

SEMINOLE COUNTY, FLORIDA

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

Meeting Minutes - Draft

Wednesday, April 1, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present	Richard Jerman, Carissa Lawhun, Dan Lopez, Mike Lorenz, Brandy Ioppolo, and Lourdes Aguirre
Absent	Tim Smith

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; Maya Athanas, Principal Planner; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; Hilary Padin, Planner; Tammy Brushwood, P&Z Board Clerk, and Alexis Pelletier, Assistant Clerk.

Accept Proof of Publication

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the Proof of Publication. The motion passed unanimously, 6-0.

Aye:	Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre
Absent:	Commissioner Smith

Approval of Minutes

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre, to approve the March 4, 2026 P&Z Minutes, as submitted. The motion passed unanimously, 6-0.

Aye:	Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre
Absent:	Commissioner Smith

NEW BUSINESS

Public Hearing Items:

1. Continued from the March 4, 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, presented this item as stated in the Staff report. She further stated that the property currently has a zoning designation of A-1 (Agriculture),

and R-1AA (Single Family Dwelling). The subject property has a Future Land Use of Low Density Residential. This future land use supports the proposed Missing Middle zoning district. The Low Density Residential Future Land Use allows for a maximum density of four (4) dwelling units per net buildable acre. The applicant is proposing an overall density of 3.88 dwelling units per net buildable acre. The property is currently developed as a single-family home. The applicant proposes to develop the site as a single-family residential subdivision having a maximum of twenty-four (24) single family lots. The applicant is proposing a minimum lot width of fifty-seven (57) feet with a minimum lot size of 6,500 square feet. The site is located in Seminole County's sewer utility service area and Sunshine Water's water utility service area. The site will be required to connect to public utilities. An agreement for billing of sewer will be required between the County and Sunshine Water Services during the Final Engineering Plan review and prior to approval of the Utility Agreement for sewer service. The development will have a primary access onto Sandy Lane, which is classified as a local road. A secondary right-in/right-out only access is proposed onto Sandy Lake Road, which is classified as an Urban Major Collector. Sand Lake Road is currently operating at a level-of-service "C to F" depending on the direction of travel and the time of day. Additional improvements to Sand Lake Rd may be required during the Subdivision process. There is an existing sidewalk along the adjacent portions of Sand Lake Road and Sandy Lane, therefore, the Developer will be required to connect to the sidewalk along both property frontages. The Missing Middle (MM) zoning district requires a minimum of eight (8) percent of net buildable acreage to be provided as open space. Landscape buffers are not required based on the intensity of the development. Open space and buffer criteria will be evaluated further during the Final Engineering stage. Seminole County Public Schools provided a School Impact Analysis for the proposed project. The analysis concluded that the students generated by the project would be able to be accommodated without exceeding the adopted level of service (LOS) at this time. Potential constraints and obstacles of development such as grading, site elevation, and level of service of Sand Lake Road may present challenges; however, in Staff's analysis these considerations do not preclude the site's compatibility with the overall intent of the MM zoning district. The Development Plan is subject to change and further review of required criteria will be during the Subdivision process. The development will be required to meet standards per the Land Development Code. As a summary, the applicant is providing one typology in a residential tract to be no larger than five (5) acres. The project will not be gated. The provided Conceptual Development Plan proposes a minimum of eight (8) percent of net buildable acres as open space, and will provide pedestrian connectivity to open spaces and existing sidewalks. The internal right of way is designed to establish connectivity from Sand Lake Road to Sandy Lane. The overall design of the development is consistent with the intent of promoting connectivity and accessibility to adjacent streets and roadways. While stub outs were not provided for the two (2) vacant lots to the northeast, access to those parcels are not inhibited by this development. One vacant lot retains frontage on Sand Lake Road, while the other retains frontage on both Sand Lake Road and Sandy Lane. The overall development still meets the intent of the MM zoning district via implementation of the "block" design through connectivity to Sand Lake Road and Sandy Lane. The applicant is aware of the two-story limitation and is only proposing one typology in this development. Additional site and building requirements will be evaluated during the Final Engineering stage. The applicant has demonstrated

compliance with the open space requirements and has made a note on the Conceptual Plan that references the provisions for street trees. Specific site details will be evaluated during the Final Engineering stage, inclusive of minimum parking requirements and building frontage. Consistency with the Comprehensive Plan is achieved through the Comprehensive Plan policies. The proposed MM zoning is consistent with Policy FLU 4.2.1 by reducing lot sizes to allow for more compact site plans while adhering to the overall density in the area, adhering to the street tree requirements, and providing for a complementary Missing Middle typology with the existing neighborhoods. The request meets the trend of single family dwelling unit development in the surrounding neighborhoods while maximizing usable density within the allowable limit. The subject site is approximately 1,900 feet as the crow flies from the nearest boundary of the Urban Centers and Corridors Overlay. The proposed rezone supports encouraging a wider range of housing choices in and around the Centers and Corridors Overlay, which meets the intent of Policy FLU 4.2.1.(A). The proposed MM zoning classification acts as a transition in zoning for the surrounding trend of development in the area by staying consistent with both the permitted uses and density provisions of the Low Density Residential Future Land Use. This also allows for more dwelling units to be achieved through flexible site standards. The proposed development is located within the Aquifer Recharge Overlay and a note has been made on the Development Plan stating compliance with the maximum impervious surface ratio of 60 percent in compliance with FLU Policy 2.3.12 (b) (3). Staff finds the proposed MM zoning classification to be consistent with the Comprehensive Plan. In compliance with SCLDC Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 23, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Commission approve and refer the Sandy Lane Rezone to the Board of County Commissioners.

Commissioner Richard Jerman stated that based on Staff's report, the residential development proposed is for 24 lots and it is 3.88 dwelling units per acre, but the property is in Low Density Residential, which provides up to 4.0, which would be 30 units. He further stated that what is before the Board is just the Rezoning, and not the Site Plan, which is part of the agenda package. The applicant could request the full 30 units if they choose to come back, because we're not approving the Site Plan, and asked if that is true.

Kaitlyn Apgar, Senior Planner, responded that we calculate our density based on net buildable acreage and there is a transmission line easement running through the property, which is not included in the net buildable acreage. She stated that is why the applicant cannot achieve the 30 dwelling units.

Chairman Carissa Lawhun asked if only single family homes will be built on the property, and why wouldn't one of the other residential zoning categories be more appropriate. Ms. Apgar deferred to the applicant to answer why they chose this particular zoning district.

Chairman Lawhun asked if it is correct that the Missing Middle is a newer zoning designation and it could allow flexibility with the type of housing, whereas another

zoning category would not, which Ms. Apgar responded that was correct.

Brent Spain, with Theriaque and Spain, for the applicant, Jordan Homes, stated that they support Staff's recommendation for approval.

Commissioner Richard Jerman asked Mr. Spain if they concur with Staff that they are limited to 3.88 dwelling units per acre with only getting 24 units on this site.

Mr. Spain responded that he does concur and the submitted Development Plan reflects 24 single family detached lots.

Vice Chairman Brandy Ioppolo asked Mr. Spain if the intent is to rent or to sell the proposed 24 houses that are single family, detached, and fee simple ownership. Mr. Spain responded that the intent is to sell them, which was indicated at the community meeting.

Commissioner Lawhun asked why a different residential zoning category wasn't chosen for this proposed development. Mr. Spain responded that the Future Land Use is LDR, with a maximum of 4.0 dwelling units per acre and when the application was submitted the other zoning districts would not allow them to get close to the 4.0 dwelling units per acre, and even Missing Middle can't get to 4.0 dwelling units per acre to meet the Code requirements. He further stated that given its location at an intersection, from a Planning perspective you want to step-down and transition uses, and with the surrounding sites, it is a good transition.

Commissioner Jerman stated that lot size is a big deal according to the audience comments as everybody wants 75-90' lots. He said you can still change the lot size downward, even though compliance to the density is required, they can still do a lot of things with the site units. He further stated that this is what he doesn't like with this zoning phase, because the Board isn't approving the Master Plan or the Site Plan. He asked Mr. Spain if he would stipulate to the 60' and the 57' lots as designed and that they will not be less than that.

Mr. Spain responded yes, he is authorized to stipulate with respect to the site data on the Development Plan, one of which is that the lots are 60' wide, except for the five (5) lots that are slightly over 57' wide as reflected, and that will not change.

Chairman Lawhun asked if he would also stipulate that it would only be single family homes. Mr. Spain stated that their submittal is for 24 single family detached residential homes.

Public Comment <u>in Opposition</u> to this request:

1. Nick Muscato, of Longwood, FL
2. Ashley Diaz, of Deltona, FL
3. Steve Litt, of Longwood, FL
4. Pam Tapley, of Longwood, FL
5. Donnie Anderson, Longwood, FL

6. Michael Heidmann, Longwood, FL

Neysa Borkert, Deputy County Attorney, interjected that this applicant is not asking for a Comprehensive Plan Amendment. Whatever they do on the property is limited to 4.0 dwelling units per acre, and they will not be able to go above it with a maximum number of 24 units, not including the site constraints with the power line easements. They cannot go above 30 units, because that is what the Comp Plan limits, which is 4.0 dwelling units per acre.

Public Comment in Opposition to this request continued:

7. Andrew Zito, President of the Sandy Lane Homeowner's Association of Longwood
8. Laurie Bartlett, of Altamonte Springs, FL
9. Jeff Perlman, of Longwood, FL
10. Lee Wooldridge, of Longwood, FL
11. Kiel Ecimovic, of Longwood, FL

Forty-one (41) written comments in Opposition to this request were also received.

Mr. Spain, in his rebuttal, stated the following:

- They are not changing the density, as the Deputy County Attorney stated.
- They will be required to connect this project to the existing sidewalk network in the area, so safety is being planned for pedestrians.
- The primary entrance and exit for this project is on Shady Lane. The entrance off of Sand Lake Road is limited to a right-in/right-out, with additional traffic improvements, which may be required at the Subdivision process; such as the installation of a median on Sand Lake Road prohibiting a left turn into the proposed subdivision. The traffic concerns have been addressed.
- This project is not a Live Local Act project. Live Local Act is affordable, multi-family housing, which is not proposed for this site.
- This is single family next to single family homes, and they have stipulated on the record, that these will be single family detached units limited to 24 units, driven by the density, which is 4.0 units to the net buildable acreage, so has been ratcheted down.
- Missing Middle is specifically tied to the density allowed in the underlying Future Land Use district, so again this is an LDR site, which is limited to 4.0 dwelling units per acre.
- He reviewed the community meeting minutes and there is no website for this site, only for his client's development business.
- If a traffic study is required by the County, they will do one. However, a project of this size is not required because the trip generation at peak hours are not high enough.
- They have met the standards of the Land Development Code and Staff has recommended approval of this request.
- He asks the Board approval of this request, subject to or contingent on the stipulations of the project being 24 units, single family detached dwelling units.

Chairman Carissa Lawhun asked Staff how many other properties off of Sand Lake Road could request a Missing Middle zoning. Ms. Apgar responded that we do not have any active applications for Missing Middle off of Sand Lake Road at this time, but she cannot speak to the trend.

Dagmarie Segarra, Deputy Development Services Director, stated that it is hard to respond to that question, and stated that it depends on the type of application we receive. The proposed Rezone is appropriate for the size at this location and for which Missing Middle was created, for infill purposes.

Vice Chairman Brandy Ioppolo stated that she has concerns with traffic and safety. She also has concerns about starting a precedence and not sure this is the right location for this project. She is pro-development, but she thinks this project will reduce neighboring property owner's tax values, which will be reflected in the County's budget. She is also a proponent of Missing Middle, but again not sure this is the right location for this project.

A motion was made by Vice Chairman Brandy Ioppolo to deny and refer the Sandy Lane Homes Rezone to the Board of County Commissioners. No second was received. Board discussion continued.

Commissioner Lourdes Aguirre stated that she agrees with the sentiment and concerns, however she has a problem denying the request, since it meets the requirements of the Code.

Vice Chairman Ioppolo responded that she feels that the County needs to do a little more homework when it comes to traffic, utilities, and overcrowding schools. Maybe it's good now, but in the future what will it look like. For that reason, she recommends denial of this request.

Commissioner Richard Jerman stated that he is not in favor or in opposition to the request. However, he stated that Sand Lake Road is the County's fault. This is a seven (7) acre project, the last one in the door, and the project gets "beat-up" for the existing traffic problem. The applicant also has a property right too, and it's not their fault that Sand Lake Road is a mess. He doesn't know if they can hold a 24 lot subdivision responsible.

Vice Chairman Ioppolo stated that she doesn't want to make matters worse for this area.

Commissioner Dan Lopez stated that he will second the motion, mainly because he's not sure the zoning needs to be changed to Missing Middle. He thinks a similar project can be built there under a different residential zoning.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Dan Lopez to deny and refer the Sandy Lane Homes Rezone to the Board of County Commissioners. The motion passed 5-1, with Commissioner Mike Lorenz in opposition.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Ioppolo, and Commissioner Aguirre

Nay: Commissioner Lorenz

Absent: Commissioner Smith

2. Land Development Code Amendment - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (Maya Athanas, Principal Planner)

Maya Athanas, Principal Planner, began presenting this item as stated in the Staff report.

Commissioner Richard Jerman interjected by stating that he doesn't know how much respect, as a Planning Department, they have for this Board, since he received the agenda approximately eight days ago, and he is supposed to make sense and recommendations in that period of time. He further stated that the Advisory Committee has been working on it for a month and the BCC has also seen the changes multiple times, but P&Z has only seen it once. He will listen to the presentation, but he'll probably vote no, because he doesn't know what he's voting on. He needs more time to digest this and he thinks they are forcing something on this Board and also thinks they are abusing them, as they just want to pass it through, so they can move the item to the Board of County Commissioners. He doesn't like it and he doesn't think a fair opportunity was provided to this Board to respond to these 200+ pages. He would like to table the item, to have another month, and discuss it at that time.

Neysa Borkert, Deputy County Attorney, commented that the Board can continue this to the next meeting, and not hear Staff's presentation now, or the Board can hear Staff's presentation, allow for any public comment, and then continue the item to the next meeting, where the Board can further this discussion at the next meeting.

Commissioner Jerman stated that he is okay with hearing Staff's presentation tonight, whereby he withheld his motion to Continue the item for now.

Maya Athanas, Principal Planner, stated that the summary of changes was included in the agenda package, which is a really helpful document that the Board should take a look at since it is a good summary of the changes being proposed. Ms. Athanas continued with her presentation asking for the Board to feel free to jump in with questions.

Neysa Borkert, Deputy County Attorney, stated that the passage of Senate Bill 180 added a restriction to local governments that lasts until 2027, which states that if local governments have been affected by a hurricane, which panned out to be everybody in the State, cannot adopt more restrictive or burdensome Land Development Code requirements, Comprehensive Plan requirements, or Administrative Processes. That

happened during the last legislative session, which affected the County's ability to do some of the updates that we may have previously discussed. They made a determination that this request is not more restrictive or burdensome to applicants coming in. This request is mainly updating, clarifying, adding definitions, updating statutory requirements or aligning our requirements more with what the statutory provisions state. We have been very cognizant of the Bill and our opinion is that we will not be in violation of Senate Bill 180.

Staff requests the proposed Land Development Code Amendments be approved and referred to the Board of County Commissioners for approval.

Vice Chairman Brandy Ioppolo asked why accessory dwelling units has the removal of the owner occupied requirements, which would mean accessory dwelling units can now be in non-owner occupied residents.

Ms. Athanas responded that requirement is not being proposed to be removed and not in the Ordinance.

Ms. Borkert stated that was a discussion in one of their workshops, and the consensus was not to remove it.

Commissioner Mike Lorenz stated that on the Middle Missing, there's a couple of spots that says no portion of the projects can be gated and asked what the reason is behind that. Ms. Athanas responded that it is existing language and we are not proposing to change it. She believes the purpose of that is because Missing Middle is supposed to be infill and provide walkable communities integrated into the rest of the community. We typically don't see gated communities in that circumstance. They are not proposing any changes to that part of the language.

Ms. Borkert stated that this Board is reviewing for Comp Plan consistency or any issues they may see with it. Any comments or things you'd like to see different, you can put that on the record and we can relay them to the Board of County Commissioners when it goes before them.

Public comment <u>in Support</u> of this request:

1) Bob Turnage, of Longwood, FL

Public comment <u>in Opposition</u> to this request:

1) Allison Yurko, of Winter Park, FL
2) Ryan Wexburg, of Longwood, FL

Ms. Athanas stated that we are not proposing any changes to setbacks for fences. Sight visibility restrictions for right-of-way intersections also remain in place. There will be no density changes to R-3 and R-3A, it is just misplaced and probably should not be in the Code.

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Lourdes Aguirre to Continue the Land Development Code Amendments to the May 6, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

3. LifePoint Christian Church Special Exception - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; (Hilary Padin, Planner)

Hilary Padin, Planner, presented this item as stated in the Staff report. She further stated that the Applicant is requesting approval of a Special Exception to expand their existing civic assembly use. The existing church structure is approximately 7,000 square feet in size with a seating capacity of 200 seats. The property also includes a 1,952 square-foot single family residence that's utilized for church office use. The Applicant proposes to construct a new 6,400 square foot building with a seating capacity of 250 seats to utilize for worship service, and the original structure will be utilized for children's ministry activities during the worship service. The facility operates primarily on Sundays from 8:00 am to 2:00 pm and the church's office hours are Monday through Thursday from 8:00 am to 5:00 pm. The parking requirement for this assembly use is 63 parking spaces. The improvements to the site will provide 65 parking spaces meeting that requirement under the Seminole County Land Development Code. The site must also meet all regulations under the Land Development Code, such as setbacks, buffering and site lighting. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on February 9, 2026. Details of the community meeting have been provided in the agenda package. Section 30.3.1.5(a) of the Seminole County Land Development Code states that certain criteria must be met for the Board of County Commissioners to approve a Special Exception request. Staff finds that the request meets the criteria with the recommended conditions as stated in the Approval Development Order. In addition to the typical conditions of approval for special exceptions, staff is recommending that there be no outdoor sound amplification without a noise permit from the County. Staff has received 9 letters of opposition, one of which is a petition with 47 names listed, and three (3) letters of support, which have been provided to the Board for their consideration. We received letters from those who provided their addresses within close proximity to the church, which are reflected on the support and opposition map provided. Staff requests approval of the LifePoint Christian Church Special Exception.

Phil Ayres, the applicant, stated that he is the pastor at LifePoint Christian Church. They are requesting a modest expansion of their existing church facility. They believe this request is reasonable in scope, compatibility with the surrounding area, and consistent with their long standing presence in the community. Their proposal is to construct a 6,400 square foot sanctuary, which will be primarily used for Sunday worship services. The new space will provide seating for 250 people, which replaces

their current worship space, which seats 200. The new sanctuary will include a foyer, restrooms, a small video room, a small storage room, and a room for nursing mothers. There are no classrooms included in this new structure. Their existing facility is just over 7,000 square feet. This is a practical step to accommodate their current congregation. This is not an expansion of a school, it's a modest expansion of Sunday worship space. They do not operate a traditional private school. They have a home school program which offers classes for a few hours on Tuesday and Thursday to families who already home school their children. That program is not being expanded as part of this proposal. This project does not increase weekday intensity, which is why it was determined at the Pre-Application review that a traffic study was not required. They understand the concerns about increased traffic, considering the nearby elementary school and the challenges at the intersection of EE Williamson and Myrtle Lake Hills Road. That matters to them as well. As the pastor of LifePoint Church and a resident of the Shadow Hill neighborhood, he personally experiences the same concerns. The project does not introduce weekday demand beyond what already exists today. They've been around since 2002 and started at Altermese Bentley Elementary School in Sanford. They moved to a local theatre, the YMCA, and then in 2013 after a decade of ministry, they purchased their current property. Over the past few years, they've seen steady, healthy growth among young families, which led them to plan for additional Sunday worship space through a capital campaign they call Next. Their goal is to serve the next generation well. They are committed to being a good neighbor to the community around them. They regularly open their facility to serve others in the community and host additional church congregations on the weekend. They provide space for local HOA meetings in the evenings. They support groups like Scouts. They also have been a polling location since 2002. Their request is for a modest expansion for Sunday worship, with no increase to weekday intensity and no change to the character of the surrounding area.

Commissioner Richard Jerman asked about the new sanctuary on the Site Plan of 6,000+ square feet and their existing building of 7,000 square feet, which is not a small expansion. He asked how the existing building will be used. Pastor Ayres responded that the existing building will be used for family and children's ministries on Sunday.

Public Comment <u>in Support</u> of this request:

1) Matt Clark, of Sanford, FL
2) Cheryl Barnes, of Longwood, FL
3) Brian Barnes, of Longwood, FL
4) James Graumlich, of Lake Mary, FL
5) Alan Thixton, of Lake Mary, FL
6) Jennifer Kroll, of Longwood, FL

Public Comment <u>in Opposition</u> of this request:

1) Ronald Stein, of Longwood, FL
2) Jeff Kissinger, of Longwood, FL
3) Amanda Kissinger, of Longwood, FL
4) Richard Hoffman, of Longwood, FL

Rick Dixon, for the applicant, of New Smyrna Beach, Florida, and the Engineer for the project, stated that at this point no significant engineering activities have taken place. They've placed the components of the Site Plan on a Conceptual Site Plan just to see what would fit. There are many steps to go through including the storm water and to meet the St. Johns Water Management District's requirements. The configuration of the site may change, due to the County's comment that the pond may be better suited closer to EE Williamson. Those items will be taken care of and will meet all of the requirements of the County, the water management district, and they will not shed any water onto the adjacent properties.

Phil Ayres, the applicant, stated that they held a meeting on February 9 for approximately a couple hundred people. Parking is planned to be crushed shell parking and not paved. There may be a misunderstanding about the school, as it says K-12, but it only goes to 12th grade for piano lessons and the golf program. The rest of the school is K-8 for core science on Tuesday and Thursday. They want to serve home schooled families with only a two day a week program. They don't feel this creates an issue with traffic.

Vice Chairman Brandy Ioppolo asked the applicant that if this is a home school type of education, then why are you having face to face meetings on Tuesdays and Thursdays. Mr. Ayres responded that it is home school direction with supplemental classes in certain core subjects, like science, social studies, and bible. Parents who are home schooling their kids can bring the kids for supplemental instruction for those particular subjects, but they don't take attendance, don't provide grades, all they do is help parents home school their children with a few additional courses.

Commissioner Lourdes Aguirre commented that unless you understand ministry, this will be difficult to understand. If the church and ministry are growing, people will come to the church with or without this building.

A motion was made by Commissioner Lourdes Aguirre, seconded by Vice Chairman Brandy Ioppolo to approve and refer LifePoint Christian Church Special Exception to the Board of County Commissioners. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

4. Rosenwald Community Center Rezone - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (Annie Sillaway, Principal Planner)

Annie Sillaway, Principal Planner, presented this item as stated in the Staff report. She further stated that this rezone is to allow for the development of a public park and

community center. The subject property has a Public/Quasi-Public Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.65. This designation is intended to identify locations suitable for a range of public and quasi-public uses, including, but not limited to, public and private recreation facilities, educational institutions, and libraries. The subject site is approximately a little over 12 acres, which was previously occupied by the historic Rosenwald School in the East Altamonte community. Seminole County acquired the property in 2019 for the purpose of redeveloping the site into a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities. The current residential zoning classifications do not support the proposed use, necessitating the rezone. The PLI Zoning is intended to include major public lands and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public. Staff finds the requested PLI zoning classification to be consistent with the SCLDC, the existing Future Land Use of Public/Quasi-Public and permits the proposed use of a public park and community center, which will provide a direct benefit to the community by offering accessible services and programs. Staff received one email in favor of the rezone, which was provided to the Board. Staff requests approval of the Rosenwald Community Center Rezone.

The applicant is Seminole County.

Public Comment in Support of this request:

1) Anthony Wilson, of Altamonte Springs, FL
2) Irving Simpson, 2091 S. Ronald Reagan Boulevard, President of East Altamonte Community Association

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz to approve and refer the Rosenwald Community Center Rezone to the Board of County Commissioners. The motion carried unanimously, 6-0.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz to approve and refer the Rosenwald Community Center Rezone to the Board of County Commissioners. The motion carried unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

CLOSING BUSINESS

Development Services Director's Report

Dagmarie Segarra, Deputy Development Services Director, stated that new legislation has been completed, which Neysa Borkert will provide more information on the potential impacts to our Code and processes. She asked the Board to reach out to her or Maya Athanas as they review the Land Development Code Amendments if any questions or concerns arise.

She asked the Board if they would like another presentation of the one presented tonight or would they like a quick summary with discussion any questions. The Chairman, Carissa Lawhun, responded that a quick summary would allow them to present any questions they may have.

Deputy County Manager Update

Neysa Borkert, Deputy County Attorney, stated that although she doesn't have a comprehensive update tonight, recent legislation passed, some did not, and some are still pending to see if the Governor signs it. She should have a synopsis at the next meeting of the Bills that passed which concern the County. If there are any Code changes needed, we will advise the Board. There will be some compatibility changes needed and how we are required to look at compatibility related to residential next to residential. House Bill 399 requires the County to do certain things related to compatibility for residential uses, and that Bill is in effect now, which she is working on for a full analysis of the impacts. She will bring back to the Board at the next meeting. She is available to answer questions the Board may have on the Land Development Code Amendments as well. We want to be prepared at the meeting to give you the answers that you need. The Board stated that there was no need to re-print the LDC materials for the next meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:40 PM.

File Number: 2026-0339

Title:

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) District3 - Constantine **(Kaitlyn Apgar, Senior Planner)**

Agenda Category:

Public Hearing Items

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 Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) to develop the subject property as a single-family residential subdivision with a density of 3.88 dwelling units per net buildable acre, for a maximum of twenty-four (24) residential lots. The applicant is proposing fifty-seven (57) foot wide lots with a minimum lot size of 6,500 square feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre. The intent of the Low Density Residential land use designation is to provide appropriate locations for standard detached single family residences.

The intent of the requested zoning district of MM (Missing Middle) is to encourage a wider range of housing choices in central locations accessible to commercial services and infrastructure. This includes permitting smaller units and more compact plans to

increase affordability without subsidies. The MM zoning district allows for different housing typologies, including various multi-family housing unit options and the requested small lot single-family residential unit typology. Per Seminole County Land Development Code (SCLDC) Sec. 30.8.3.2 (a), the small lot single family typology consists of single family detached homes on small sized lots designed to increase yield of lots. The Missing Middle zoning district does not specify required minimum lot size or width requirements as other standard zoning districts do. The proposed number of lots are required to remain consistent with the overall density of the existing Low Density Residential Future Land Use, which allows up to four (4) dwelling units per net buildable acre.

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

East: *Sandy Lane*

Future Land Use: Low Density Residential

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre.

West: Future Land Use: Planned Development

Zoning: (Foxwood) Residential Planned Development with a maximum density of 3.13 dwelling units per acre with a minimum lot size of 7,500 square feet.

North: *Sand Lake Road*

Future Land Use: Low Density Residential

Zoning: R-1AA (Single Family Dwelling) with a minimum lot size of 11,700 square feet and R-1AAA (Single Family Dwelling) with a minimum lot size of 13,500 square feet.

South: Future Land Use: Low Density Residential

Zoning: R-1AAAA (Single Family Dwelling) with a minimum lot size of 21,780 square feet.

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain no flood plains.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property. If applicable, a topographic survey showing wetland and floodplain delineations will be required at Final Engineering.

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 Final Engineering approval.

Utilities:

The site is located in Seminole County's sewer utility service area and Sunshine Water's water utility service area. The site will be required to connect to public utilities. There is an eight (8) inch force-main running along Sand Lake Road. An agreement for billing of sewer will be required between the County and Sunshine Water Services during Final Engineering plan review and prior to approval of the Utility Agreement for sewer service. This development is not within any reclaim irrigation service areas, thus irrigation would be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.

Transportation/Traffic:

The development will have a primary access onto Sandy Ln which is classified as a local road; a secondary (right-in/right-out only) access is proposed onto Sandy Lake Rd which is classified as an Urban Major Collector roadway. Sand Lake Rd is currently operating at a level-of-service "A-C" depending on the direction of travel and the time of day. Additional improvements to Sand Lake Rd may be required at time of Subdivision Process. Seminole County does not have improvements programmed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along the adjacent portions of Sand Lake Rd and Sandy Ln; therefore, the Developer will be required to connect to the sidewalk along both property frontages.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality, and volume for the twenty-five (25) year, twenty-four (24) hour storm event onsite unless a viable outfall with appropriate capacity is provided.

Buffers and Open Space:

The Missing Middle (MM) zoning district requires a minimum of eight (8) percent of net buildable acreage be provided as open space in accordance with SCLDC Sec. 30.8.3.8(a). At the time of Final Engineering review the plan will be evaluated for open space requirements in compliance with SCLDC Sec. 30.8.3.8(a)(2). Landscape buffers are not required based on intensity of the development.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School 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 the three (3) Concurrency Service Area (CSA) levels would, at this time, be able to be accommodated without exceeding the adopted level of service (LOS) for each CSA by school type. The analysis notes this is a nonbinding review; the numbers are 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 proposed MM (Missing Middle) zoning designation has been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 8.

The purpose of the MM zoning district is to provide a broader range of housing choices in order to encourage affordability whilst maintaining the overall character of the area by adhering to the established Future Land Use. The Future Land Use guides which typologies are allowable in Missing Middle. In this case, given the Future Land Use of Low Density Residential, small lot single family, cottage court, and duplex housing units are permitted, whereas triplexes, quadplexes, and townhomes are permitted with a maximum of two (2) stories.

The request is consistent with the Seminole County Land Development Code and the surrounding area. There are larger lots further to the south with a required minimum lot size of 13,500 sq. ft. and lot width of 100 feet. The Foxwood Planned Development to the west requires a minimum lot size of 7,500 sq. ft. The proposed minimum lot size for the subdivision is proposed to be 6,500 sq. ft., which would act as a transition to smaller lot sizes whilst remaining compatible with the established overall density for the area. One (1) of the three (3) lots subject to the rezone currently retains split zoning of A-1 and R-1AA, which would require a rezone in any event if the property were to be redeveloped in the future for anything other than its current single family

use. The rezone request remedies a current inconsistency in zoning for the subject property.

The proposed development supports the objectives of the Missing Midde by meeting the following criteria in accordance with SCLDC Sec. 30.8.3.7:

a) Missing Middle typologies may be clustered or distributed throughout the project.

Staff Analysis:

Not applicable, only one typology is proposed.

b) No single Missing Middle typology may exceed five (5) acres of developable land.

Staff Analysis:

Not applicable, the residential tract (developable land) is under five (5) acres.

c) Development includes a connected street grid which is accomplished by meeting the following conditions:

1) No portion of the project may be gated.

2) Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces.

3) Sidewalks are required on both sides of every street.

4) Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections.

5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.

6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.

7) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.

Staff Analysis:

The proposed project will not be gated and both internal sidewalks as well as connections to existing external sidewalks will be provided. The internal right of way is designed to establish connectivity from Sand Lake Rd to Sandy Ln. Although the current code section references the provisions of stub-outs, the overall design of the development is consistent with the intent of promoting connectivity and accessibility to adjacent streets and roadways. While stub-outs were not provided to the two (2) vacant lots to the northeast, access to those parcels are not inhibited by this development. One vacant lot retains frontage on Sand Lake Rd, while the other retains frontage on both Sand Lake Rd and Sandy Ln.

In forthcoming SCLDC updates, the requirement for stub outs will be removed in order to allow for more flexibility in design, subject to Board approval of such update. The overall development still meets the intent of the Missing Middle zoning district via implementation of the “block” design through connectivity to Sand Lake Rd and Sandy Ln. During the Final Engineering stage, if there are public safety and overall feasibility concerns that may limit the ability for the intent of the code to be met by means of access to Sand Lake Rd, the language in the forthcoming SCLDC update would allow the Development Services Director to waive the requirement of connections to adjacent streets, provided pedestrian connectivity is maintained. Potential constraints and obstacles of development such as grading, site elevation, and traffic level on Sand Lake Rd may present challenges; however, these considerations do not preclude the site’s compatibility with the overall intent of the Missing Middle zoning district.

d) Restrictions near development boundaries:

1) Buildings are limited to two stories within one hundred (100) feet of a district boundary with an existing single-family development or single-family residential zone.

2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.

Staff Analysis:

Building elevations will be provided prior to Final Engineering approval, in which the stories will be regulated. There is only one typology proposed, so provision number two (2) is not applicable.

Additionally, Missing Middle developments are required to meet the following site and building requirements:

a) Open Space: Where Open Space is required in the applicable zoning district,

those standards shall be applied. If Open Space is not otherwise required, the standards below shall apply.

1) For developments greater than eight (8) units and a minimum of two (2) acres; a minimum eight (8) percent of the net buildable acreage shall be set aside as Open Space that meets the standards described below.

2) Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be:

a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.

b. A minimum of .20 contiguous acres.

c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park.

d. Open Space shall be proximate to Missing Middle units.

Staff Analysis:

The provided conceptual development plan proposes a minimum of eight (8) percent of net buildable acres as open space, and will provide pedestrian connectivity to all open space. Specific criteria will be evaluated at Preliminary Subdivision Plan/Final Engineering in order to ensure that the detailed plans meet the qualifying open space criteria.

b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards:

1. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site.

2. Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement.

3. Be selected from the list of approved Canopy Street Trees (30.14.15(j)).

4. Meet the standards of Sec. 30.14.16. - General provisions for

all landscaped areas.

Staff Analysis:

The provided conceptual development plan notates the requirement of street trees and it is acknowledged by the Applicant that the criteria will be evaluated at Preliminary Subdivision Plan/Final Engineering in order to ensure that the detailed plans meet the criteria.

c) Minimum Parking Requirements:

1) Two (2) parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit.

2) On-street parking is required on streets adjacent to missing middle units.

3) Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.

Staff Analysis:

The conceptual development plan proposes on-street parking, and it is acknowledged by the Applicant that two (2) parking spaces will be required per dwelling unit over 1,000 sq. ft.

d) Building Frontage:

1) Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail.

2) Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards.

3) Up to six (6) lots may be accessed by a commonly held easement drive that is non-gated and designed to allow fire access (aka parking court).

Staff Analysis:

The provided conceptual development plan proposes residential tracts on the internal road frontage. When lot lines are proposed at Preliminary Subdivision Plan stage, this section will be evaluated further.

The development plan provided is for reference of conceptual design and is subject to change during the subdivision process, consistent with all applicable code provisions and engineering practices. Staff finds the requested MM zoning classification to be

consistent with the SCLDC 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 purposes and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.

The proposed MM zoning is consistent with Policy FLU 4.2.1 by reducing lot sizes to allow for more compact site plans while adhering to the overall density in the area, adhering to the street tree requirements, and providing for a complementary Missing Middle typology with the existing neighborhoods. The request meets the trend of single family dwelling unit development in the surrounding neighborhoods while maximizing usable density within the allowable limit. The subject site is approximately 1,900 feet as the crow flies from the nearest boundary of the Urban Centers and Corridors Overlay. The proposed rezone supports encouraging a wider range of housing choices in and around the Centers and Corridors Overlay, which meets the intent of Policy FLU 4.2.1. (A).

This property is located within the aquifer recharge overlay. The applicant is aware and has stated compliance on the proposed development plan with Policy FLU 2.3.12 (B) (3) in that the maximum area covered by structures and impervious surface shall not exceed sixty (60) percent of the total land area. The Applicant has proposed a maximum impervious surface ratio of sixty (60) percent and is compliant with the applicable SCLDC sections pertaining to this overlay

The proposed MM zoning classification acts as a transition in zoning for the surrounding trend of development in the area by staying consistent with both the permitted uses and density provisions of the Low Density Residential Future Land Use designation while allowing for more dwelling units to be achieved through flexible site standards. The proposed development is consistent with the intent of the Missing Middle zoning, and congruous with the Low Density Residential Future Land Use for the site and surrounding area. Per Policy FLU 4.2.1 (A), permitted uses within Low Density Residential include Missing Middle housing typologies that allow up to four (4) dwelling units per net buildable acre. The proposed development is consistent with this policy.

Staff finds the proposed MM zoning classification to be consistent with the

Comprehensive Plan.

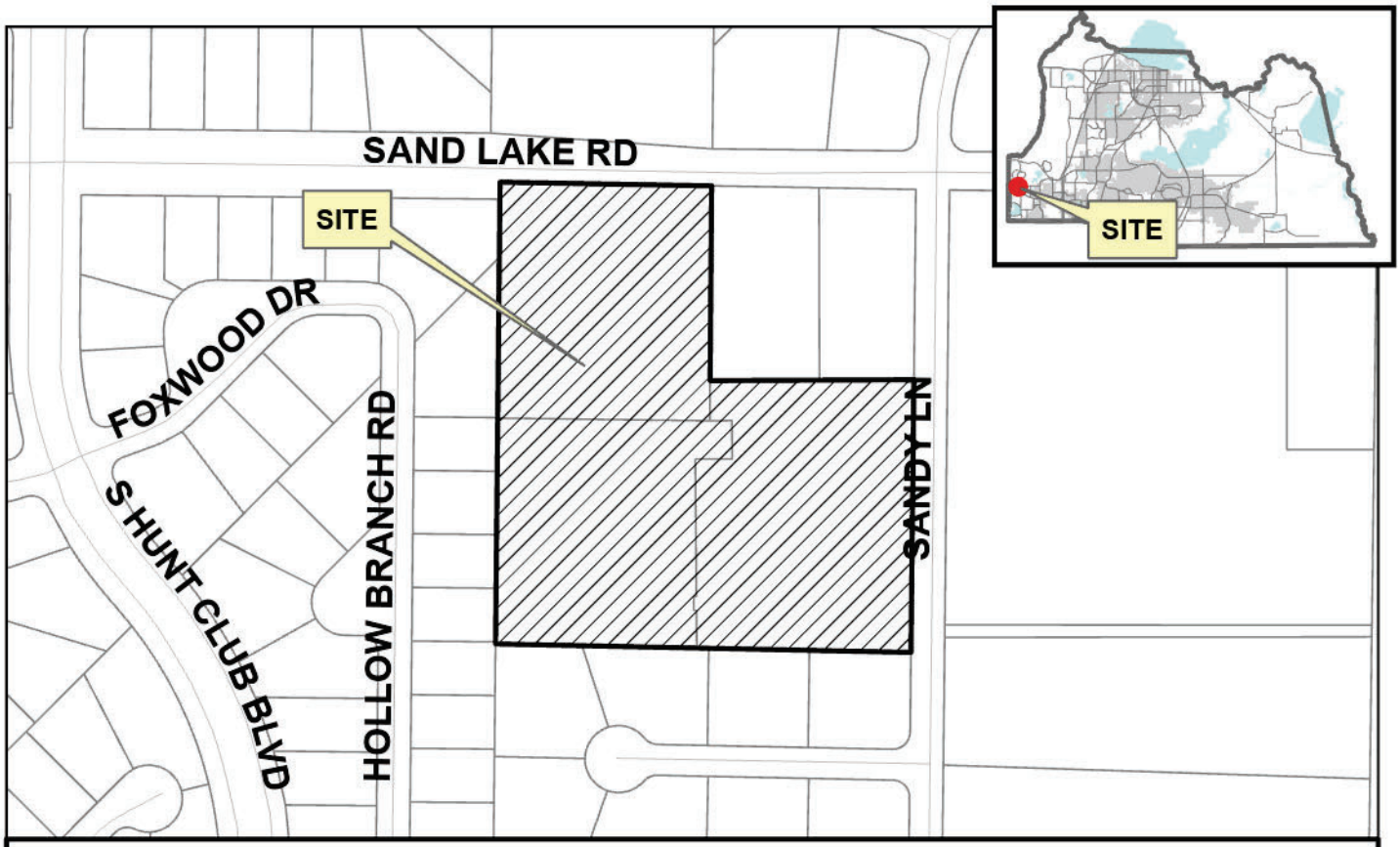
In compliance with SCLDC Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 23, 2025; details of the community meeting have been provided in the agenda package.

The Planning and Zoning Commission met on April 1, 2026, and voted five (5) to one (1) to recommend the Board of County Commissioners deny the requested 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.

Requested Action:

Staff requests the Board of County Commissioners adopt an Ordinance enacting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) as per the following motion:

Based on Staff’s findings and the testimony and evidence received at the hearing, the Board finds the request is consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and moves to adopt the Ordinance enacting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle).on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd.



Rezone No: Z2025-014

Parcels

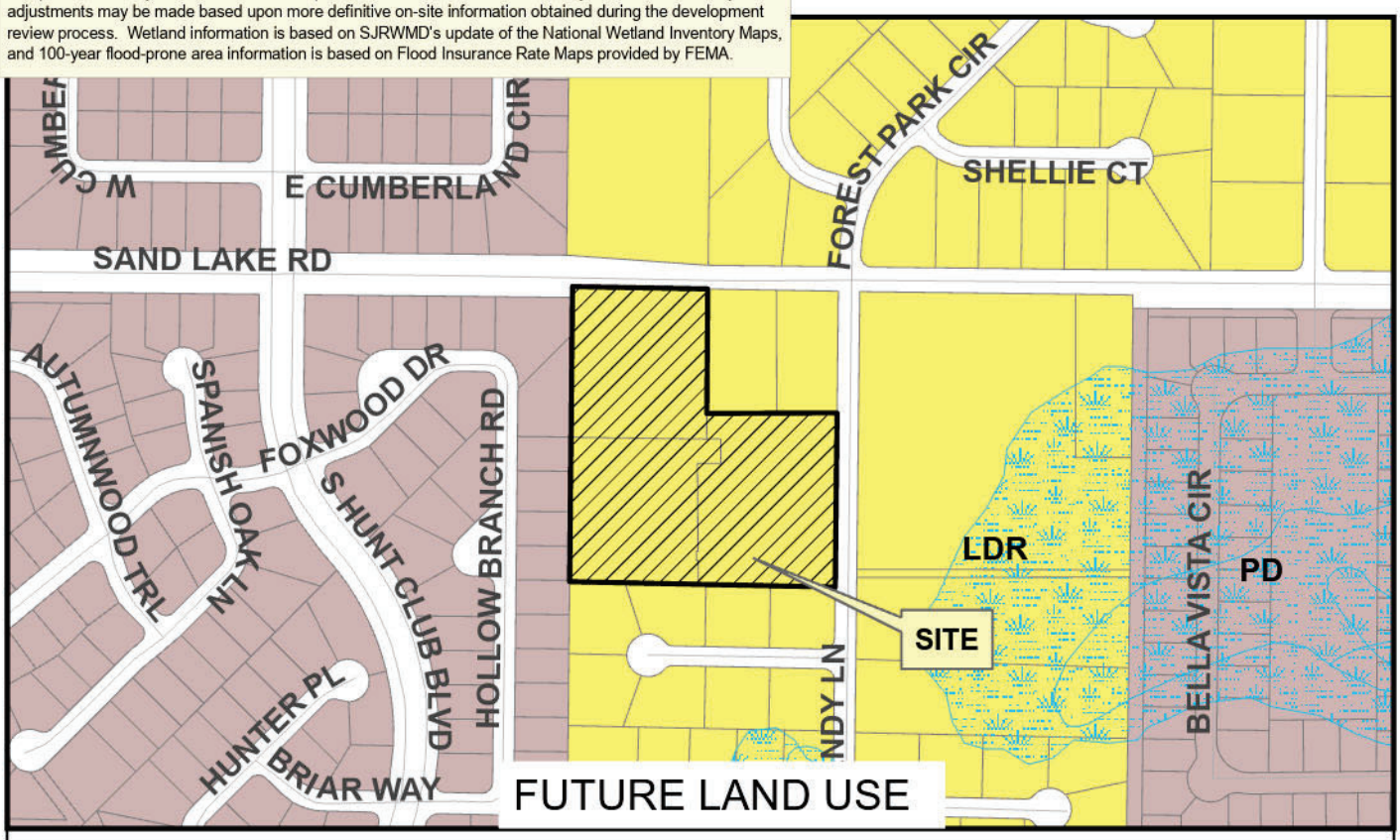
N



Date: 1/30/2026

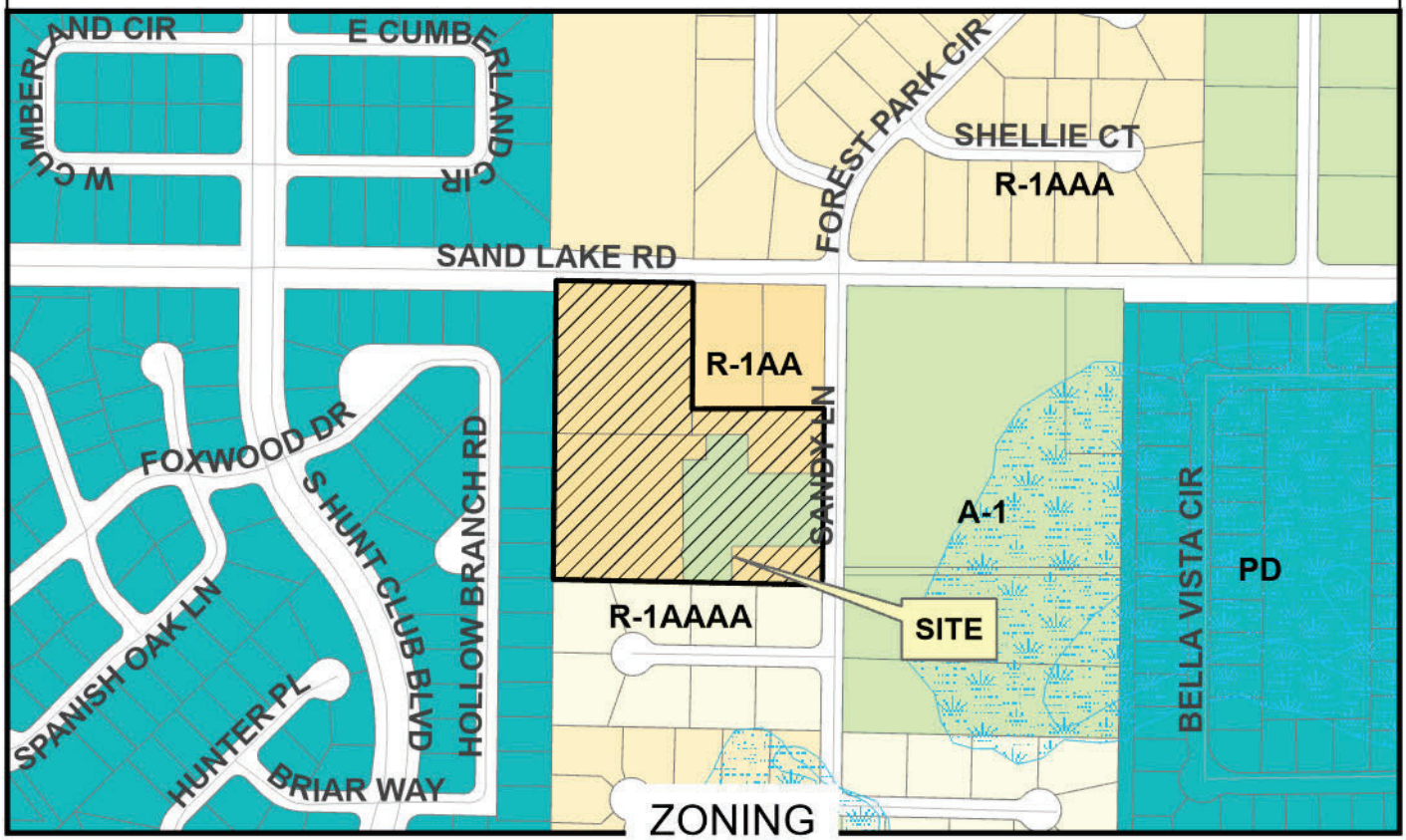
Name Z2025-014LocationAerial

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.



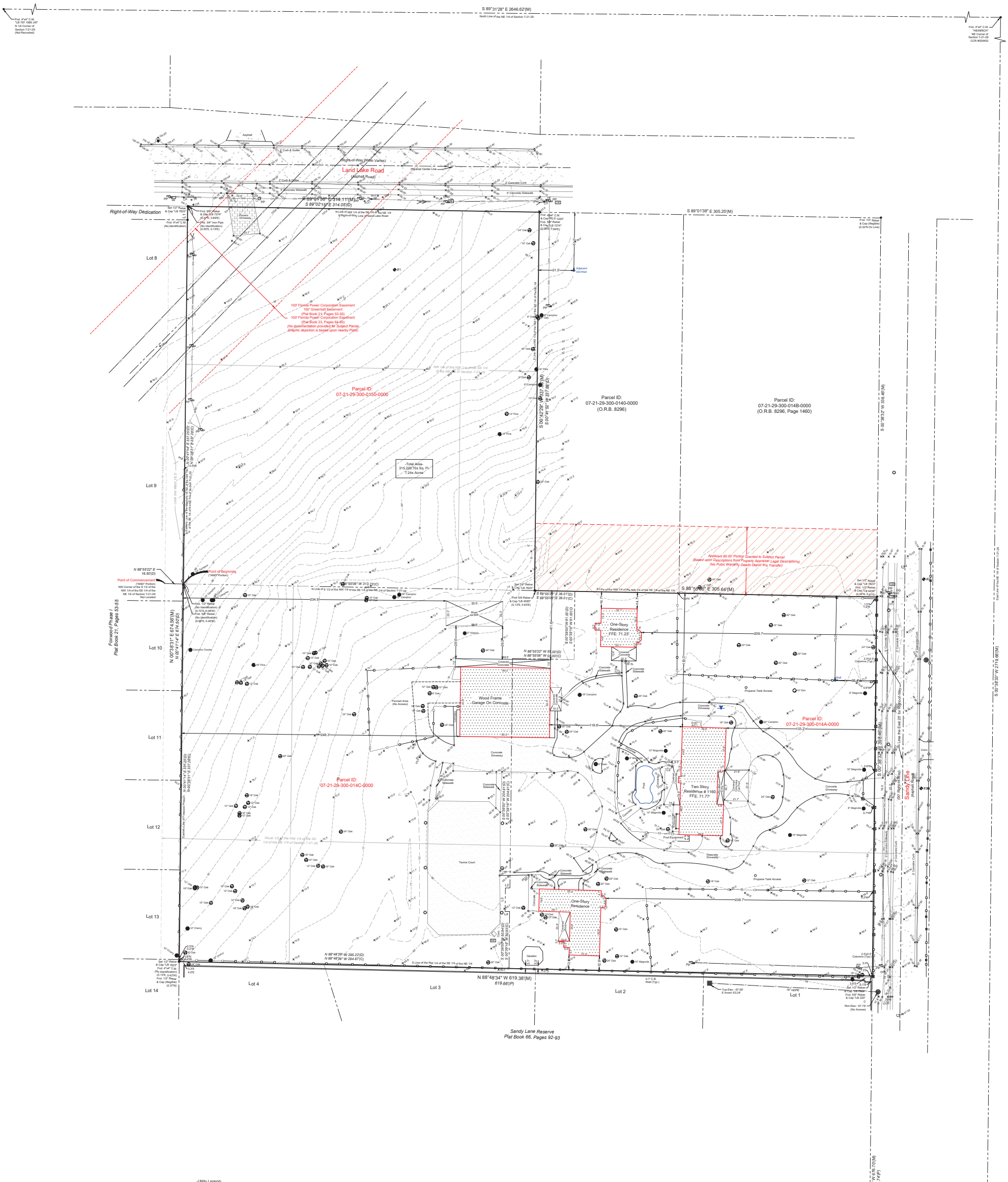
Applicant: Giovanni Joran
STR/Acres/District: 07-21-29 / 7.80+/- acres / District 3
Existing Use: LD Res
Special Notes: Max. Net Density = 4 du/ac

Rezone No: Z2025-014
From: A-1/R-1AA To: MM



Date: 2/4/2026

Name Z2025-0014FluZonePg



Patrick K Ireland

Digitally signed by Patrick K Ireland
Date: 2025.07.11 10:47:43 -04'00'

Boundary & Topographic Survey

Legal Description: O.R.B. 2841, Page 177

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE WEST 16.5 FEET AND THE EAST 25 FEET FOR RIGHTS OF WAY, LYING IN SEMINOLE COUNTY, FLORIDA.

Legal Description: O.R.B. 7213, Page 1172

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY AND LESS THE WEST 16.5 FEET THEREOF.

AND

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89°02'15"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 88°55'22"E, 36.01 FEET; THENCE RUN S 00°39'00"W, 61.00 FEET; THENCE RUN N 88°55'22"W, 55.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN N 89°21'00" W, 4.00 FEET; THENCE RUN S 00°39'00" W, 21.00 FEET; THENCE RUN S 89°21'00" E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 88°48'28" W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(D)4. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
- THIS SURVEYING COMPANY WAS NOT GIVEN A TITLE COMMITMENT AT THE TIME OF EXECUTION OF SURVEY. THERE WAS NO TITLE SEARCH PERFORMED BY THIS SURVEYING COMPANY. SURVEY IS SUBJECT TO AN ACCURATE TITLE SEARCH.
- THIS BOUNDARY SURVEY IS BASED UPON THE FOREMOST FIELD MONUMENTATION AND OCCUPATION DISCOVERED ON THE DATE OF 07/07/2025, AND DELINEATED HEREON THE FACE OF THIS SURVEY. PROPERTY BOUNDARIES ARE SUBJECT TO CHANGE, IF OR WHEN, ANY PREEMINENT INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT SUBJECT PROPERTY. SAID CHANGE IS WITHOUT HESITATION, CONSULTATION OR NOTIFICATION.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE PLAT OF FOXWOOD PHASE I, AS RECORDED IN PLAT BOOK 21, PAGES 53 THROUGH 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 00°38'31" EAST, AS TRANSLATED TO STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NAD '83.

CERTIFIED TO: JORDAN HOMES, LLC

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

Field Date: 07/07/25	Date Completed: 07/08/25
Drawn By: BMJ	File Number: IS-143588

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Life
D	- Description	PP	- Power Pole
DE Easmt.	- Drainage Easement / Easement	PRM	- Permanent Reference Monument
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radius
Fnd.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
M	- Measured	Rfd.	- Roofed
N&D	- Nail & Disk	Set	- Set ½" Rebar & Cap "LB 7623"
N.R.	- Non-Radial	TYP	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-D-	- Wood Fence	-O-	- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, PSM#6637, Certificate No. LB 7623

This Survey is intended for the Use of Said Certified Parties. This Survey NOT VALID Unless Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

07-21-29-300-0150-0000, 07-21-29-300-014C-0000 AND 07-21-29-300-014A-0000
SAND LAKE ROAD
LONGWOOD, FLORIDA 32779



VICINITY MAP
NTS
SECTION 07, TOWNSHIP 21, RANGE 29

DEVELOPER:
JORDAN HOMES, LLC
2653 WEST STATE ROAD 426
OVIEDO, FL 32765
(407) 971-9404 ext. 101

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

LEGAL DESCRIPTION:

Parcel 1:

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS the West 16.5 feet and the East 25 feet, thereof.

ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59'44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25'54"E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59'44"W, a distance of 55.00 feet; thence S00°25'54"E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34'06"W, a distance of 4.00 feet; thence S00°25'54"E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34'06"E, a distance of 4.00 feet; thence S00°25'54"E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'48"W, along said South line, a distance of 295.00 feet; thence N00°25'54"W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:

The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS that part for right of way of Sandy Lane.

Parcel 3:

The South 60 feet of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;

LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

Parcel 4-A:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA;

LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.23 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 89° 55'22" E, 36.01 FEET; THENCE RUN S 00°39'00" W, 61.00 FEET; THENCE RUN N 89°55'22"W, 55.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN S 89°21'00"W, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'26"W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

SITE DATA:

PROJECT NAME:	SANDY LANE HOMES
ADDRESS:	SAND LAKE ROAD LONGWOOD, FL 32779
DEVELOPER ADDRESS:	2653 WEST STATE ROAD 426 OVIEDO, FL 32765
TELEPHONE:	(407) 971-9404 ext. 101

ZONING/LAND USE DATA:

ZONING (EXISTING):	R-1AA AND A-1
ZONING (PROPOSED):	MM (MISSING MIDDLE)
FUTURE LAND USE (EXISTING):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)
FUTURE LAND USE (PROPOSED):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)
PROPOSED USES:	24 DETACHED SINGLE FAMILY HOMES
MAX. BUILDING HEIGHT:	35 FEET
MINIMUM LOT WIDTH:	57 FEET **
MINIMUM LOT DEPTH:	130 FEET
MINIMUM LOT SIZE:	6,500 SF
PHASING:	ONE PHASE
WATER SERVICE:	SUNSHINE WATER SERVICES COMPANY
WASTEWATER SERVICE:	SEMINOLE COUNTY UTILITIES
SOILS:	6—ASTATULA—APOPKA FINE SANDS 13—EAU GALLIE AND IMMOKALEE FINE SANDS 31—TAVARES—MILLHOPPER FINE SANDS
STORMWATER MANAGEMENT:	PROPOSED SHARED RETENTION POND
FLOOD ZONE:	X (FLOOD MAP 12117C0140 F)
FIRE:	SEMINOLE COUNTY FIRE STATION #13
SITE AREA:	333,566 SF=7.658 ACRES
PROPOSED DENSITY (GROSS):	3.13 UNITS/ACRE (24 UNITS/7.658 ACRES)
PROPOSED DENSITY (NET): *	3.88 UNITS/ACRE (24 UNITS/6.178 ACRES) *
MAXIMUM ISR:	60% (OVERALL PROJECT)
MINIMUM OPEN SPACE:	40% (OVERALL PROJECT)
MINIMUM OPEN SPACE:	8% OF NET BUILDABLE ACREAGE (21,538 SF) *

SUMMARY OF AREAS:

OVERALL PROJECT AREA (GROSS):	333,566 SF=7.658 ACRES
POWER EASEMENT:	13,741 SF=0.315 ACRES AT 4.12%
R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
REMAINDER:	269,131 SF=6.178 ACRES AT 80.68%
OVERALL PROJECT AREA (NET):	269,131 SF=6.178 ACRES AT 80.68%
OVERALL PROJECT AREA (GROSS):	333,566 SF=7.658 ACRES
R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
RESIDENTIAL LOTS:	201,718 SF=4.631 ACRES AT 60.47%
STORMWATER TRACT:	22,018 SF=0.505 ACRES AT 6.60%
COMMON AREA TRACTS:	59,136 SF=1.358 ACRES AT 17.73%

DEVELOPMENT NOTES:

1. DEVELOPMENT SHALL MEET REQUIREMENTS OF SCLDC 30.10.1 REGARDING AQUIFER RECHARGE.
2. PROJECT SHALL ADHERE TO ALL MISSING MIDDLE STANDARDS CONTAINED WITHIN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3 – MM MISSING MIDDLE DISTRICT AND ALTERNATIVE STANDARDS.
3. STREET TREES ARE REQUIRED IN MISSING MIDDLE DEVELOPMENTS AND ON ALL STREETS ABUTTING MISSING MIDDLE TYPOLOGIES IN MIXED-USE DEVELOPMENTS. STREET TREES MUST MEET THE FOLLOWING STANDARDS:
   (1) BE PLANTED AN AVERAGE OF FORTY (40) FEET ON CENTER ON BOTH SIDES OF INTERNAL STREETS AND ON EXISTING RIGHTS OF WAYS ADJOINING THE SITE.
   (2) BE LOCATED IN A PLANTING STRIP OR TREE WELL WITH A MINIMUM WIDTH OF EIGHT (8) FEET. TREE WELLS OR PLANTING STRIPS LESS THAN TEN (10) FEET IN WIDTH MUST INCORPORATE A ROOT BARRIER AT THE EDGE OF PAVEMENT.
   (3) BE SELECTED FROM THE LIST OF APPROVED CANOPY STREET TREES (30.14.16(J)).
   (4) MEET THE STANDARDS OF SEC. 30.14.16. – GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS.
4. LOT/TRACT LINES AND PARKING LAYOUT SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING ENGINEERING/SUBDIVISION PLAN REVIEW.
5. OPEN SPACE WILL MEET STANDARDS AS SET FORTH IN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3.8 (a) (2)

* AFTER REMOVING POWER LINE EASEMENT AND R/W DEDICATION AREAS

** ALL LOTS WILL BE MINIMUM 60 FEET WIDE EXCEPT FOR FIVE LOTS (20.83% OF TOTAL)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

EXISTING 10"ø DI WATER MAIN
R/W LINE
SAND LAKE ROAD
PROPOSED WATER MAIN CONNECTION
EXISTING SIDEWALK
EXISTING R/W LINE
PROPOSED R/W LINE
R/W LINE
EXISTING 8"ø PVC SANITARY FORCE MAIN
EXISTING 100' WIDE POWER UTILITY EASEMENT
COMMON AREA
PROPOSED R/W DEDICATION AREA
COMMON AREA
GREGORY L SMITH + DONNA M SMITH REV TRUST
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
POTENTIAL PARKING SPACES
PROPOSED FORCE MAIN CONNECTION
EXISTING 8"ø PVC SANITARY FORCE MAIN
EXISTING 100' WIDE POWER UTILITY EASEMENT
RESIDENTIAL LOTS
BROWN, RONALD C
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
34
RESIDENTIAL LOTS
31
50'
CARVALHO, GERALDO
R-1AA
LOW DENSITY RESIDENTIAL
VACANT
CARVALHO, GERALDO
R-1AA
LOW DENSITY RESIDENTIAL
VACANT
STORMWATER TRACT
R/W LINE
EXISTING SIDEWALK
R/W LINE
RETENTION POND
RUDL, PETER M + PAMELA A
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
PROPOSED FORCE MAIN
POTENTIAL PARKING SPACES
RESIDENTIAL LOTS
6
CROWN, KAREN L
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
POTENTIAL LOT LINE (TYP)
COMMON AREA
PROPOSED LIFT STATION
ROAD A
50'
PROPOSED WATER MAIN CONNECTION
SANDY LANE
RIVERA, PEDRO N + TORRES GLORIA
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
POTENTIAL PARKING SPACES
EXISTING 8"ø PVC WATER MAIN
OSSLER, MICHAEL + THERESA L
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
COMMON AREA
RESIDENTIAL LOTS
COMMON AREA
RESIDENTIAL LOTS
COMMON AREA
PERERA, SIRANI K M + GAMAGE, HIMALA O U
PD
PLANNED DEVELOPMENT
SINGLE FAMILY
LOSCHIAVO, MICHAEL + COURTNEY
R-1AAAA
LOW DENSITY RESIDENTIAL
SINGLE FAMILY
OLARTE-LAVINE, LINA M + LAVINE, DARIN C
R-1AAAA
LOW DENSITY RESIDENTIAL
SINGLE FAMILY
CARVALHO, GERALDO
R-1AAAA
LOW DENSITY RESIDENTIAL
SINGLE FAMILY
MCARTHUR, TROY + KRISTA
R-1AAAA
LOW DENSITY RESIDENTIAL
SINGLE FAMILY

DATE	REVISION	BY
11-17-25	AS PER COUNTY	M.C.
12-19-25	UPDATED MINIMUM LOT WIDTH	M.C.
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--

Mitch Collins, P.E., Inc.
801 East South Street, Orlando, FL 32801
407.850.8557 | 407.440.8579
mitch@mitchcollinspe.com

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H-23.002 FLORIDA ADMINISTRATIVE CODE.

DEVELOPMENT PLAN
FOR
SANDY LANE HOMES
SAND LAKE ROAD — SEMINOLE COUNTY, FLORIDA

Digitally signed by bronson m collins
Date: 2025.12.18 12:03:10 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

BRONSON M. COLLINS ★ LICENSE No. 54608 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★

SCALE: 1" = 40'	
DRAWN BY: M.C.	DATE: 8-8-25
CHECKED BY: M.C.	JOB NO: 225-010
SHEET NO: DP-1 OF 02	

441

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1160 SANDY LANE AND ADDITIONAL PARCELS LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) AND A-1 (AGRICULTURE) TO THE MM (MISSING MIDDLE) 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 Sandy Lane Homes Rezone, dated May 12th, 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 R-1AA (single Family Dwelling) and A-1 (Agriculture) to MM (Missing Middle).

SEE ATTACHED EXHIBIT "A" 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. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 12th day of May 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:
The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida;
LESS the West 16.5 feet and the East 25 feet, thereof; ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida,
being more particularly described as follows: Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59‘44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25’54”E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59‘44"W, a distance of 55.00 feet; thence S00°25’54”E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34’06”W, a distance of 4.00 feet; thence S00°25’54”E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34’06”E, a distance of 4.00 feet; thence S00°25’54”E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'48”W, along said South line, a distance of 295.00 feet; thence N00°25’54”W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:
The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for right of way of Sandy Lane.

Parcel 3:
The South 60 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

Parcel 4-A:
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHEAST 1/4 OF

THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55‘22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41‘14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 88° 55'22” E, 36.01 FEET; THENCE RUN S 00°39‘00" W, 61.00 FEET; THENCE RUN N 88°55‘22"W, 55.00 FEET; THENCE RUN S 00°39'00” W, 204.91 FEET; THENCE RUN N 89°21‘00"W, 4.00 FEET; THENCE RUN S 00°39’00" W, 21.00 FEET; THENCE RUN S 89°21'00” E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'28”W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)

7.14.25

To: **Jordan Homes LLC**
Giovanni Jordan

From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools

Date: July 13, 2025

RE: **25-07 SIA Sandy Lane Homes**

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the new FLUM designation and/or zoning will have the effect of increasing residential density, and as a result generate additional school age children.

Description: Proposed SF-Attached of +/- 7.82 acres generally located at 1160 Sandy Lane and 3391 Sand Lake Road **within the jurisdiction of City of Longwood, FL**. The applicant is requesting a **maximum of 30 Single Family Detached Units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: **07-21-29-300-014A-0000, -0150-0000, 014C-0000**

This review and evaluation is performed on proposed future land use changes and rezones, 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-13**	**CSA M-7**	**CSA H-6**
CAPACITY	**863**	**1,615**	**2,979**
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	**806**	**1,121**	**2,816**
AVAILABLE CAPACITY	**24**	**494**	**163**
SCALD RESERVATIONS TO DATE	**2**	**65**	**89**
Sandy Lane Homes	**5**	**3**	**4**
REMAINING CAPACITY	**17**	**426**	**70**

Comments CSA Evaluation:
At this point, the students generated at the three CSA levels would not 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 would be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned (shaded) middle school. 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.

	ZONED SCHOOL			ADJACENT CSA'S	
ELEMENTARY SCHOOLS	**Wekiva**	Sabal Point	**CSA E-13**		
CAPACITY	**821**	925	**1,746**		
3-YEAR PROGRAM CAPACITY	-		-		
ENROLLMENT	**802**	920	**1,722**		
AVAILABLE CAPACITY	**19**	5	**24**		-
SCALD RESERVATIONS TO DATE	**2**	-	**2**		
Sandy Lane Homes	**5**	-	**5**	-	-
			-		
REMAINING CAPACITY	**12**	5	**17**	-	-

	ZONED SCHOOL			ADJACENT CSA'S	
MIDDLE SCHOOLS	**Teague**		**CSA M-7**		
CAPACITY	**1,615**		**1,615**		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	**1,121**		**1,121**		
AVAILABLE CAPACITY	**494**	-	**494**	-	-
SCALD RESERVATIONS TO DATE	**65**		**65**		
Sandy Lane Homes	**3**	-	**3**	-	-
			-		
REMAINING CAPACITY	**426**	-	**426**	-	

	ZONED SCHOOL			ADJACENT CSA'S	
HIGH SCHOOLS	**Lake Brantley**		**CSA H-6**		
CAPACITY	**2,979**		**2,979**		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	**2,816**		**2,816**		
AVAILABLE CAPACITY	163	-	**163**	-	
SCALD RESERVATIONS TO DATE	**89**		**89**		
Sandy Lane Homes	**4**	-	**4**	-	-
			-		
REMAINING CAPACITY	**70**	-	**70**	-	-

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 100%, Middle 90%, High 95%

Sandy Lane Homes Rezoning Community Meeting Minutes

Subject:	Rezoning of Parcel IDs 07-21-29-300-014A-0000 (Parcel A), 07-21-29-300-0150-0000 (Parcel B), 07-21-29-300-014C-0000 (Parcel C)
Date:	September 23, 2025
Time:	6:00PM to 8:00PM
Location:	Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714
Applicant/Speaker:	Larry Jordan, Jordan Homes

Attendees:

Estimated at just over 100 attendees

Residents from **Wekiva**

Residents from **Bella Vista**

Residents along **Sandy Lane**

It is believed that there were residents from **Forest Park Estates** in attendance as well.

Meeting began at approximately 6:30 PM.

1. Purpose of Meeting

The meeting was held to satisfy the County requirements for a **community meeting related to a rezoning request**. The applicant presented a conceptual proposal for redevelopment of an undeveloped parcel and gathered public input prior to filing or advancing zoning applications with Seminole County.

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2. Existing Site Background

- The property was previously contemplated for **single-family development in the late 2000s** prior to the housing market crash.
- Infrastructure elements (e.g., curbing/brickwork) from earlier plans remain visible.
- Part of site is currently vacant and has experienced illegal dumping.
- The land is subject to **future land use (LDR – Low Density Residential)** and existing zoning constraints limiting development without rezoning.

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3. Applicant's Proposal Overview

Developer Intent:

- Develop a **single-family residential subdivision** (not townhomes or multifamily).
- Proposed density: **approximately 24 homes** (reduced from an earlier conceptual count of 29 due to County feedback).
- Lot size discussed: approximately **6,500 sq. ft.**
- Homes proposed:
    - **Minimum ~3,000 sq. ft.**, up to ~4,500 sq. ft.
    - **Two-story homes** to comply with impervious surface limits.
    - **Two-car garages**
    - Target pricing stated: **approximately $800,000 to $1.2M+**, depending on market conditions.
- Developer stated intent to build homes that are **equal to or higher in quality** than surrounding neighborhoods and not reduce nearby property values.

Key Clarifications by Applicant:

- No intention to build:
    - Townhomes
    - Duplexes
    - Affordable housing complexes
- Project is described as **conceptual ("bubble plan")**, not final engineering.
- If rezoning does not allow sufficient density, the applicant stated the project would **not move forward**.

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4. Zoning & Land Use Discussion

- There was considerable confusion and debate occurred regarding
    - Existing zoning vs. future land use designation
    - Allowable density under current zoning
- Applicant explained:

    - Current zoning does not allow the desired development configuration. However the future land use allows 4 units/acre.
    - Rezoning is required to align zoning with the **existing LDR future land use designation**.
- Residents expressed concern that rezoning would:
    - Set a precedent for **additional development** on adjacent parcels.
    - Enable higher density than currently exists in Sandy Lane neighborhoods.

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5. Resident Concerns Raised

A. Traffic Concerns

- Residents described that Sandy Lane and Sand Lake Road are already congested, especially during peak hours

B. Environmental & Drainage Issues

- Property is located in a **Florida Recharge Aquifer zone**.
- Residents cited:
    - Flooding risks from disturbing subsurface limestone
    - Prior well and drainage issues in nearby properties
- Applicant responses:
    - Environmental studies will be required by the County.
    - On-site stormwater retention is planned.
    - Minimal grading proposed; excavation generally limited to footing depth.
    - High point of site cannot be lowered more than 3 feet per code.

C. Density, Lot Size & Compatibility

- Residents compared proposal unfavorably to:
    - Existing half-acre and larger estate lots nearby and used Sandy Lane Reserve and Bella Vista home spacing
- Concerns included:
    - Homes being too close together (7’ side setbacks / 14’ between houses)
    - Visual similarity to higher-density developments like Baldwin Park
    - Whether pricing projections were realistic given lot size and location

D. Property Values

- Residents questioned whether:
    - Smaller lots with front-loaded garages could achieve $1M+ pricing
    - Development would truly enhance surrounding property values

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6. Community Sentiment

- Many residents were opposed or highly skeptical.
- HOA President from Sandy Lane Homes stated that some of the homeowners were in favor of the single family homes but still some opposed.
- Some residents suggested:
    - County or public acquisition of the land
    - Lower density or larger-lot development if redevelopment occurs

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7. Applicant Statements & Commitments

- Applicant emphasized:
    - He is required to hold the meeting but does not control County rules.
    - Rezoning will proceed through formal County processes.
    - Residents have the right to object at public hearings.
- No binding commitments were made regarding:
    - Final density or site layout
    - Final architectural styles

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8. Meeting Conclusion

- Meeting concluded without consensus.
- The sign-in sheet was provided and circulated but was taken and not returned to the applicant. Applicant asked the HOA Presidents of the neighboring subdivisions Wekiva and the Sandy Lane Homes South of the property on Sandy Lane to help find the sign-in sheet and no one turned it in.
- The meeting fulfilled the **community outreach requirement** for rezoning consideration.

Meeting adjourned at approximately 8:45pm.

OwnerName	Address1	Address2	CityStateZip
VARGAS, MICHAEL & ENDERS, KARALEE		116 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
WILLMAN, JEFFERY M & JERRA A		312 FOREST PARK CIR	LONGWOOD, FL 32779-5870
BORLAND, STEPHANIE L & HENDERSCHEDT, ROBERT		118 SHELLIE CT	LONGWOOD, FL 32779-5832
BOHLER, TIMOTHY & MERSHELL T		1160 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
LEE, YONG M & CHOE, KYONG M		1131 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MOORE, DONALD B & BIANCA A		1148 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEMINOLE B C C		1101 E 1ST ST	SANFORD, FL 32771-1468
WILLIAMSON, SANDRA		401 FOREST PARK CIR	LONGWOOD, FL 32779-5876
KELLY, CALLISTA S & BRENDAN J		3324 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
MILLER, KATHERINE V & MATTHEW J		2321 HARBOR LAKE DR	ORANGE PARK, FL 32003-7799
FRISCH, WILLIAM P JR & PATRICIA A		124 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
CABRERA, HEBER		3220 BRIAR WAY	APOPKA, FL 32703-4915
CLAPP, ANDREW K & NATALIE D		1100 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VIOLET DIXIN REV TRUST		3136 HUNTER PL	APOPKA, FL 32703-4930
FRIEDMAN, KEVIN & MEGHAN B		127 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
COOK, KARYN		3301 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
BENITO LA RUSSA FAMILY TRUST		1135 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MARSHALL, PATRICIA L		99 SPANISH OAK LN	APOPKA, FL 32703-4934
CLAUDIO, HILSIA		202 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
HLAVIN, MARK D & STEPHANIE M		3330 BRIAR WAY	APOPKA, FL 32703-4917
MCDERMOTT, PATRICIA ENH LIFE EST		230 W COTTESMORE CIR	LONGWOOD, FL 32779-5605
CHEN, ZHEN DI & LIU, XIUMEI		3227 HUNTER PL	APOPKA, FL 32703-4931
SEGARRA, RAUL		3304 FOXWOOD DR	APOPKA, FL 32703-4923
GRASSIAN, HARVEY S & ELIZABETH		122 SHELLIE CT	LONGWOOD, FL 32779-5832
ANDERSON, GARY A & BARBARA V	155 OCEAN AVE	#201	PALM BCH SHRS, FL 33404-5784
TILLMAN, JOHN S		3361 FOXWOOD DR	APOPKA, FL 32703-4922
GANDHI, AMIT & ADITY		1104 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
GARCIA, JAKLYN		103 SPANISH OAK LN	APOPKA, FL 32703-4936
SATILL, SANDRA & AVRON		1155 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
LOSCHIAVO, MICHAEL & COURTNEY		3320 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
MURPHY, ROBERT L & MARIANNE M		105 SHELLIE CT	LONGWOOD, FL 32779-5832
AREU, ANGELINE		3148 HUNTER PL	APOPKA, FL 32703-4930
FORTES PONTES, JOSE H & PESTILI DE ALMEIDA, ELLEN	M	224 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
CALABRESE-ROSADO, DANIELLE L & ROSADO, HECTOR M JR		225 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608

DANIELS, STACY L		3376 GRAY FOX CV	APOPKA, FL 32703-8108
YOON, CHUL H & HONG S		1164 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
MIFFLIN YEPEZ DE GUILLEN, ANA M & GUILLEN BENITES,	ROBERTO E & GUILLEN, GONZALO A	3111 HUNTER PL	APOPKA, FL 32703-4929
DUDZINSKI, WILLIAM & GENSOLIN, KIMBERLEA		3330 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BESS, JARED M & REBECCA L		102 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
HANNA, RAMY S & MIKHAIL, AMGAD G		320 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SANDBERG, MELISSA M & JASON K		125 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FAHRAJI, ALI H		108 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
WHITNEY, SUEANN		3349 FOXWOOD DR	APOPKA, FL 32703-4922
WILLIAMSON FAMILY REV TRUST	4445 S ATLANTIC AVE	#206	PORT ORANGE, FL 32127-6956
QUINTERO, EDUARDO E & TERRIZZI, NORYSA M		126 SPANISH OAK LN	APOPKA, FL 32703-4936
BOUSFIELD FAMILY TRUST		13 SPEER AVE	OAKLAND, FL 34760-0906
NISHI INV INC		211 S HUNT CLUB BLVD	APOPKA, FL 32703-4951
STAHLER, ROGER T ENH LIFE EST & STAHLER, SHARON A	ENH LIFE EST	130 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
SCHLEGEL, TYLER G & HAILEY J		3328 FOXWOOD DR	APOPKA, FL 32703-4923
GARNER, MARTI A ENH LIFE EST		3160 HUNTER PL	APOPKA, FL 32703-4930
FERGUSON, STEVEN A		127 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
COHIL, KENNETH & L KATHEEN		230 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
SPEARS, GABRIEL J & CARABALLO ARVELO, STEPHANIE A	3396 GRAY FOX CV	16	APOPKA, FL 32703-8109
FANEK, SAMI F & DANIELA B		121 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
BAIRD, JAMES L JR & JANET L		128 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
AKHTER, YOUSUF & TANZEEMUNNISA		272 VISTA OAK DR	LONGWOOD, FL 32779-3067
LACEY, WILLIAM & GELINAS, ZACHARY		112 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
MOLDAU, DAVID		308 FOREST PARK CIR	LONGWOOD, FL 32779-5870
HENDERSCHEDT, ROBERT R & HELEN P		101 SHELLIE CT	LONGWOOD, FL 32779-5832
LOWE, EVELYN M ENH LIFE EST		634 MAJESTIC OAK DR	APOPKA, FL 32712-4082
MCARTHUR, TROY & KRISTA		3302 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
DURAN, HEATHER A & FRANK D		114 SHELLIE CT	LONGWOOD, FL 32779-5832
MESA, MARIA & DAYMER A		324 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SHELLHAMMER, GIOVANA Y		1128 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEFF, DANIEL B & MARSHA H		3290 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
VOORHEES, JOHN R & CAROL A		3307 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
CROWTHER, GILBERT M JR ENH LIFE EST & CROWTHER,	DANETTE S ENH LIFE EST	409 FOREST PARK CIR	LONGWOOD, FL 32779-5876
DELLO RUSSO LENA TRUST		3232 BRIAR WAY	APOPKA, FL 32703-4915
MCEVILLY, JILL B & STEVEN T		1156 BELLA VISTA CIR	LONGWOOD, FL 32779-5864

ESBJORN, GLEN A & VERONICA A		120 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
BRIOT, JEAN B & EMMANUELLE		3305 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
MARUBBIO, ARTHUR ENH LIFE EST & MARUBBIO, BEVERLY	ENH LIFE EST	1167 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OLARTE-LAVINE, LINA M & LAVINE, DARIN C		3314 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
NARDUCCI, NICHOLAS D & LEVERETT, ALEXIS R		74 SPANISH OAK LN	APOPKA, FL 32703-4939
HENRIQUES SARAH V M PER REP FOR EST OF BEVYBELL E	HENRIQUES PER REP	36 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
DUSZYNSKI, ASHLEY		100 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
ZOBER, STEVE M & DONNA M		49 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
LEGACY FUNERAL HOLDINGS OF FL LLC		3103 SACKETT ST	HOUSTON, TX 77098-2016
JOSE, BINUS & BINUS, LEENA		1115 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OSSLER, MICHAEL & THERESA L		101 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
TURNER, LISA M & LANDI, FRANK A & VALERIE A		3373 FOXWOOD DR	APOPKA, FL 32703-4922
MARQUEZ, CARLOS A & LYSSA A		393 FOREST PARK CIR	LONGWOOD, FL 32779-5876
STRICKER, HEATHER R & MARK D		1140 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CORTES, EVELIA & LUIS		3239 HUNTER PL	APOPKA, FL 32703-4931
COCKRELL, STEVEN F & CALLAWAY, SHELLEY F		226 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
TAYLOR, KEVIN D JR & TONYA M		107 SHELLIE CT	LONGWOOD, FL 32779-5832
RUDL, PETER M & PAMELA A		139 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
LITT, SYLVIA R & STEVEN J		385 FOREST PARK CIR	LONGWOOD, FL 32779-5876
LETOURNEAU, DOUGLAS J & TAYLOR C		397 FOREST PARK CIR	LONGWOOD, FL 32779-5876
WALL, MARY ANN		3404 GRAY FOX CV	APOPKA, FL 32703-8109
GRIEGER, GARY A ENH LIFE EST & GRIEGER, MARTHA A	ENH LIFE EST	1127 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
GRIER, HUELAN H ENH LIFE EST & GRIER, BRENDA R ENH	LIFE EST	100 FOREST PARK CT	LONGWOOD, FL 32779-5801
WATTERS, MARCUS L JR & DARAE L		3306 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
WOLKEN, RICHARD S & KATHLEEN M		1151 ARDEN ST	LONGWOOD, FL 32750-7540
STERLING , DANIEL & CHRISTYNA		201 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
BROOKS, DOROTHY M LIFE EST & BROOKS, ROBERT W LIFE	EST	304 FOREST PARK CIR	LONGWOOD, FL 32779-5870
EGER FAMILY LIVING TRUST		325 CINDY CT	LONGWOOD, FL 32779-5804
CALVINO, TONI & CALVINO, PAUL C		3269 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WELCH, BRADLEY		124 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ATKINS, TIMON H		107 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
MULHOLLAND, ROBERT P JR & LAURIE A		3323 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
HUSTEAD, CONNOR J & HENNESSEY, KELLY C		3337 FOXWOOD DR	APOPKA, FL 32703-4922
SZYMALA, JASON E & GRACE		1124 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VILLAGE AT FOXWOOD CONDO ASSN INC THE		1122 AYRSHIRE ST	ORLANDO, FL 32803-1004
PHILLIPS, SUZANNE M		150 SPANISH OAK LN	APOPKA, FL 32703-4936
RUST, BOYSIE S		3318 BRIAR WAY	APOPKA, FL 32703-4917

RAMIREZ, DAVID L A & ALTAMIRANO, NOELIA S		3215 HUNTER PL	APOPKA, FL 32703-4931
BARRY L GRABLE REV TRUST		105 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
PACE BRANTLEY PREPARATORY SCHOOL INC		3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
NORVILL, TIMOTHY C & LAURA L		13 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
JENNINGS, AIMEE		389 FOREST PARK CIR	LONGWOOD, FL 32779-5876
METCALFE, ADAM & AHMATI, VALBONA		61 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
DIAZ, ANNA D & AL-KHUB, EMAD		1132 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
RIVERA, PEDRO N & TORRES GLORIA		113 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
SAGEWOOD PROPERTIES LLC	522 S HUNT CLUB BLVD	#406	APOPKA, FL 32703-4960
LILLY, CRISTA L		129 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
OTTAWAY, TED A & SUZI		3316 FOXWOOD DR	APOPKA, FL 32703-4923
BTI 1179 LLC	111 W 33RD ST		1901 NEW YORK, NY 10001-2904
GEARHART, LINDA S		38 SPANISH OAK LN	APOPKA, FL 32703-4935
RIGBY, KENNETH L & CAROL A		3312 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BANANGADA, SHINEY & SHASHI		3284 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
KREISLER, GARY ENH LIFE EST & KREISLER, DEBORAH H	ENH LIFE EST	386 FOREST PARK CIR	LONGWOOD, FL 32779-5870
POVEROMO, ARLENE K		123 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
HARDEN, KATHRINE		60 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
GRAY, ERIC & EWER-GRAY, KAREN L		48 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
D'ALLESSANDRO FAMILY TRUST		115 SHELLIE CT	LONGWOOD, FL 32779-5832
ABRAMS, JANICE M ENH LIFE EST		3388 GRAY FOX CV	APOPKA, FL 32703-8108
NASRALLAH, MARK ENH LIFE EST		1139 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OWEN, MICHAEL & DEBORAH L		3272 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WINTER, GARY M & DARLENE L		316 FOREST PARK CIR	LONGWOOD, FL 32779-5870
MARTIN, STEPHANEE		123 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FERRY, PATRICK J JR		104 SHELLIE CT	LONGWOOD, FL 32779-5832
OAKES FAMILY CHNOAD		3300 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
STERN, LAWRENCE E & CANDACE M		138 SPANISH OAK LN	APOPKA, FL 32703-4936
SCHLEGEL, JESSICA L & JASON R		1321 CLASSIC DR	LONGWOOD, FL 32779-5816
ASBATE, EMILY		266 E HORNBEAM DR	LONGWOOD, FL 32779-2544
GEORGELOS, CATHERINE J ENH LIFE EST		121 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
LESLIE J ALTO LIVING TRUST		72 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825

THOMAS, JENNIFER M ENH LIFE EST		228 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
KING, ROBERT L & CYNTHIA W		114 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
JOHNSON, THEODORE S JR & LORELIE V		1120 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
HUNT, BRICE A		3384 GRAY FOX CV	APOPKA, FL 32703-8108
HARPER, ALEXANDER L		109 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
AMADO, ARLIR E		3306 BRIAR WAY	APOPKA, FL 32703-4917
NARINE, ESMEE S ENH LIFE EST		87 SPANISH OAK LN	APOPKA, FL 32703-4934
ANTEQUINO, STEPHANIE M & JOSEPH F		1108 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
PERKINS, FELICIA A & ALLAN E		110 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
ADAMS, SAMUEL L & DONNA R		209 BARRY CT	LONGWOOD, FL 32779-5833
JJ VANDENDRIESSCHE FAMILY REV TRUST		3275 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
MUNIR, MUHAMMAD U		111 SHELLIE CT	LONGWOOD, FL 32779-5832
WALKER, ARNOLD C & MARTHA E		45 SPANISH OAK LN	APOPKA, FL 32703-4934
HANNS, GEORGE S		1016 MATTIE POINTE WAY	AUBURNDALE, FL 33823-3758
HAYES, KATHLEEN M		118 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
CROWLEY, DONALD L		3318 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
SMITH, LEO		121 HARROGATE PL	LONGWOOD, FL 32779-4570
WELLONS, WILLIAM B & NANETTE J		73 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
KOWALKE, ARLENE F & ARTHUR E		382 FOREST PARK CIR	LONGWOOD, FL 32779-5870
NORMA BLODGETT LIVING TRUST		3372 GRAY FOX CV	APOPKA, FL 32703-8108
NUVIEW TRUST CO CUST	2180 W SR 434	#1110	LONGWOOD, FL 32779-5041
MOLANO, CESAR E & ERICA		109 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
CARIONE, ANTHONY HEIR		378 FOREST PARK CIR	LONGWOOD, FL 32779-5870
BISSEY, JEFFREY A		1112 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
PIERRE-LOUIS, VIADIMY & BREVIL, ESTELLA		104 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CHENOWETH, COLE A		3319 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
ABRAHAMSON, SYLVIA & JOHN R		392 FOREST PARK CIR	LONGWOOD, FL 32779-5870
MASON, JOSHUA T & MASON, MARLA M		120 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
BAUMGARDNER, MAX L & SUTOKI, BAUMGARDNER JEANETTE		3317 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
GREGORY L SMITH & DONNA M SMITH REV TRUST		3385 FOXWOOD DR	APOPKA, FL 32703-4922
HELMAN, TALIA & SHELLY G		1116 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
PACE-BRANTLEY HALL SCHOOL INC		3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
MEDINA, JOSE D & LILIAM E		75 SPANISH OAK LN	APOPKA, FL 32703-4934
WELLONS, WILLIAM B & JAMES-WELLONS, NANETTE		73 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
MICARE, DENNIS P		63 SPANISH OAK LN	APOPKA, FL 32703-4934

BOYACI, CEM & ZUNIC, ANA		3340 FOXWOOD DR		APOPKA, FL 32703-4923
DONNELLY, ZACHARY M & ZITIELLO, TAYLOR B		84 HOLLOW BRANCH RD		APOPKA, FL 32703-4925
WILSON, ELIZABETH & JAMES		33 SPANISH OAK LN		APOPKA, FL 32703-4934
BSHA, WAGDY A & GERGES, SAMYA		311 W HORNBEAM DR		LONGWOOD, FL 32779-2532
CINQUEGRANA, GIORGIO & ADRIANA		205 W CUMBERLAND CIR		LONGWOOD, FL 32779-5608
SATURLEY, PHYLLIS A		114 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607
WARREN, JAMES P & LORRIE A		3313 FOXWOOD DR		APOPKA, FL 32703-4922
ANDERSON, CHRISTINE L		3184 HUNTER PL		APOPKA, FL 32703-4930
BARA, ROBIN & HEIDMANN, MICHAEL		405 FOREST PARK CIR		LONGWOOD, FL 32779-5876
RIVERA, ENILDA L & MERCEDES GUZMAN, CARLOS M	3380 GRAY FOX CV		12	APOPKA, FL 32703-8108
SCHOENAUER, TIMOTHY M & TRACY		3278 SUNSET VALLEY CT		LONGWOOD, FL 32779-5841
BRANDT, GARY W & CAROL J		1143 BELLA VISTA CIR		LONGWOOD, FL 32779-5865
CAPPONI, JOHN M & HOLLY M		3365 GRAY FOX CV		APOPKA, FL 32703-8108
RICHARD YOUNG REV TRUST		151 WYNNBROOK DR		HENDERSONVLLE, NC 28792-9265
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN		LONGWOOD, FL 32779-5839
CHHABRA, AMIT		3325 FOXWOOD DR		APOPKA, FL 32703-4922
SANDY LANE HOMEOWNERS ASSN		323 CIRCLE DR		MAITLAND, FL 32751-6458
BENCOMO, MARIA T		128 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607
NEWSOM, DANA L & GREGORY C		1136 BELLA VISTA CIR		LONGWOOD, FL 32779-5864
KC RESIDENTIAL INVESTMENTS LLC		812 FLORIDA BLVD		ALTAMONTE SPG, FL 32701-2718
DA COSTA, MOISES		1150 DEANNA BERRIE WAY		APOPKA, FL 32703-4525
BATWIN, STEVEN L		122 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607
HAMAS, GERARD T & PATRICIA A		200 W CUMBERLAND CIR		LONGWOOD, FL 32779-5609
SAVOVIC, DONNA M & SAVOVIC, NIKO M		3301 FOXWOOD DR		APOPKA, FL 32703-4922
PAK, BYUNG S ENH LIFE EST		39 SPANISH OAK LN		APOPKA, FL 32703-4934
BROWN, RONALD C		149 HOLLOW BRANCH RD		APOPKA, FL 32703-4926
BADERSCHNEIDER, GEORGIA G		227 W CUMBERLAND CIR		LONGWOOD, FL 32779-5608
FILOMENO, LORENZO & GARCIA, AIDA		3255 HUNTER PL		APOPKA, FL 32703-4931
HOHENBERG, ZACHARY & LEAH		3172 HUNTER PL		APOPKA, FL 32703-4930
MARTIN, PAMELA S & GREEN, VINCENT M		51 SPANISH OAK LN		APOPKA, FL 32703-4934
PEREZ, IRIS & RUIZ, RAMON JR		101 E CUMBERLAND CIR		LONGWOOD, FL 32779-5606
CHENNAULT, ALLEN H		3135 HUNTER PL		APOPKA, FL 32703-4929
PERERA, SIRANI K M & GAMAGE, HIMALA O U		85 HOLLOW BRANCH RD		APOPKA, FL 32703-4924
GAUS, TIMOTHY L & SHARON L		151 SPANISH OAK LN		APOPKA, FL 32703-4936
DORIS A RICHARDSON TRUST		1147 BELLA VISTA CIR		LONGWOOD, FL 32779-5865
EATON, BRIAN & DENISE		122 E COTTESMORE CIR		LONGWOOD, FL 32779-5603
STRANGE, LAUREN M & DANIEL		126 E CUMBERLAND CIR		LONGWOOD, FL 32779-5607

FOWLER, DAWN M & LEROY R III		327 CINDY CT	LONGWOOD, FL 32779-5804
RAZON, RENATO & STA ANA RAZON, ELSA M		205 BARRY CT	LONGWOOD, FL 32779-5833
DUNN, JOHN M & JACLYN		106 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ZITO, ANDREW & AMANDA L		3287 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
SEAN G WAKEFIELD & SARA H WAKEFIELD REV TRUST		118 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
KANE, CHRISTOPHER & KANE, SCHAFER		139 SPANISH OAK LN	APOPKA, FL 32703-4936
BAKER, JUDY		112 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
DEBILLE, DANIEL & MIHAELA		123 SHELLIE CT	LONGWOOD, FL 32779-5832
PC SMALL FAMILY REV TRUST		1081 SANDY LN	LONGWOOD, FL 32779-5824
CANFIELD, JOHN		3392 GRAY FOX CV	APOPKA, FL 32703-8108
NEILEN, JAMES A & OCAMPA, NICOLETTE P		3313 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
HULSEY, ELIZABETH W		3368 GRAY FOX CV	APOPKA, FL 32703-8108
DOCKERY, DOUGLAS P & OLENA		3281 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
FISCHER, PAUL J & CARRIE L		3313 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
SCHOENBERGER, PETER B ENH LIFE EST & SCHOENBERGER,	SHIRLEY ENH LIFE EST	1152 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CARTER, KEVIN G		201 BARRY CT	LONGWOOD, FL 32779-5833
COFFEY, SHAUN M & SILVA MOORE, RICARDO A		119 SHELLIE CT	LONGWOOD, FL 32779-5832
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
FERGUSON, EGO & THOMPSON, YVONNE		3112 HUNTER PL	APOPKA, FL 32703-4930
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
KROT, CARL H ENH LIFE EST & KROT, LAURA L ENH LIFE	EST	130 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
FOLBER, JOEL I		100 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CAISES, VIOLETA E		3208 BRIAR WAY	APOPKA, FL 32703-4915
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
UTZ, SHIRLEY A		PO BOX 917709	LONGWOOD, FL 32791-7709
HERTZBURG, RICHARD P & JOANNE P		24 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
FONSECA, LUIS F & GLADYS J		110 SHELLIE CT	LONGWOOD, FL 32779-5832
ELMS, ERIC & OLGA		1123 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
KHAN, AHMED S		3233 BRIAR WAY	APOPKA, FL 32703-4914
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
CROWN, KAREN L		125 HOLLOW BRANCH RD	APOPKA, FL 32703-4926

2653 W SR 426, Suite 1231, Oviedo, FL 32765 ◆ Phone: 407-971-9404 ◆ Fax: 407-971-9405 ◆ www.jordanhomesfl.com

9/4/2025

Property Rezoning Community Meeting Notice

Date:	September 23, 2025
Time:	6:00pm to 8:00pm
Location:	Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714
Subject Properties:	Parcel ID 07-21-29-300-014A-0000 (Property A), 07-21-29-300-0150-0000 (Property B), and 07-21-29-300-014C-0000 (Property C)

Agenda:

Discussion of rezoning of the subject properties from A-1/R-1AA zoning to Missing Middle. No change to the future land use is being requested for the properties; they will remain Low Density Residential (LDR). Our intent is to build single family homes.

See attached sheet for subject property location.

Contact Information:

For more details, please contact:

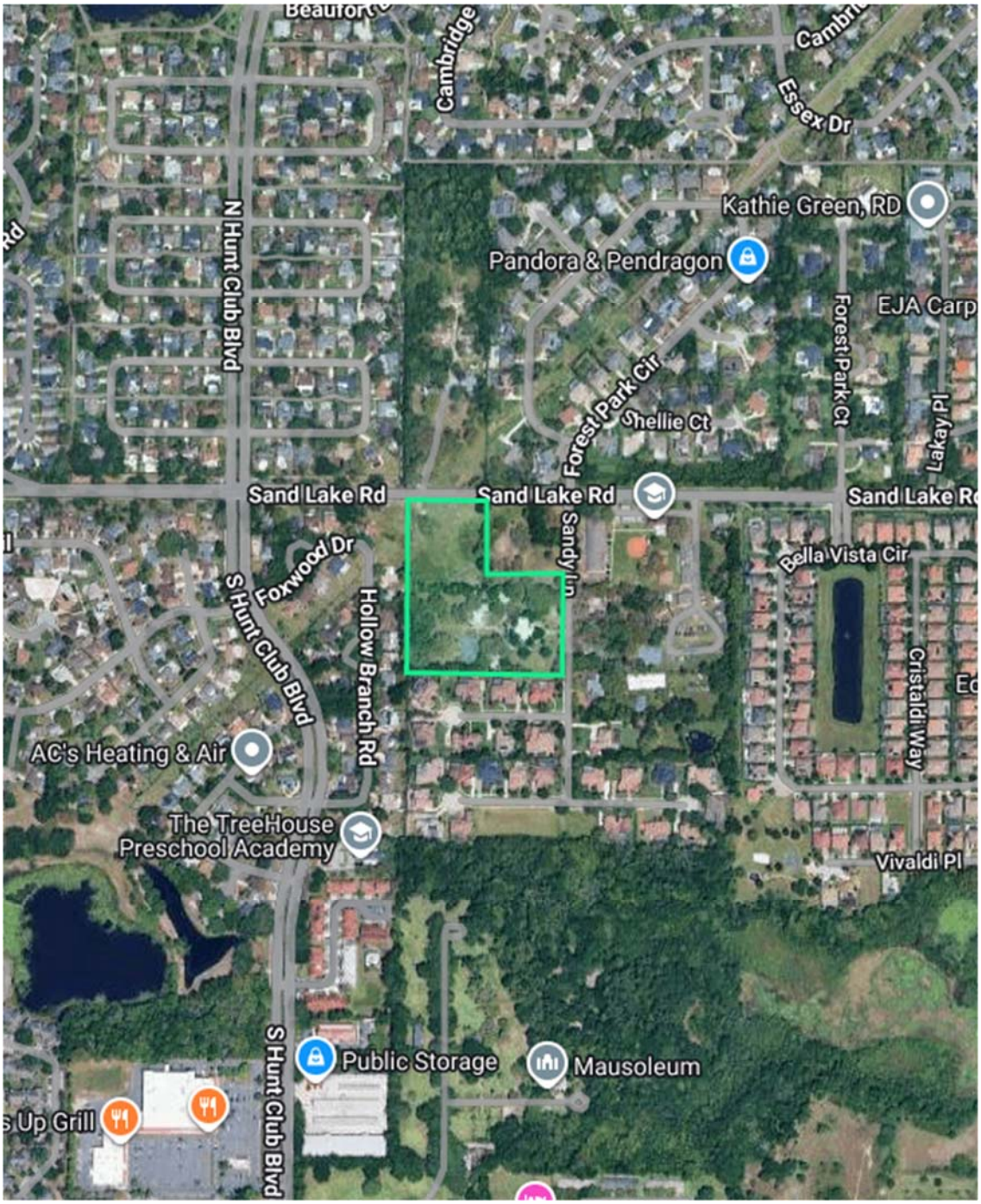
Jordan Homes

407-971-9404 ext. 106

We look forward to your participation!

2653 W SR 426, Suite 1231, Oviedo, FL 32765 ◆ Phone: 407-971-9404 ◆ Fax: 407-971-9405 ◆ www.jordanhomesfl.com

Property Location:



Topic: Sandy Lane Homes Rezone PZ25-20000004

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.)

The proposed rezone is a request to amend the zoning 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.

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)**
N/A
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.**
N/A
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.):**
N/A

Mrs. Toni Calvino And: Toni Calvino
1141/ 1151 Sandy Lane 3269 Sunset Valley Court
Longwood, FL 32779 Longwood, FL 32779

February 16. 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine:

This is concerning the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. I have lived on Sandy Lane for 50 years this year, since 1976, and have seen changes. But this is a new category of zoning which has not been implemented in Seminole County before. Therefore we do not know what the implications may be if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a hodge-podge of dwelling units is allowed – duplexes, triplexes, quad and six- plexes, and stacked units up to 40 ft. high. This is something clearly incompatible with our established neighborhoods. It is being proposed to put 24 units on about 7 buildable acres up front there, while we have 24 homes on about 15 acres in Sandy Lane Reserve. They are asking for twice the density. We have approximately ½ acre lots, and Forest Park Circle just across Sand Lake Rd. from us has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area. We are in favor of consistent set-backs, height limitations, etc, to ensure the peaceful, semi- rural character of our neighborhoods.

None of us are in favor of the Missing Middle experiment.

Please let us stay with single family homes on a definite , regulated lot size. For although the developer may say he wants to make single family homes, if the zoning to MM is approved, he can make anything by law, that fits that category. And it looks as though they have removed all regulations there and allow for almost anything.

Traffic , of course is a very major problem right now. And has been. There are 4 major schools on Sand Lake road and we cannot get out in the mornings unless we leave at unconventional hours. Nor can we get back t o our homes in the afternoons. 2 schools are private and the parents deliver and pick up, which causes even more increased traffic I do not think turn lanes are going to alleviate the problem even a little bit. They will need to widen Sand Lake Road, from here down to Lake Brantly and Forest City elementary.

There are also serious storm water issues, as all the water from Sweetwater and Wekiva run down Sand Lake Road and onto us. The back of my field at 1151, and my neighbor's, Pete Small, fill up and make a lake quite a few feet deep during a hurricane. Which is always worrisome.

Please conscientiously take into considerations these points that I have tried to illuminate for you.

Sincerely,

Toni Calvino
1151/1141 Sandy Lane and 3269 Sunset Valley Court
Longwood, FL 32779
407-869-4982

From: donna adams
To: Apgar, Kaitlyn
Subject: Project 25-20000004
Date: Thursday, February 19, 2026 9:42:12 AM

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Dear Ms. Apgar and the P&Z Commissioners,

I am writing to express my family's concerns with the proposed Sandy Lane Homes project by Jordan Homes and their request to rezone the 24 new residential lots off Sandy Lake Road near Hunt Club Blvd.

My family lives in Forest Park Estates, just across Sand Lake Road from the proposed development. The school traffic on Sand Lake Road is already insane because of the four separate schools on that road. Our daughter attends Pace Brantley Preparatory School, which is directly across Sand Lake Road from our subdivision and adjacent to the new development. Pace Brantley school is for students with learning disabilities. Although my daughter is in high school, she already cannot cross the road safely after school without the assistance of a teacher from the school. Adding 24 new residential lots will multiply the traffic and danger to these students. And rezoning to Missing Middle would even further multiple the problem for traffic.

In addition, rezoning to Missing Middle would allow almost twice as many houses and potentially many more residents if they change to multifamily housing. Multifamily housing would lower everyone's property value and harm the safety factor of the adjacent neighborhoods. We bought our home as a family investment in a safe and clean neighborhood. It is unfair to alter that after years of investing in our homes, just so a developer can make more money.

Please deny the rezoning proposal to limit the danger and traffic frustrations from excessive additional traffic on Sand Lake Road and to protect the family safety and environment that the homeowners invested in when they decided to purchase homes in our neighborhood.

Thank you for your consideration.

Donna and Sam Adams,
Forest Park Estates Homeowners

Mr. Paul Calvino
3269 Sunset Valley Court
Longwood, FL 32779

February 19. 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine,

I am contacting you with respect to the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. My family has lived on Sandy Lane for 50 years (since 1976) and we have seen many changes. However, the proposed change is a new category of zoning which has not been implemented in Seminole County before. As such, we do not know the implications the zoning change would have, if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a large mixture of dwelling units is allowed including duplexes, triplexes, quadplexes and six-plexes, as well as stacked units up to 40 feet high. This is clearly incompatible with our established neighborhoods on Sandy Lane and the surrounding area. The proposal to build 24 units on about 7 buildable acres on the above-mentioned location, while we have 24 homes on about 15 acres in Sandy Lane Reserve, would result in doubling the lot density and the proposed zoning change would allow even higher density. We have approximately ½ acre lots in Sandy Lane Reserve and Forest Park Estates, just across Sand Lake Road from Sandy Lane, has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area of single-family homes. We are in favor of consistent setbacks, height limitations, etc., to ensure the peaceful, semi-rural character of our neighborhoods.

We have spoken to a large number of our neighbors, residents of Sandy Lane Reserve and Forest Park Estates, and none of us are in favor of the Missing Middle experiment.

We ask that you please let us stay with single family homes on a similar lot size and density to the surrounding area. Although the developer may claim they want to build single family homes, if the zoning to Missing Middle is approved, they can make anything by law that fits that category which would allow more than even more than double our current density as mentioned as it appears the Missing Middle removes most all regulations leaving even more room for variation.

Traffic, of course, is a very major problem already. There are 4 large schools on Sand Lake Road and we cannot transit from Sandy Lane in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. Two of the closest schools are private and parents drop-off and pick-up, which results in even more increased traffic. Even turn lanes will not alleviate the problem in the shared opinion of our neighborhoods' residents. If the Missing Middle were approved and the developer allowed to proceed with just their double density plan, Sand Lake Road would certainly need to be widened from before Sandy Lane (e.g. Hut Club Blvd.) down to Lake Brantly High and Forest City

Elementary (e.g. S.R. 434) and traffic lights installed at the intersection of Sandy Lane and Sand Lake Road.

There are also serious storm water issues as the water from Sweetwater, Wekiva, and Fores Park Estates run down Sand Lake Road to Sandy Lane. The back of at least two larger properties on Sandy Lane have filled with water a few feet deep during hurricane and heavy rain events threatening flooding of at least one home so far. Adding higher density development at the top of Sandy Lane will result in more stormwater run-off further impacting the neighborhood, potentially more lots and more homes.

Please kindly and conscientiously take into consideration these points as you make your careful decisions.

Sincerely,



Paul Calvino
Paul@TheCalvinos.com
832-656-7331

From: Rick Mason
To: Apgar, Kaitlyn
Subject: Project 20000004 Comments
Date: Friday, February 20, 2026 8:38:02 AM

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Ms. Apgar,

Living near the proposed project I have comments.

There are 4 major schools on Sand Lake Road, I have grandchildren at 2 of them. Entering and exiting these schools is already difficult with current traffic, making left turn from Pace Brantley - which has no light or Sheriff's deputy guiding traffic like the other 3 schools - is almost impossible during peak traffic periods. The addition of significant additional housing units and or apartments would make the situation worse if not impossible and be a further safety hazard for students.

Sand Lake is being used by a shortcut by people going to Apopka who cut across Sand Lake to Hunt Club to Wekiva Springs Rd to avoid the non-stop line of cars on Wekiva Springs Rd. caused by Orange County allowing unchecked growth in Apopka. Adding apartments near the Sand Lake/Hunt Club intersection will make the situation that much worse since there is also no traffic control device at Sandy Lane and Sand Lake Rd where cars from this development would have to exit. It isn't a matter of affordable housing, it is a safety issue.

I suggest before Seminole county green light this or similar projects in the area you engage in conversations with Orange County to end the nonsense that is causing traffic gridlock in the Wekiva / Sand Lake Rd area.

Thank You

Rick Mason
rick.mason@mac.com
206-972-0041
364 N Fox Chase Pt
Longwood, FL 32779

Rick Mason
rick.mason@mac.com
206-972-0041

From: Usman Ahmed
To: Louis, Lakela; Schafer, Deborah; Flores, Beatriz; Rawlings, Patricia; Graham, Melody; Apgar, Kaitlyn
Cc: mosa jia; dr.anam@heynaturalskincare.com
Subject: Please Deny or Continue Z2025-014 (Sandy Lane Homes Rezone)
Date: Monday, March 30, 2026 10:20:52 AM

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Dear Members of the Planning & Zoning Commission and Board of County Commissioners,

I am writing to urge you to deny, or at minimum continue, Z2025-014, the Sandy Lane Homes Rezone for the property on the west side of Sandy Lane south of Sand Lake Road. The current public record shows too many unresolved issues for this application to move forward responsibly. The March 4, 2026 item was continued to the April 1, 2026 Planning & Zoning hearing.

First, the traffic and safety concerns are already documented by the County. The staff record states that the project would access Sandy Lane and Sand Lake Road, that Sand Lake Road i**s already operating at LOS C to F depending on direction and time of day, and that additional improvements** may be required even though Seminole County has no related improvements programmed in its five-year Capital Improvement Program. Separately, the County's Vision Zero materials identify Hunt Club Boulevard from Wekiva Trail to Sand Lake Road as a priority safety segment, and the County's transportation technical memorandum shows Sand Lake Road segments near Hunt Club Boulevard projected at LOS E and E+10%. Approving added density in a corridor the County already recognizes as congested and safety-sensitive would be premature and irresponsible.

Second, the school review in the public file raises serious concerns. **The County packet states the school impact review is non-binding and that final approval would** still require a School Capacity Availability Letter of Determination. Based on the County record, the school attachment also appears to reference an earlier concept rather than the exact proposal now under consideration. **That is not an adequate basis for rezoning.** The County should not approve increased density while relying on a non-binding and potentially mismatched school analysis.

Third, the drainage and flooding concerns are not minor. The County record states the site is in the **Little Wekiva Drainage Basin, which has limited downstream capacity,** and that onsite retention or a viable outfall with sufficient capacity will be required. Existing residents should not be asked to accept more impervious surface and more runoff risk before a full drainage and downstream-capacity analysis is completed and disclosed.

Fourth, the proposal is incompatible with the established neighborhood pattern. The application is presented as a 24-lot single-family project under the **Missing Middle district, but residents were not given binding commitments on final density, final layout, or final architectural style. That matters because zoning lasts beyond the current concept.**

If the County is unwilling to deny this request, then at minimum any approval should be tied to binding conditions that strictly limit the site to detached single-family homes only, a fixed maximum lot count, meaningful lot-width protections, and substantial landscape buffering.

Finally, this project does not appear to justify its impacts with a strong public benefit. If the application is going to add pressure on already strained roads, schools, drainage systems, and emergency services, then the County should require a complete, internally consistent record before taking action. At this point, the safer and more responsible course is denial or continuance pending updated traffic, school, drainage, and environmental review.

The community meeting minutes reflect that the developer described homes of roughly 3,000 to 4,500 square feet with expected pricing of approximately $800,000 to $1.2 million or more. If this is not truly attainable housing, then the County is being asked to accept the burdens of added traffic, school strain, drainage risk, compatibility concerns, and uncertain environmental impacts without a corresponding public benefit.

“Residents should not be asked to absorb the risks of broader rezoning first and wait for the real answers later.”

Please include this email in the official record for Z2025-014.

Respectfully,

Muhammad Usman Munir & Family

111 Shellie Ct, Longwood, FL 32779

267-474-0724

From: Robert Miller
To: Apgar, Kaitlyn
Subject: Sandy Lakes Homes
Date: Saturday, February 21, 2026 4:06:23 PM

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I live in Jennifer Estates and we only have one way to get out and that in Sandlake Road. Having more homes creating more traffic would be disastrous. We have three schools on Sandlake Road already and trying to get home now is ridiculous. This would create more aggressive drivers and would result in accidents and even death. Not only that, the utilities will become an issue with larger pipes needed to accommodate new homes with sewage and water. Please reconsider this as I'm on our HOA and can speak for our community. Please please deny this request!

Robert Miller

Sent from my iPhone

From: Debbie Duttweiler
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Sunday, February 22, 2026 3:30:27 PM

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Good afternoon. I am writing to protest or disagree with the rezoning for Sandy Lane Homes. I was at the meeting held months ago at the library on Hunt Club. First of all, the minutes were created after the fact. We spoke with the builder after the meeting and asked if he had minutes. He laughed and said no. If he had minutes, there would have been a headcount of people in attendance. It was asked of us to raise our hands to designate our neighborhood. Over half of the room was from Forest Park Estates. He did not put that in his minutes because we were the most opposed and raised the most concern. We asked several questions that he could not answer. He was very unprepared for the meeting. That did not help his case.

I would love to see the traffic analysis for Sand Lake Road. The traffic is already a nightmare with 4 schools on the steeet. It is a popular cut thru from 434 to Hunt Club. At times, there are cars driving illegally down the middle lane to pass parents waiting in the school lines. During peak times, we find it challening to get in and out of the neighborhood. Twenty four homes will make that even tougher.

There is a Duke Energy easement that runs across the end of the property. Have they seen and approved the building on the easement? We just completed a power line update and they were particular about what can be in the easement.

The current zoning should stand. That will enable similar homes to be built. There is enough development around that we do not need houses stacked on top of each other. Parking within the neighborhood could also pose an issue for emergency vehicles. Baldwin Park on Orlando experienced this when people parked on the street because driveway and garage space was limited. In general, most people use the garage for storage and not parking cars. This will cause overflow to the steeet.

Water and power could also be a huge concern. That many homes could have an impact on our supply sources. That area could be prone to flooding with heavy rains.

I believe the plans he has set forth are unreasonable. He wants to build 3000-4000 square foot home on a 50ft lot and then sell for $800-$1M. To me, thats absurd. Our neighborhood consists of 2800-3000 sq ft homes on half acre lots. They price range is between $600k-$700k. Why would I purchase a larger home on a smaller lot for more money? It comes down to greed.

The builder promised not to build apartments or townhomes but once the zoning is changed, anything can happen. Please do not approve the zoning change.

If you were to take a toll of the residents in the surrounding areas, you would see the majority is opposed to this project.

Please help protect the integrity of the neighborhood by declining the rezoning application.

Thank you for your time.
Deb Duttweiler
Owner in Forest Park Estates

From: susanrmay1
To: Apgar, Kaitlyn
Subject: Re: Project #20000004 - Sandy Lakes Homes
Date: Monday, February 23, 2026 12:14:43 PM

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Hello, my name is Susan May and I live at 116 Trafalgar in Wekiva Cove which is directly off Sand Lake Road and Hunt Club Blvd. I am writing to request Seminole County does NOT change the zoning laws at the request of the builder for this project. Taking the lot like from 90' to 50' is outside of the current zoning. Additionally, I would request that the area contains single homes only.

This area is the main avenue for school traffic to multiple schools on Sand Lake Road and already has traffic issues. The long lines during school drop off and dismissal already cause congestion issues and do not allow for emergency vehicles to pass. Adding additional homes that the reduction in lot size would allow will cause further issues.

Please retain the current zoning which establishes lot size at 90 vs 50.

Thank you for your time.

Susan May

From: Renee Benson
To: Apgar, Kaitlyn
Subject: Rezoning Project #: 25-20000004
Date: Friday, February 20, 2026 2:31:00 PM

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Hello Kaitlyn,

I live in Lk Mendelin Estates off Line Dr and already encounter backed up traffic daily from the school adjacent to the subject property. It is awful in the morning and afternoon.

I vote against rezoning to multi family or smaller lots. Adding any new residences will just add to the current congestion so keeping the number of new himes to a minimum would be better.

Thank you

Renee Benson

Realtor/ Residential Home Sales
Charles Rutenberg Realty
631 S Orlando Ave - suite 200
Winter Park, FL 32789
Renben14@gmail.com
407-375-1717

From: David Todd
To: Apgar, Kaitlyn
Date: Monday, February 23, 2026 10:43:39 PM

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David Todd
407-739-4695

I've been hearing about this project for some time now and it seems to change everytime something is brought out to the public. Having lived in the Wekiva subdivision since the early 90's and have watched the travic and water problems over the years I can't imagine that alowing that many homes and possibly multifamily homes in that small area will anything but bring trafic porblems and also water problems to are area.
Thankyou,
David Todd

From: Marilee Mason
To: Apgar, Kaitlyn
Subject: Project#:25-20000004
Date: Monday, February 23, 2026 9:00:52 PM

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Dear Ms. Apgar,
I am concerned about the property on Sand Lake being rezoned. There is a lot of traffic on this road already. There are four schools and drivers are using Sand Lake as a shortcut to get to 436 and north to Wekiva Springs road. There is a school for special needs children located right next to this property. Our granddaughter goes to Pace-Brantley and we pick her up from her after school activities. It is difficult to get out on Sand Lake road on a good day! I am also concerned with the noise from building a large development there. Pace-Brantley is a wonderful school for kids with ADHD, dyslexia, autism and other special needs. The classrooms are directly across the side street from this potential development. It is difficult enough for these children to concentrate without a huge noise problem! Please do not let a large development go in there! It is not a good idea for this heavily travelled road or the children at this special school. Thank you for your attention!
Marilee Mason
364 North Fox ChasePt
Longwood, Fl 32779
Sent from my iPad

Kaitlyn Apgar
Senior Planner
Seminole County

RE: Opposition to Proposed Rezoning to Missing Middle (MM)

Parcel IDs 07-21-29-300-014A-0000, 07-21-29-300-0150-0000, 07-21-29-300-014C-0000

As homeowners in Sandy Lane at address 3300 Sunset View Court, Jonathan Oakes and Paula Oakes submit this letter opposing the applicant's request to rezone the above referenced parcels to the Missing Middle (MM) district. According to the standards in Section 30.8.3 of the Seminole County Land Development Code, this zoning category is inappropriate, incompatible, and potentially harmful to the character and stability of the surrounding low-density neighborhoods, including Sandy Lane.

The reasons for opposition are noted below:

The Missing Middle District allows a wide range of multi-unit housing types that are not compatible with the surrounding A-1 and R-1AA neighborhoods. Townhouses, duplexes and any other housing other than detached, single family homes are not compatible with the existing neighborhood environment.

The applicant's meeting notice claims the intent is to build single family homes, but rezoning to MM would legally permit duplexes, townhomes, triplexes, fourplexes and sixplexes regardless of current intention. This form of housing is not consistent with the existing large-lot single family development pattern in the Sandy Lane area. Rezoning to MM would allow these other housing types by right or as part of a mixed-housing plan, creating a permanent and irreversible precedent for denser redevelopment in this low-density corridor. This represents a dramatic departure from the larger lot sizes and rural-suburban character of the area.

Missing Middle structures are permitted to heights up to 40 feet. The scale and intensity of these structures are incompatible with the neighboring subdivisions which rely on consistent setbacks, buffering and height limitations.

Missing Middle was only adapted in July 2024, and to date no projects in Seminole County have been developed or constructed under these standards. With no build precedent or real-world implementation, the county has no measurable data on compatibility, traffic impacts, parking effects, design outcomes, or neighborhood character implications. Applying an untested and unproven zoning tool immediately adjacent to long-established

single-family subdivisions is premature and poses significant long-term risks to residents and the surrounding community.

For the reasons stated above, Jonathan and Paula Oakes respectively request that Seminole County deny the subject rezoning application. We appreciate your careful consideration and welcome continued dialogue to ensure that future development remains compatible with the surrounding area.

Jonathan Oakes _____ 2/24/2026

Paula Oakes _____ 2/24/2026

3300 Sunset View Ct. Longwood, FL 32779

From: michaelowen@cfl.rr.com
To: Apgar, Kaitlyn
Subject: Topic - March 4 Zoning Meeting
Date: Wednesday, February 25, 2026 1:44:34 PM

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February 25, 2026

TO: Kaitlin Apgar VIA: kapgar@seminolecountyfl.gov

FROM: Michael & Deborah Owen michaelowen@cfl.rr.com

3272 Sunset Valley Court

Longwood, FL 32779

RE: Opposition to Proposed Rezoning to Missing Middle (MM) – Parcel IDs 07-21-29-300-014A-0000, 07-21-300-0150-0000, and 07-21-29-300-014C-0000

As longtime homeowners (20 years) of Sandy Lane Reserve community, we submit this letter opposing the applicant's request to rezone the above-referenced parcels to the Missing Middle (MM) district.

We purchased our lot and built our home in Sandy Lane because we were enamored with the size of the lots and the character of the custom homes. The proposed new development would allow smaller lots and not be consistent with the current Sandy Lane homes' lot sizes, configurations, and styles. It is our understanding that Missing Middle standards eliminate minimum lot size requirements and allow small-lot configurations, courtyards and clustered units. Rezoning to MM would permit duplexes, townhomes, triplexes, fourplexes, and six-plexes, regardless of the builder's current intention. The complexion of our quiet neighborhood would surely be adversely impacted.

The increased density would definitely cause more traffic in not just our Sandy

Lane neighborhood, but also on Sand Lake Road. Sand Lake Road already experiences bumper to bumper traffic on school days before school hours and at school dismissal. There are four schools within a two-mile stretch on Sand Lake Road: Pace Brantley Prep (133 students), Forest Lake Education Center (645 students), Forest City Elementary (789 students), and Lake Brantley High School (2815 students). Family transportation to and from these four schools already causes very heavy backup and, in some locations, some dangerous driving situations. It is definitely very difficult both mornings and afternoons to exit Sandy Lane which is the only entrance and exit to our community. Increased density of new homes and structures will only intensify the situation.

We respectfully request your consideration.

Sincerely,

Michael & Deborah Owen

407-797-6445

From: Alison Cody
To: Apgar, Kaitlyn
Cc: Constantine, Lee
Subject: Project #: 25-20000004
Date: Wednesday, February 25, 2026 3:52:05 PM

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Kaitlyn,

Please add this email to the official record for the March 4th public hearing regarding Project #: 25-20000004

As a resident in the Lake Brantley Isles neighborhood and an active member of our Civic Association of West Lake Brantley for almost 25 years, I felt led to reach out in regard to the Sandy Lane Homes Project.

Our neighborhood is back off of West Lake Brantley Road Northbound past Jennifer Estates. In fact, that road dead ends into the lake and our neighborhood. About 1.5 miles down from the end of our neighborhood on WLB Rd is the ONLY access out of this community onto Sand Lake Road. There are multiple communities back here off this section of WLB Rd (over 1,000 homes) with only a single access to exit or enter located at the intersection of WLB Rd and Sand Lake Rd.

During the various school rush hours it is extremely difficult to get onto Sand Lake from WLB Rd, especially turning left toward SR 434, as cars queue back past the intersection on Sand Lake Road. Even turning right is difficult at times as there are 4 grade schools on the 2 mile stretch of Sand Lake, so there is back up both ways during school rush hours especially.

If the county is to allow a multi-family residential community like Jordan Homes is known to build, this will further exacerbate a substantially congested area and Seminole County will likely need to be prepared for the eventual expenditures to widen Sand Lake Rd to accommodate..

In addition, if our communities back here off this section of WLB Rd are unable to exit through Sand Lake due to an influx of cars making the already difficult situation impossible, then the county may also be forced to open up the Sweetwater emergency pass through to create an actual road instead. None of us want that to happen as it will endanger many single family homes where children are able to enjoy the outdoors and play outside without the fear of heavy pass through traffic coming through. There are also rows of powerlines in this area that may make it impossible from a roadway buildout perspective.

Before deciding on the specifics for this parcel, Seminole County needs to determine what their goals are for this area. Just two streets down from this parcel you have the protected Wekiva Preserve. Does Seminole County plan to widen Sand Lake to 4 lanes (plus existing turn lanes at the schools and signals)? Is Seminole County planning on creating a road between Lake Brantley Isles and Sweetwater by extending West Lake Brantley Drive for a pass through? Would creating this road even be possible (between pushback from Sweetwater & the rows of powerlines)? What are the intentions of Seminole County for this area? How can Seminole County protect around 1,000 homes located off of West Lake Brantley Rd (northbound) from being sitting ducks and unable to come and go due to the influx of traffic brought about by a multi-family residential building?

These are the questions that need to be asked at this time.

Thank you for your attention in this matter,

Alison Cody
Lake Brantley Isles Resident since 2002

2401 Island Dr. Logwood, FL
321-231-9304

February 23, 2026

Seminole County Commissioners
District 1: Bob Dallari,
District 2: Jay Zembower,
District 3: Lee Constantine,
District 4: Amy Lockhart,
District 5: Andrea Herr.

Subject: Opposition to Proposed Re-Zoning to Missing Middle (MM) – Parcel ID's 07-21-29-300-014A-0000; 07-21-29-300-0150-0000; and 07-21-29-300-014C-000 Adjacent to the Sandy Lane Reserve Development.

Dear County Commissioners,

We built our home and have lived in the Sandy Lane Reserve Development since August 2006. Our custom home is built on a 1/2 acre lot (Lot 7 in Phase II) in Sandy Lane Reserve. The 24 lots in Sandy Lane Reserve are zoned R-1AAAA or R-1AAA. We specifically built our home in this area to have a home on a larger lot for privacy and to allow more landscaping areas, since my wife is a Master Gardener.

Because we and our neighbors have lived happily in the homes built in the Sandy Lane Reserve for these same reasons, we are united in vehemently opposing the proposed Re-Zoning of the parcels indicated above, located adjacent to and north of the Sandy Lane Reserve, to Missing Middle. The current zoning for these parcels is R-1AA or A-1. We believe the zoning for these 3 parcels should remain as R-1AA or at worst case reduced to R-1A.

A letter from the attorney for the Sandy Lane Homeowners Association, which we are members, has already been sent to the County Commission opposing the re-zoning to "Missing Middle" on the grounds that this zoning category is 'inappropriate, incompatible, and potentially harmful to the character and stability of the surrounding low-density neighborhoods, including Sandy Lane Reserve'. The attorney's letter listed the following reasons for our Homeowners Association's opposition to the re-zoning of the subject property to 'Missing Middle'.

- Missing Middle zoning would permit a wide range of multi-family housing units including townhouses, duplexes, triplexes, fourplexes, multi-story courtyard buildings and live-work units with non-residential ground floor space. This would be greatly inconsistent with the existing development in the local adjacent areas along Sand Lake Road including

these subdivisions; Sandy Lane Reserve, Forest Park Estates, Bella Vista, Terra Oaks and Pecan Cove.

- Missing Middle re-zoning would dramatically reduce lot sizes and allow high density clustering, effectively eliminating the rural suburban character of Sandy Lane Reserve and the adjacent neighborhoods.
- Missing Middle re-zoning would allow multi-building clusters up to 40 feet in height and multiple units per structure. The scale and size of these type structures are incompatible with the neighboring single-family subdivisions, including all of those named above, which rely on consistent setbacks, buffering and height limitations to ensure privacy and minimize impacts to neighbors.
- Missing Middle re-zoning would result in significant increases in traffic on Sand Lake Road, parking issues along Sandy Lane and other infrastructure problems. Because Missing Middle allows multi-family and multi-story buildings, the number of autos to park will dramatically increase resulting in on-street parking. This will cause issues with ingress and egress from our neighborhood along Sandy Lane, as well as obstacles and dangerous issues for pedestrians in our neighborhood.
- Missing Middle zoning is not tested in Seminole County, it is not predictable and it is NOT appropriate for this immediate area. Missing Middle was only adopted by Seminole County Planning in 2024 and based on our knowledge, no projects have been developed or constructed in Seminole County to date, under the Missing Middle Standards. Since there are no projects of this type of development in Seminole County, the County has no data or experience to determine the effects of non-compatibility with other neighborhoods, traffic and parking impacts, or other issues unknown at this time. The County should not experiment with an untested and unproven zoning applied adjacent to long-established, single-family neighborhoods. We believe this would pose significant long-term risks to existing residents and the existing surrounding community.

We understand the developer applying for the re-zoning to 'Missing Middle' claims that his intent is to build "single-family homes". However, once the re-zoning would be approved to Missing Middle, this developer or a subsequent developer, could decide to build multi-family housing units including townhomes, duplexes, triplexes, fourplexes or sixplexes, regardless of his current intention, since Missing Middle would legally allow these multi-family type units. In my experience of 48 years as a registered Professional Engineer, in the State of Florida, land developers are all about making as much money as possible, in the shortest period of time, and quality of construction or of life itself is secondary, if considered at all. The question is not 'if' but 'when' the developer will switch to the multi-family housing option for the proposed area once 'Missing Middle' re-zoning would be approved. There are other zoning options available for this and other developers to build single-family houses on the proposed property, i.e. R-1 (8,400 sf lots), R-1A (9,000 sf lots) and R-1AA. But the developer has focused on 'Missing Middle' since

this option would legally permit the multi-family housing option, which is where we believe he is actually headed, to make as much money as possible, as quickly as he can.

The 'Missing Middle' type development would be inconsistent with the existing large lot single family development pattern in the Sandy Lane and adjacent neighborhoods. Re-zoning to 'Missing Middle' would create a permanent and irreversible impact on the Sandy Lane and adjacent neighborhoods, allowing a much denser development within the low-density corridor of Sand Lake Road. In addition, re-zoning to 'Missing Middle' would significantly lower the value of all the homes in Sandy Lane Reserve, as well as the other single family neighborhoods along Sand Lake Road. In our opinion, the subject property should remain zoned as R-1AA or at worst case ze-zoned to R-1A, to be compatible with the adjacent neighborhoods.

For all of the reasoning stated above, we as members of the Sandy Lane Homeowners Association, respectfully request that Seminole County **NOT APPROVE** the application to re-zone the tracts stated above to the 'Missing Middle' zoning designation. Approval to 'Missing Middle' would be a travesty to the current residents in the Sandy Lane Reserve and adjacent single-family neighborhoods, and an egregious violation of the trust this community has for the leadership of Seminole County.

We appreciate the careful consideration by the Board of County Commissioners of Seminole County of our request to deny the re-zoning of the tracts stated above to the 'Missing Middle' designation, to ensure that the development of this property will remain compatible with the Sandy Lane Reserve development, as well as the other single family developments along Sand Lake Road, east of Hunt Club Road.

Very Truly Yours,

J. Richard Voorhees

Carol Ann Voorhees

J. Richard and Carol A. Voorhees
3307 Sunset Ridge Court
Longwood, Florida 32779
Cell (407) 362-8585

From: Steve Litt
385 Forest Park Circle
Longwood, FL 32779

To: Kaitlyn Apgar, Senior Planner, Seminole County

To: Lee Constantine, Seminole County Commission, District 3

Subject: Letter of opposition to Missing Middle for Sandy Lane project

Date: 2/27/2026

Dear Mr. Constantine and Ms Apgar,

As a resident of Forest Park Estates across Sand Lake Road from the proposed development, I oppose to the granting of Missing Middle zoning to the proposed Sandy Lane development, file number 2026-0112.

The children in our neighborhood ride their bicycles and scooters, play baseball, basketball, football, volleyball, and many other sports. These are nice kids; they never fail to say hello to me when I ride my bicycle around the neighborhood. They're all outside, not stuck in their smart phones getting indoctrinated by who knows what. These are our county's and our nation's future.

Their parents feel comfortable letting their kids live this wholesome lifestyle because we have a safe, uncrowded neighborhood with little traffic, few cars parked on the street, and no strangers wandering around the neighborhood. This could change drastically if an overpopulated, parking space deficient Missing Middle community is built across the street. They'll park up and down our streets, reducing our childrens' safe play space. They'll drive our streets, perhaps with excessive speed or with less than due care. Today a basketball rolling into the our streets is no big deal, but a future Sandy Lane Missing Middle could make it a serious danger.

In his “Sandy Lane Homes Rezoning Community Meeting Minutes”, the applicant for this zoning change assures us he has no intention to build townhomes, duplexes or affordable housing complexes. He assures us the homes in his project will have two car garages. But in section 7, “Applicant Statements & Commitments”, he states that no binding commitments were made regarding final density or site layout or Final architectural styles, so his assurances are meaningless. It must be assumed that he'll load his project up with all the people and as little parking as Missing Middle will allow.

For these and many other reasons including traffic on Sand Lake Blvd, please do not grant Missing Middle zoning to this or any applicant for the areas near our neighborhood. Our neighborhood's parents have made sacrifices and moved heaven and earth to raise good and kind children. Help them.

Steve Litt

From: Robert Brooks
To: Apgar, Kaitlyn
Subject: Letter of opposition to Sandy Lane Missing Middle
Date: Saturday, February 28, 2026 9:00:36 AM

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Dear Kaitlyn, as residents of the Forest Park Estates subdivision we the residents strongly oppose the rezoning of the property located on Sandy Lane known as Missing Middle. Myself and my wife have lived here in the same house for 42 years and we have seen a lot of changes and this area is not changing for the better. We want to keep this neighborhood and the surrounding area as family friendly as it has always been. The traffic here has become horrendous at times with four different schools on Sand Lake Rd. with the worst two of them for creating horrible traffic being right here next to Forest Park Estates. Rezoning will only compound the traffic making it even worse than it is right now.
Another big issue is property values. This whole area is a really nice area with expensive homes and rezoning is going to reduce the property values of all of the homes here.
Another issue is the safety of the children that live in this area especially Forest Park Estates which is directly across from Sandy Lane. The additional traffic and the possibility of anything other than single-family homes moving in are major concerns for our children. We like our neighborhoods safe without having to worry about what might happen if Sandy Lane gets rezoned. Please put a stop to the rezoning.
Sincerely,
Robert and Dorothy Brooks
Sent from my iPhone

From: Marie D.
To: Apgar, Kaitlyn
Subject: LETTER OF OPPOSITION
Date: Saturday, February 28, 2026 2:47:40 PM

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I STRONGLY OPPOSE granting Missing Middle zoning to the Sandy Lane project!!

I have lived across from Sandy Lane after moving here at the age of 13 with my parents in 1980, as did my 2 married sisters who also purchased land from the original owner of Forest Park Estates, Graham Construction. I know & love this area that I've lived with my extended family for over 40 years!

I attended Lake Brantley HS and then bought land, built, & have resided here with my own family since 1994. Sandy Lane had a beautiful home on it that was knocked down for whatever reason.
In looking at the proposed zoning, we ALL strongly oppose what is potentially being planned. With Pace School, a school for learning disabled, right across the way, along with Sand Lake Rd. Being a 2-land road, which is already severely impacted by the schools, Forest Lake Academy right next door to Pace. Also worth mentioning is the fact that there are also 2 other schools on Sand Lake Rd.

Traffic is already a MESS. We can't leave our homes as we were once able to after 3:00 pm because of a non-break in traffic after all 4 schools get out. Then again, we can't get in or out due to rush-hour traffic after 4:30! It's crazy, we see people avoiding the school lines, going over the double yellow lines just to get around the stopped lands in the school turn lanes that they don't have a turn lane for! Sand Lake Rd. Simply is NOT built for this type of congestion with it being a 2 land road and blocking in our subdivisions even MORE will only create more traffic violations, accidents, chaos and so much more of a negative impact.

We are NOT just concerned about the traffic and inconvenience it will bring but also the Brining these "affordable" or "lower income" homes to this area also poses a threat to the community resident who reside here, as well as the school so close in proximity! Sex offenders, what not, transients, will only hinder the safety issues here where residents are outside with pets, kids with bicycles, bus stops on the Sandy Ln. & Sand Lk. Rd. Corner- making it very unsafe for all!

This is NOT the place to build such a large, stifled, packed like sardines, homes but is meant for the luxury, custom single family homes that already are here in this very spot.

How anyone can propose such an idea in this residency is beyond me. The traffic alone says it all. We STRONGLY ask you to consider this in your decision process or even better, come out in the early am hours, before school starts at ALL 4 schools or after the 3pm and 5pm hours and see it for yourself the Chaotic mess it is.

Sincerely,
Marie & Joe D'Allessandro
A homeowner for over 46 years in Forest Park Estates
Marie D'Allessandro

From: Dawn Fowler
To: Apgar, Kaitlyn
Subject: Sandy Lane Development
Date: Saturday, February 28, 2026 4:13:28 PM

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Good afternoon. We are currently residents of Forest Park Estates. We a Lee writing to ask that you do not approve the rezoning of this area to Missing Middle.

Sand Lake Road is already very busy and overcrowded with traffic due to multiple school entrances/exits. We can not afford to add multiple more housing units, and more traffic, not to mention the potential decrease in our home values.

We appreciate your attention to this matter.

Thank you,

Dawn & Leroy Fowler
327 Cindy Court
Longwood, FL 32779

From: Bud Crowther
To: Apgar, Kaitlyn
Subject: Sandy Lane MIssing Middle
Date: Saturday, February 28, 2026 5:13:37 PM

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Kaitlyn,

This is Gilbert Crowther. We oppose the rezoning to Missing Middle for 2 reasons:

1. Traffic is congested at the entrance to Forest Park Estates due to the current population of our neighborhood and the owners on Sandy Ln. We all have to share this intersection because there is no other entrance.

2. Home Value: We have large homes on large lots in Forest Park Estates.and would like to see the same value homes built.

Sincerely,
Gilbert Crowther
409 Forest Park Cir, Longwood, FL 32779

From: James MacMullen
To: Apgar, Kaitlyn
Subject: Project# 25-20000004
Date: Saturday, February 28, 2026 8:15:07 PM

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Kaitlyn,

I am against this development. There is already too much traffic on Sand Lake Road.

Jamey MacMullen
294 Needles Trl
Longwood, FL 32779
775-223-2888
jmacmullenjr@gmail.com

From: sandy w.
To: Apgar, Kaitlyn
Subject: Sandy Lane reasoning
Date: Monday, March 2, 2026 10:01:11 AM

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Sent from my iPhone This is in regards to the rezoning on Sand Lake Road in Seminole.
County. I am in opposition to developing this already congested area into apartments or condos. If the developer wants to put 5-6 $500,000 single family homes there I would support it.
Sandy White
337 Needles Court
Longwood 32779

From:	Jennifer Hamel
To:	Apgar, Kaitlyn; mgraham@seminolecounty.gov; Rawlings, Patricia; Flores, Beatriz; Schafer, Deborah; Louis, Lakela
Subject:	Sandy Lane Homes Development Rezoning
Date:	Saturday, February 28, 2026 3:11:28 PM

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Attn Planners,
As a resident of 374 Forest Park Circle in the Community right across the street from Sandy Lane I want to express concerns and oppose the proposed zoning change. The traffic in this area is already congested, the additional housing will make it worse. Schools in the area are at max or reaching max capacity already. The proposed home type changes the current neighborhood character which is one reason residents may have chosen this location in the first place. Thank your consideration,

~ Jennifer Hamel, resident
jtiensanlo@gmail.com
407-404-3206

From: erica molano
To: Apgar, Kaitlyn
Subject: Project#25-20000004- Sandy Lane Homes
Date: Monday, March 2, 2026 10:01:40 AM

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To whom it may concern:

Please add my email into official record for meeting held on March 4th public hearing

We are residents of Wekiva Community and have been since October of 2012. Since that time we have already dealt with traffic along Sand Lake Rd.; with traffic from both sides. We are against this development. We not only have residential homes all along this road but we have 3 large school campuses ranging from elementary to high school. Adding additional homes would add to this traffic especially looking to add townhomes/condos/apartment like.

Erica Molano
321-299-3309

Sent from my iPhone

From: Carole Philson
To: Apgar, Kaitlyn
Subject: Letter of Opposition to Sandy Lane Missing Middle
Date: Sunday, March 1, 2026 12:27:12 PM

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To whom it may concern:

I wanted to reach out ahead of the community meeting on 3/4 to discuss the rezoning for housing on Sand Lake Road near Hunt Club. I am unfortunately unable to attend the meeting in person due to my work commitments but felt it was important to pass on my feedback.

As a long time Seminole county resident (I am a Lake Brantley and UCF graduate, a parent to a 2024 LBHS graduate as well as a current student at LBHS; plus have been resident of Sweetwater and Wekiva for over 30 years) I am very familiar with the area and the traffic flow problems that already exist on Sand Lake Road. With 4 large / busy schools plus a large preschool / preK on Sand Lake Road, that alone is a major source of traffic and congestion. These schools all have different start and end times, and with hundreds of students driving themselves to Lake Brantley HS, plus the parents that drive to all the schools to drop off students there is often a backup of cars. Add in the many people that use Sand Lake Road to get to / from their jobs, and the road remains very busy. There are also a number of students that walk and bike and have to cross the road with no crossing guards on the entirety of Sand Lake Road which is another concern with more traffic.

In addition, with all the sporting events at the schools, plus the community that uses the LBHS field house,swimming pool, and football field for a variety of events throughout the week AND all weekend, and the neighborhoods off of West Lake Brantley that have NO other exit, there is constant traffic and congestion in the area. The road is already a nightmare most mornings with so many people trying to use what are already not enough driving lanes to get from Hunt Club to 434. THe idea of adding more homes to an already overloaded area is hard to imagine.

The addition of 30 houses (which will likely mean at LEAST 60-80 more cars) trying to turn onto Sand Lake Road by Pace Brantley School will make a nightmare for commuters, buses and students alike and anyone that is driving on Sand Lake. In addition to that, I cannot imagine the nightmare that the building of that many homes will cause during construction. As someone who was rear ended and had their car totaled on Sand Lake Road last year as a result of said school congestion by a student driver - more traffic is a huge concern. Add in the flooding woes that this area has faced during hurricanes and storms and overall safety issues of more houses in the area, I am very much opposed to the zoning approval and building of more homes in this congested and populated area. I urge you to reconsider the zoning and building proposals that are being considered and instead consider the many long time residents of the area and our concerns.

Best regards,
Carole Philson

407-492-8387

From: Patricia Scott
To: Apgar, Kaitlyn
Cc: pattyscott@gmail.com; bob beagle
Subject: Letter of Opposition to Sandy Lane Project
Date: Sunday, March 1, 2026 4:05:43 PM

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I am writing to state my opposition to changing zoning to facilitate "The Missing Middle" housing proposed for Sandy Lane in Longwood. This area was built to support families and children. We all have ample room for children to have outside activities. Our children are our priority. Rezoning the available property on Sandy Lane for houses jammed together on small lots with far more people than the two residences previously built there would cause many problems. It would make it so much harder for our children to cross Sandy Lane Lake Road to walk to school, and tremendously increase the danger our teenagers face in getting out of Forest Park Estates and the surrounding subdivisions onto Sand Lake Road to drive to high school and college. Making a left turn onto Sand Lake Road is a challenge for all of us, but for our teenagers during rush hour it becomes a nightmare. We have four schools located on Sand Lake Rd. so safety is paramount. The multitude of additional vehicles would cause a dangerous situation traffic wise.

Patricia Scott
370 Forest Park Circle
Longwood, FL 32779
Sent from my iPhone

From: taylor carton
To: Apgar, Kaitlyn
Subject: Fw: Rezoning Proposal on Sand Lake Road
Date: Sunday, March 1, 2026 10:52:04 PM
Attachments: image001.png

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Hello,

I am writing as a resident of Forest Park Estates and as someone who lives directly across from the property under consideration for rezoning to allow up to 30 new homes for builders Jordan Homes. I strongly oppose this proposal, and I want to share why my neighbors and I believe it would be detrimental to our community.

Sand Lake Road is already overburdened. With four schools located along this corridor, traffic congestion during peak hours is severe and poses significant safety concerns for children, parents, and school staff. Adding the density of 30 additional homes would substantially increase traffic volume in an area that simply cannot absorb it.

Beyond traffic, the lack of space and infrastructure to support this population increase raises concerns about school overcrowding, emergency response times, pedestrian safety, and overall quality of life for existing residents. Rezoning this property for higher density housing would fundamentally change the character of our neighborhood and place unnecessary strain on resources that are already stretched thin.

We are not opposed to responsible development, but this proposal is not a responsible fit for our community. We urge you to deny the rezoning request and protect the safety, stability, and livability of our area.

resident:

397 forest park circle Longwood fl 32779

Thank you,

Taylor Letourneau

321-439-9687

From: taylor carton <taycarton@hotmail.com>
Sent: Thursday, September 25, 2025 3:46 PM
To: Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Re: Rezoning Proposal on Sand Lake Road

Hello,

What is the update on this? There was a meeting on 9/23. What have you discovered since being briefed on this matter?

Thank you,

Taylor Letourneau
321-439-9687

From: Flores, Beatriz <bflores@seminolecountyfl.gov>
Sent: Thursday, September 11, 2025 2:58:51 PM
To: taylor carton <taycarton@hotmail.com>
Subject: RE: Rezoning Proposal on Sand Lake Road

Good afternoon Taylor,

Thank you for contacting Commissioner Constantine's office.

Commissioner Constantine is aware of the matter; however, please note that our office has not yet been briefed on this rezoning proposal. I have followed up with staff to obtain more information, and you can be assured that our office will look into the matter.

If you have any questions or need additional information, please don't hesitate to contact our office.

Thanks,
Beatriz

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Beatriz Flores
Executive Assistant to Commissioner Lee Constantine
Board of County Commissioners, District 3

Phone: 407-665-7207
1101 East 1st Street
Sanford, FL 32771
bflores@seminolecountyfl.gov
www.seminolecountyfl.gov

From: taylor carton <taycarton@hotmail.com>
Sent: Thursday, September 11, 2025 10:48 AM
To: Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Rezoning Proposal on Sand Lake Road

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Commissioner Constantine,

I am writing as a resident of Forest Park Estates and as someone who lives directly across from the property under consideration for rezoning to allow up to 30 new homes for builders Jordan Homes. I

strongly oppose this proposal, and I want to share why my neighbors and I believe it would be detrimental to our community.

Sand Lake Road is already overburdened. With four schools located along this corridor, traffic congestion during peak hours is severe and poses significant safety concerns for children, parents, and school staff. Adding the density of 30 additional homes would substantially increase traffic volume in an area that simply cannot absorb it.

Beyond traffic, the lack of space and infrastructure to support this population increase raises concerns about school overcrowding, emergency response times, pedestrian safety, and overall quality of life for existing residents. Rezoning this property for higher density housing would fundamentally change the character of our neighborhood and place unnecessary strain on resources that are already stretched thin.

We are not opposed to responsible development, but this proposal is not a responsible fit for our community. We urge you to deny the rezoning request and protect the safety, stability, and livability of our area.

Thank you for your time, attention, and service to our community. I look forward to your response and hope you will stand with the residents who are directly impacted by this decision.

Thank you,

Taylor Letourneau
321-439-9687

From:	Douglas Letourneau
To:	Apgar, Kaitlyn
Cc:	Taylor Letourneau
Subject:	Sandy Lane Homes development-rezoning to Missing Middle
Date:	Monday, March 2, 2026 7:49:09 AM

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Hello,
I am very concerned about the rezoning of this area. My neighborhood is access the street and any development of multi family housing will cause severe traffic disruptions on sand lake road. This road is already jam packed during school drop off and pick up times. Please do not rezone this area to a multi family housing.

Doug Letourneau
9413028019

From: PlanDesk
To: Apgar, Kaitlyn
Subject: FW: Sandy Lane Homes Project
Date: Tuesday, March 3, 2026 9:17:46 AM
Attachments: image001.png

Good morning Kaitlyn,

Please see email from a citizen.

Thank you!

Karina Snell
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Carol Thompson <carolthompson1119@gmail.com>
Sent: Tuesday, March 3, 2026 9:13 AM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Sandy Lane Homes Project

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To Whom it May Concern:

My name is Carol B. Thompson and My husband and I live in Jennifer Estates which is very near to Sandlake Road in Longwood. The traffic is bad partially due to several schools on that road. Please do not allow any more homes to be built on that road because obviously the traffic will increase. It is already quite crowded on Sandlake as it is.

Sincerely,

Carol B. Thompson

From: nmuscato@aol.com
To: Apgar, Kaitlyn
Subject: Objection to Rezoning Application - Sandy Lane Homes (Sand Lake Rd)
Date: Saturday, February 28, 2026 2:24:38 PM

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Ms Apgar,

We are writing to formally object to the proposed rezoning application for the Sandy Lane Homes Project (#25-20000004). We believe the Missing Middle rezoning is inappropriate for this location and will negatively impact our community.

We have lived in Forest Park Estates for over 35 years and think this is a TERRIBLE idea. Sand Lake Road is already operating over capacity during peak hours, with regular backups, delays, and frequent accidents. Adding 24 new residences or so will significantly increase traffic volume, posing a serious threat to pedestrian safety, school zones, emergency response access, and overall road usability. In addition, rezoning to Missing Middle would allow many more houses if they change to multifamily houses.

We are asking the Planning and Zoning Commission to deny the Missing Middle rezoning and maintain the current 90-foot lot standards.

Thank you for your consideration

Nick/Chris Muscato
Forest Park Estates Residents

From: dbseff@aol.com
To: Apgar, Kaitlyn
Subject: Fw: opposition to proposed rezoning in Sandy Lane Reserve
Date: Tuesday, March 3, 2026 12:18:58 PM

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My wife and I live in the Sandy Lane Reserve area of Longwood and are members of the Sandy Lane HOA. We oppose the proposed rezoning to Missing Middle in this area. The proposed density change is completely incompatible and potentially harmful to the character and economic stability of the surrounding neighborhoods. The proposal will allow the developer to place the same number of housing units as the current Sandy Lane Reserve into half the space which will put a substantial strain on traffic, utilities and access routes.

Thank you for your consideration.

Daniel and Marsha Seff
3290 Sunset Valley Ct.
Longwood, Fl 32779

From: Laurie Mulholland
To: Apgar, Kaitlyn
Subject: Rezoning Sandy Lanr
Date: Tuesday, March 3, 2026 2:11:27 PM

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Good afternoon,
My name is Laurie Mulholland and our family bought a home in Sandy Lane Reserve in May of 2025 and relocated here in June. We love the area, the small piece of land coming into the neighborhood and felt like we found our forever home to raise our family. We have 2 children, one college student and a student athlete that attends Lake Brantley High school.

Since living here, 2 homes in Sandy Lane reserve have been broken into, robbed with no one being or charged. We learned that we have 4 schools on Sand Lake Road in which the public schools are overcrowded with the teacher to student ratio being over 20 to 25 students to one teacher. Lake Brantley Highschool alone has had several high level codes locking down the school because of immediate threats in which swat units were called in.

Then we learned on the very busy 2 lanes road, Sand Lake Road and Sandy Lane, (our neighborhood) that a developer wants to buy up the land and put as many houses as he could on there with zero lot lines to make as much money as possible. Per the developer, they plan to build 24 million dollar homes on 7 acres. To be rational, I understand that where there is land, developers want to make money and build. But it's the people that live here will deal with the consequences that is being dismissed.
Now we learned that this developer wants to rezone, allowing apartments, duplexes to allow more families to live. Personally I feel that the small piece of land coming into our neighborhood is beautiful, serene and I felt that we found our hidden gem. I love seeing the wildlife utilize that land as everything else here is built up. I'd hate to see anything built there, but I don't own the land so I have to rely on the officials to make the right decision for us.

I am respectfully asking you to deny the developers request to rezone. It was already bad news to hear that 24 homes were going to be built. We have overcrowded schools and major traffic congestion and now we have to worry about more? Please deny this rezoning request. As a parent, I worry that emergency vehicles will not reach us, the schools and surrounding neighborhoods. We only have 2 lanes on Sand Lake Road. Each school operated on different schedules and traffic is already a problem. I see angry driver daily, using turning lanes to go around standing traffic. Each morning, I sit through 4 red lights at the same light just to get 5 minutes up the road to drop my son off at school. The traffic on Sand Lake is really that bad. So adding more to me is just not possible.
Can our utilities and water handle more?
Does money speak more that the safety of our community, families and children?
Rezoning this land will be detrimental to our community.
Our family respectfully request you deny any rezoning request from builders only seeking to profit.
The community will ultimately have to deal with the consequences. Please deny the rezoning request and if possible, less houses as well!

Thank you for your time and understanding.

Best Regards,
The Mulholland Family
Sandy Lane Reserve homeowner
909-446-2892

Sent from my iPhone

From: Mike Heidmann
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes Rezoning - Letter of Opposition
Date: Tuesday, March 3, 2026 12:42:22 PM

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Hi Kaitlyn, please include this email in the packet for the commissioners regarding the Sandy Lane Homes project #25-20000004. Thank you.

Planning and Zoning Commissioners:

I oppose the Sandy Lane Homes project #25-20000004 and request that you vote NO on the rezoning request.

This rezoning request, as currently presented is unnecessary because two of the three existing parcels are already zoned R-1AA which allows for the development of the single family homes the applicant desires to build. This existing zoning is consistent with the surrounding area. I could only support rezoning the existing A-1 zoned parcel to R-1AA/AAA to align with the surrounding area. Any other zoning change request is inappropriate for this property.

This rezoning request contradicts Seminole County's "Attainable Housing Strategic Plan" to make housing more affordable by promoting Missing Middle zoning. The developer has repeatedly stated they intend to sell these homes for $800,000–$1,200,000 which would make them some of the most expensive homes in the surrounding area even when comparing to homes on significantly larger lots. Simply put, this specific request to rezone to Missing Middle is not intended to make housing more affordable, it aims to maximize profits for the two entities involved: the current property owner and the developer. This is to the detriment of the hundreds of families who live nearby and the thousands who rely on Sand Lake Road every day to get to and from their homes.

This zoning request contradicts the county's stated "Intent and Purpose" for Missing Middle housing. From the code *"The purpose of the Missing Middle District and Alternative Standards is to encourage a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability without subsidies."* Ask yourself, where are the central services and how is selling homes for $800,000-$1,200,000 considered affordable? Neither standard is met and the request fails to meet the intent and purpose of the code.

The request to rezone to Missing Middle is a direct contradiction to the character of the neighborhood. Small lot single family homes are not present in the neighborhood and would negatively affect public safety, traffic, and the environment. Regarding public safety and traffic, exiting my neighborhood, Forest Park Estates, is often difficult due to the already high volume of traffic and vehicles speeding down the hill eastbound on Sand Lake Road, especially when a neighbor attempts to leave their home from Sandy Lane, as our streets are across from one another on Sand Lake Road. The current development plan shows connectivity to Sandy Lane which adds traffic to this already hard to navigate intersection.

Even though I am uphill from the proposed development I share concerns for my neighbors downhill who are worried. Reducing lot size to increase density will only exacerbate flooding concerns.

During the September Community Meeting, presenter Larry Jordan heard several resident concerns and committed to the neighbors that they would conduct an environmental study and a traffic impact study; however, neither study is included in the submittal for this rezoning. I recognize they may not be required; however, the presenter promised these two studies to the community but failed to provide them. Unfulfilled commitments are concerning because they expose a gap between stated intent and actual performance. I also object to the applicant's Community Meeting minutes because they are incomplete, are missing the sign-in sheet, and do not meet the required standards for the Community Meeting.

Missing Middle is not appropriate for this property and I ask that you vote NO for the Sandy Lane Homes rezoning application.

Thank you,
Michael Heidmann
405 Forest Park Circle
Longwood, FL 32779

March 3, 2026

RE: Objection to Proposed Rezoning to Missing Middle (MM), Sandy Lane Homes
Parcel ID's 07-21-29-300-014A-0000, 07-21-29-300-0150-0000, 07-21-29-300-014C-0000

Sent via email to kapgar@seminolecountyfl.gov

Dear Ms. Apgar,

We live in Forest Park Estates and submit this letter in opposition to the applicant's request for rezoning of the above listed parcels to from R-1AA and A-1 to Missing Middle (MM). Our neighborhood is directly across from Sandy Lane on Sand Lake Road and we do not feel that this zoning change will be a smart use of land without disrupting the character, public safety and compatibility of the surrounding area.

According to Section 30.8.3.2, Missing Middle zoning allows for cottage court, duplex (side-by-side and stacked), townhome, triplex, quadplex, six-plex and courtyard buildings. These housing types are extremely inconsistent with the character of the surrounding large lot single-family homes in the Sandy Lane and Sand Lake Road area. While the applicant states its intent is to build small lot single-family homes, if the zoning gets approved, legally any of the above can be developed on the property which will substantially change the character of the neighborhood.

According to Section 30.8.3.9(c), minimum lot size requirements are not applicable to Missing Middle. Below I have listed a few of the established communities directly adjacent to the subject parcels, and as you can see this is clearly incompatible with the surrounding area.

To the North:
- Forest Park Estates
- Future Land Use: Low Density Residential
- Zoning: R-1AAA Single-Family with minimum lot size of 13,500 sq ft and 100 ft wide lots

To the South:
- Sandy Lane Reserve
- Future Land Use: Low Density Residential
- Zoning: R-1AAAA Single-Family with minimum lot size of 21,780 sq ft and 100 ft wide lots

To the East:
- Sandy Lane
- Future Land Use: Low Density Residential
- Zoning: A-1 Agriculture with minimum lot size of 1 acre and minimum 150 ft wide lots

To the West:
- Foxwood
- Future Land Use and Zoning: Residential Planned Development which are single-family homes with minimum 80 ft wide lots

The current zoning of the subject parcels are R-1AA Single-Family (minimum lot size of 11,700 sq ft with 90 ft wide lots) and A-1 Agriculture (minimum lot size of 1 acre with 150 ft wide lots) for low density residential, which can be developed and are currently compatible with the area. While the applicant states its intent is to have lot sizes of 6,500 sq ft and 57 ft wide lots, which is clearly not compatible with the surrounding area, if the zoning gets approved to Missing Middle, legally, there will be no minimum lot size requirement.

Rezoning to Missing Middle will essentially allow for more density than should be allowed. We are concerned that with the increased density there will be more traffic, which can create public safety issues. Traffic is a major concern already. There are four schools on Sand Lake Road (Lake Brantley High School, Forest City Elementary School and two private schools which are car riders only due to no buses). This already puts a strain on traffic, getting to and from our homes, especially during morning and afternoon hours. If more density is allowed, it will only make it worse and create more safety hazards.

While we have only lived in this neighborhood for three years, we absolutely love where we live and call home. It is an established area with a mature, semi-rural suburban feel. Prior to us purchasing our home, one of the deciding factors was confirmation that the future development of the land directly across the street (subject parcels looking for rezone) was compatible with the area. It is unfair to us as homeowners, to change the zoning when it will result in inconsistency with the surrounding area.

We respectfully request that Seminole County deny the subject rezoning application. We appreciate you taking the time to carefully consider this request. The Missing Middle (MM) zoning category is inappropriate and incompatible for the surrounding low-density neighborhoods with large lot single-family homes. We urge you to please think about the homeowners in the surrounding area when making your decision.

Sincerely,

Frank and Heather Duran
114 Shellie Court
Longwood, FL 32779
heatherduran@cfl.rr.com

From: Maggie Ratledge
To: Flores, Beatriz
Subject: Concern About New Development on Sand Lake Road
Date: Wednesday, September 10, 2025 5:51:31 PM

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Dear Commissioner Constantine,

I hope this message finds you well.

As a long-time resident of this community and someone who proudly voted for you, I'm writing to express my concern about the new development project planned for Sand Lake Road. While I understand the need for growth and economic development, this particular project raises serious concerns for many of us who have lived here for decades.

Sand Lake Road is already heavily congested, particularly during school hours. With four schools located along this corridor, the traffic is often overwhelming and hazardous, not just for drivers, but especially for students, families, and school staff. Adding a new development will only intensify these issues, placing additional strain on an already overburdened infrastructure.

Our community deserves thoughtful planning that takes into account the long-term impact on daily life, safety, and mobility. I urge you to reconsider your support for this project and to listen to the concerns of the residents you represent, the people who have built their lives and families here.

Thank you for your service and for taking the time to hear our voices. I hope you will stand with your constituents and advocate for smarter, more sustainable development.

Sincerely,

Maggie Ratledge

Lifetime Seminole County Resident

From:	Tony Rugless
To:	Apgar, Kaitlyn
Cc:	Tony Rugless
Subject:	Opposition to Sandy Lanes Home development
Date:	Tuesday, March 3, 2026 5:18:19 PM

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This letter is to state our **STRONG opposition** to the proposed new development called *Sandy Lane Homes* on Sand Lake Road and Sandy Lane near Hunt Club Blvd in Longwood. The builder, Jordan Homes, is preparing to file for a zoning change from A-1 and R-1AA to MM (Missing Middle) so they can develop 30 lots for more affordable housing. The zoning change would also allow the property owner to build multifamily units. Each lot would be rezoned so the builder can develop 50 ft-wide lots instead of the 90ft-wide lots required under the current zoning designation.

As longtime residents of Bella Vista subdivision on Sand Lake Road, Longwood, we are vehemently opposed to such a project because it will adversely affect the quality of life to which our community and surrounding communities have become accustomed

1. Traffic - The traffic on Sand Lake Road Hunt Club Road is already extremely heavy and would be made much worse by this concentrated number of houses.

2. Property value decline - The number and types of homes are not consistent with homes in the area leading to a decline in our property values.

3. Safety concerns - There are 4 schools along Sand Lake Road. Many of our children ride their bikes to these schools. More traffic along Sand Lake road would increase risk to their safety.

4. Crime - We have concerns about increased crime with such a concentrated development

5. School overcrowding - What impact will this have on already stretched school ratios and overcrowding

Thank you for your support in **voting NO** to this development.

Sincerely,

Delmer & Fely Rugless

From: kmjusino@cfl.rr.com
To: Apgar, Kaitlyn
Subject: Letter of opposition to Sandy Lane Missing Middle
Date: Tuesday, March 3, 2026 5:32:09 PM

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Dear Commissioner Apgar,

I am writing to express my concerns regarding the proposed zoning change for Sandy Lane that would allow for the development of a large complex in our neighborhood.

Traffic along Sand Lake Road is already a significant issue. During school dismissal, law enforcement officers are regularly present to help manage congestion due to safety concerns, and morning traffic is equally problematic. This situation places students of all ages at risk, particularly those who walk to school. There are four schools located along this short stretch of Sand Lake Road, in addition to the many teen drivers commuting to Lake Brantley High School. Adding a high-density housing complex would undoubtedly increase traffic volume and further compromise safety.

At the initial community meeting, residents also raised serious concerns regarding the aquifer and potential flooding. To my knowledge, no water table or environmental impact studies have been conducted to evaluate how this development would affect existing homes, drainage systems, or the current retention pond. Given our area's sensitivity to flooding, this omission is troubling and suggests that the project may not yet be fully developed with the long-term interests of the community in mind.

Currently, a single-family home is being constructed on Sand Lake Road, which feels much more consistent with the character and infrastructure of our neighborhood. Thoughtful growth is important, but it must align with existing conditions and prioritize safety, environmental protection, and community input.

I respectfully ask that you carefully consider these concerns before moving forward with any zoning changes. Thank you for your time, attention, and service to our community. I would appreciate your response regarding how these issues will be addressed.

Sincerely,

Kristina Taft

Get Outlook for Mac

From: Gabriel Bergeron-Langlois
To: Apgar, Kaitlyn
Subject: Project 25-20000004 Sandy lanes home
Date: Tuesday, March 3, 2026 5:21:52 PM

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County planner Apgar,

I live at 2620 Jennifer Hope Blvd, Longwood, FL 32779.
I'm 100% against this project. Sand lake Rd is already overcrowded with traffic. Schools are at capacity. Multi family homes would be completely undesirable as there is none around. The rezoning and resizing of lots is also unacceptable.

Gabriel Bergeron-Langlois
Principal Bassoon Orlando Philharmonic
Adj. Prof.Bassoon Stetson University

From:	Stuart Taft
To:	Graham, Melody
Cc:	Rawlings, Patricia; Flores, Beatriz; Schafer, Deborah; Louis, Lakela; Apgar, Kaitlyn
Subject:	Letter of opposition to Sandy Lane Missing Middle
Date:	Wednesday, March 4, 2026 6:59:48 AM

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To whom it may concern,

I am writing to express my concerns regarding the proposed zoning change for Sandy Lane that would allow for the development of a large complex in our neighborhood.

Traffic along Sand Lake Road is already a significant issue. During school dismissal, law enforcement officers are regularly present to help manage congestion due to safety concerns, and morning traffic is equally problematic. This situation places students of all ages at risk, particularly those who walk to school. There are four schools located along this short stretch of Sand Lake Road, in addition to the many teen drivers commuting to Lake Brantley High School. Adding a high-density housing complex would undoubtedly increase traffic volume and further compromise safety.

At the initial community meeting, residents also raised serious concerns regarding the aquifer and potential flooding. To my knowledge, no water table or environmental impact studies have been conducted to evaluate how this development would affect existing homes, drainage systems, or the current retention pond. Given our area's sensitivity to flooding, this omission is troubling and suggests that the project may not yet be fully developed with the long-term interests of the community in mind.

Currently, a single-family home is being constructed on Sand Lake Road, which feels much more consistent with the character and infrastructure of our neighborhood. Thoughtful growth is important, but it must align with existing conditions and prioritize safety, environmental protection, and community input.

I respectfully ask that you carefully consider these concerns before moving forward with any zoning changes. Thank you for your time, attention, and service to our community. I would appreciate your response regarding how these issues will be addressed.

Sincerely,

Stuart Taft

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From: Randall Clark
To: Apgar, Kaitlyn
Subject: Sandy Lane zoning
Date: Tuesday, March 3, 2026 4:27:12 PM

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I am concerned with this development as there are already many traffic issues with Sandlake Road, especially with the Seventh-day Adventist school and the public schools, Lake Brantley and Forest Lake elementary. When you combine all these students, parents buses along with everyone trying to leave for work pretty much at the same time Sand Lake Road becomes a parking lot.
Please also take into consideration Stormwater treatment and the lack of retention in these areas.

From: Peggy Persaud
To: Apgar, Kaitlyn
Subject: Sandy Lane Development
Date: Tuesday, March 3, 2026 3:20:42 PM

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Good afternoon:

I am a resident of Seminole County concerned with the zoning request for Sandy Lane on Sand Lake Road in Longwood. My husband and I live in Retreat at Lake Brantley and recently built neighborhood off of East Lake Brantley Road.

My primary concern is with the traffic on Sand Lake Road. Trying to enter Sand Lake Road from East Lake Brantley Road in the morning is very time consuming. It takes at 15 to 20 minutes to go the 2 miles from E.Lake Brantley Road to 434 while traveling on Sand Lake Road. There are 3 schools in those 2 miles. The same congestion happens in the afternoon.

Will the infrastructure be able to handle the new residents of Sandy Lane?
Will more traffic signals be installed?
Will the drainage issues along Sand Lake Road be addressed?
Will Sandy Lane have homes compatible with the surrounding area?

I will be unable to attend the meeting tomorrow evening, thank you for reading this.

Marguerite Persaud
3309 Canyon Grand Point
Longwood, FL 32779

From:	Julie Vandendriessche
To:	Apgar, Kaitlyn; Louis, Lakela; Schafer, Deborah; Flores, Beatriz; Rawlings, Patricia; Graham, Melody
Subject:	Opposition to the re-zoning change for Sandy Lane for parcel ids 07-21-29-300-014A-0000, 07-21-29-300-0150-0000 & 07-21-29-300-014C-0000
Date:	Tuesday, March 3, 2026 5:32:48 PM

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To Whom it May Concern,

My husband and I live at 3275 Sunset Valley Ct in the Sandy Lane Reserve community at the end of Sandy Lane Reserve. We have lived here for 21 years. I have been a REALTOR® for 12 years and work for Premier Sotheby's International Realty. I understand the value of our homes in our community which now are valued at over 1 million dollars.

We are very concerned with the proposed re-zoning for the properties listed above that will directly affect our community and our home values as well will cause significant traffic issues, and possible flooding issues.

Here are our major concerns:

1. The proposed Missing middle zoning will allow a wide range of multi-unit homes types that incompatible with the surrounding properties. We understand that Jordan Homes needs to be build 24 single family homes to make his financial numbers work. Missing Middle is not the correct way to go about it. Ideally, we would rather a zone that allows for comparable size lots as ours which are closing to 1/2 lots as well as the Forest Park across Sand Lake Rd which have larger lots too. But if the county wants to allow him the ability to put in 24 homes, then please find a zoning that will prevent multi unit buildings and restrict it to single family homes only. If this is approved technically he could put in multi-unit building such as 6-plex buildings, triplexes, townhouses, etc. If any of these styles are built this will definitely bring down our home values. OR he could re-sell the property and because it is approved Missing Middle then another developer could put in these type of home degrading our values again.
2. At the meeting at the sheriff's office, Jordon Homes tried to explain that the style homes he would build will be around 1 million dollars plus because of his upgrades and quality of build. Being a REALTOR® ,I have a hard time believing this as the proposed homes will be on even smaller lots than those in Bella Vista community (1/8 mile up the street), the garages will be restricted to 2 car with front facing garages, the driveways will be limited so more parking on the street, etc. He did not claim that he would require tile roofs or what the front elevations would be to ensure that they present a luxury feel that will be more comparable to Bella Vista and Sandy Lane Reserve. My concern is he is exaggerating the value in order to make his argument for the re-zoning. Based on the size of the home, driveway, lot, garage under the proposed re-zoning the homes will be valued far less than his suggested 1 million dollars which could affect the overall value of the homes around it. The last few sales in Bella Vista which have larger homes, 3 car garages, larger lots, etc with tile roofs range form $875-950K. The custom homes in Sandy Lane Reserve have been $1.0-1.3 million and it is our homes in Sandy Lane Reserve that will be most affected by this re-zoning due to the proximity of our

community.

3. The added traffic is a great concern too since there is no turn lane to get into Sandy Lane from Hunt Club Blvd and this new community will have an entrance both on Sand Lake and Sandy Lane. The added traffic (depending on what is actually built) could cause major issues due to the lack of traffic lights and turn lanes. Seminole County should conduct a traffic evaluation of Sand Lake Road and truly understand the impact as we already have excess traffic on this road due to the newer community of Retreat @ Lake Brantley (which brought hundreds of new cars to the road) and the fact that we have 2 private schools and 2 public schools on this road. Traffic is already a nightmare and adding additional traffic from a more concentrated housing situation due to a more open zoning will just worsen this situation.
4. Another major concern for our neighbors in our opinion is the water management and the propose retention areas. Our two retention areas during a very rainy storm have risen to the tops on multiple occasions. By adding more concrete and roads to a property that is high in elevation to our community could cause detrimental consequences and flooding to some of the homes. I know each community is supposed to "hold their own water" but we all know that over development and improper planning has caused many issues throughout Florida and we don't want to see that happen to our neighbors or ourselves.

We hope you take into consideration the concerns of the homeowners being directly affected by this proposed re-zoning which I understand has never been used in Seminole County since it's introduction which means it is an unproven zoning. We ask that you vote against this re-zoning at this time until a new proposal is submitted that will account for our many concerns.

Thank you for your time and consideration,
Julie & Jon Vandendriessche
3275 Sunset Valley Ct
Longwood , FL 32779
407-312-1593

From: Dana Guest
To: Apgar, Kaitlyn
Subject: Fwd: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date: Wednesday, March 4, 2026 12:56:04 PM

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Dear Kaitlyn,

I am writing to formally express my objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390–3400 Sand Lake Road).

After reviewing the proposal, I have significant concerns regarding the impact this rezoning would have on traffic safety, school capacity, neighborhood character, environmental conditions, and public safety.

1. Traffic and Road Safety

The County must strictly apply its obligation to ensure adequate public roads are in place before approving increased density in this case. Sand Lake Road and Hunt Club Boulevard are already heavily congested corridors, especially during the morning and afternoon rush hours, due to four schools in the immediate vicinity. Traversing Sand Lake Road to SR 434 should not take 30-40 minutes, but it regularly does. The addition of 24 residential lots will substantially increase daily vehicle trips, further exacerbating congestion and increasing safety risks for pedestrians and cyclists. I respectfully request that an updated Traffic Impact Analysis be conducted using current, post-pandemic traffic data to accurately reflect today's conditions before any approval is considered. Additionally, construction activity for higher-density development will further burden already congested roads and create safety concerns for nearby residents and schoolchildren.

2. School Overcrowding

Wekiva Elementary School is currently operating over capacity. Before approving additional residential density, the County must address existing enrollment numbers, capacity constraints, and the availability of special needs resources to ensure student safety and appropriate support services.

3. Neighborhood Character

The existing 90-foot lot width requirement is consistent with the established single-family character of our community. Reducing lot widths to 50 feet—and creating the potential for future multifamily development—represents a significant departure from the neighborhood's established design standards. Such changes would alter the area's character and strain infrastructure not designed for higher density.

4. Environmental Impactl

Increased impervious surfaces will add pressure to existing stormwater systems and may worsen localized flooding issues. I respectfully request detailed information regarding the

specific stormwater mitigation safeguards that will be implemented to protect adjacent properties and prevent downstream impacts to include:

- A basin-wide drainage analysis
- Independent third-party review
- Confirmation that downstream properties are protected

5. Public Safety
Higher density development increases demand on Fire and EMS services. I request confirmation that the Fire Department has reviewed and formally approved the proposed access plan under the increased density assumptions to ensure response times and safety standards will not be compromised.

For these reasons, I respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the proposed "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure capacity, school safety, and community well-being must be prioritized over increased density goals.

Thank you for your time and careful consideration of this matter.

Sincerely,
Dana Guest
Resident of Forest Park Estates

Date: March 3, 2026

To: Kaitlyn Apgar, Senior Planner
Seminole County Planning & Development
1101 East First Street
Sanford, Florida 32771

Subject: Public Comment for the Record – Sandy Lane Rezoning / “Missing Middle” Designation

Dear Ms. Apgar,

My name is Donnie Anderson, and I am a resident of the Forest Park Estates community along Sand Lake Road in Longwood, Florida. I am writing to respectfully submit comments for the public record regarding the proposed rezoning associated with the Sandy Lane development and the requested application of the “Missing Middle” zoning designation.

After reviewing the Planning and Zoning agenda packet and supporting materials, I would like to express several concerns regarding the compatibility of the proposed zoning change with the surrounding area.

First, the proposed minimum lot width and lot size appear to be substantially smaller than those that exist in the surrounding neighborhoods along Sand Lake Road. Properties in the immediate area, including Forest Park Estates and nearby developments, generally maintain significantly larger lot sizes and wider frontage. The proposed reduction in lot width to approximately fifty feet represents a notable departure from the established development pattern along this corridor.

Based on the zoning comparisons and maps included in the County’s agenda packet, the proposed minimum lot size and frontage appear materially smaller than those found in adjacent developments and surrounding properties.

In reviewing the available materials, it appears important that the Commission carefully evaluate whether the requested zoning change is consistent with the established development pattern and long-standing residential character of the Sand Lake Road corridor.

Second, there are ongoing concerns among residents regarding traffic access and circulation. Sandy Lane currently serves as a local residential roadway, and any increase in residential density may have implications for traffic flow, safety, and access to Sand Lake Road and nearby intersections, including Hunt Club Boulevard.

Third, stormwater management and drainage conditions in this area have historically been an important consideration. Several residents have raised questions about how additional development may interact with existing drainage patterns and the long-term maintenance of stormwater infrastructure in the surrounding basin.

Finally, I believe it is important for the Planning and Zoning Commission to carefully consider whether the requested “Missing Middle” zoning designation is consistent with the existing character of the surrounding neighborhoods and the established land use patterns along Sand Lake Road.

Based on the concerns described above, I respectfully ask the Planning and Zoning Commission to consider denying the requested rezoning in its current form.

I appreciate the work of the Planning staff and the Commission in reviewing land use applications and balancing the needs of property owners, residents, and the broader community. My intent in submitting these comments is simply to ensure that the compatibility of the proposed zoning with the surrounding area is carefully evaluated as part of the review process.

Thank you for your time and for including this letter in the official public record for the March 4, 2026 Planning and Zoning hearing.

Respectfully submitted,

Donnie Anderson
Forest Park Estates Resident
Sand Lake Road
Longwood, Florida

Date: March 3, 2026

To: Kaitlyn Apgar, Senior Planner
Seminole County Planning & Development
1101 East First Street
Sanford, Florida 32771

Subject: Public Comment for the Record – Sandy Lane Rezoning / "Missing Middle" Designation

Dear Ms. Apgar,

My name is Sheri J Austin, and I am a resident of the Forest Park Estates community along Sand Lake Road in Longwood, Florida. I am writing to respectfully submit comments for the public record regarding the proposed rezoning associated with the Sandy Lane development and the requested application of the "Missing Middle" zoning designation.

After reviewing the Planning and Zoning agenda packet and supporting materials, I would like to express several concerns regarding the compatibility of the proposed zoning change with the surrounding area.

First, the proposed minimum lot width and lot size appear to be substantially smaller than those that exist in the surrounding neighborhoods along Sand Lake Road. Properties in the immediate area, including Forest Park Estates and nearby developments, generally maintain significantly larger lot sizes and wider frontage. The proposed reduction in lot width to approximately fifty feet represents a notable departure from the established development pattern along this corridor.

Based on the zoning comparisons and maps included in the County's agenda packet, the proposed minimum lot size and frontage appear materially smaller than those found in adjacent developments and surrounding properties.

In reviewing the available materials, it appears important that the Commission carefully evaluate whether the requested zoning change is consistent with the established development pattern and long-standing residential character of the Sand Lake Road corridor.

Second, there are ongoing concerns among residents regarding traffic access and circulation. Sandy Lane currently serves as a local residential roadway, and any increase in residential density may have implications for traffic flow, safety, and access to Sand Lake Road and nearby intersections, including Hunt Club Boulevard.

Third, stormwater management and drainage conditions in this area have historically been an important consideration. Several residents have raised questions about how additional development may interact with existing drainage patterns and the long-term maintenance of stormwater infrastructure in the surrounding basin.

Finally, I believe it is important for the Planning and Zoning Commission to carefully consider whether the requested "Missing Middle" zoning designation is consistent with the existing character of the surrounding neighborhoods and the established land use patterns along Sand Lake Road.

Based on the concerns described above, I respectfully ask the Planning and Zoning Commission to consider denying the requested rezoning in its current form.

I appreciate the work of the Planning staff and the Commission in reviewing land use applications and balancing the needs of property owners, residents, and the broader community. My intent in submitting these comments is simply to ensure that the compatibility of the proposed zoning with the surrounding area is carefully evaluated as part of the review process.

Thank you for your time and for including this letter in the official public record for the March 4, 2026 Planning and Zoning hearing.

Sincerely,

Sheri J Austin
Forest Park Estates Resident
Sand Lake Road
Longwood, Florida

From: Krista McArthur
To: Apgar, Kaitlyn
Subject: Sandy Lane Reserve - Opposition to Jordan Homes / Missing Middle Zoning
Date: Wednesday, March 4, 2026 1:34:47 PM

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Regarding the Planning and Zoning Commission meeting on March 4, 2026, it is my understanding the applicant wants 6500 sq ft minimum lot sizes.
6500 sq ft into 43,560 sq ft/ acre is between 1/7th and 1/6th of an acre. This is highly incompatible with the surrounding existing, established neighborhoods:

Sandy Lane Reserve has 1/2 acre lots, Forest Park has 1/3 acre lots, Foxwoods has 1/4 acre lots.

The much smaller lot sizes are very inconsistent with the contiguous, established neighborhoods.

We oppose Missing Middle Zoning for this reason.

Krista and Troy McArthur
3302 Sunset Ridge Court
Sandy Lane Reserve

From: PlanDesk
To: Apgar, Kaitlyn
Subject: FW: Sandy Lane Homes Project
Date: Wednesday, March 4, 2026 1:49:57 PM
Attachments: image001.png

Good afternoon Kaitlyn,

Please see email below.

Thank you!

Karina Snell
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East 1st Street
Sanford, FL 32771-1468
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Doug Thompson <dougthompson31@gmail.com>
Sent: Wednesday, March 4, 2026 1:41 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Sandy Lane Homes Project

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This proposed project on Sand Lake Road at Hunt Club Blvd is a terrible idea for the local community as it will add significant vehicle, pedestrian and bicycle traffic to a already over burdened road with 4 schools on it. During school drop off and pick up the roads are virtually a parking lot, with people driving unsafely to try to get around the traffic and putting the pedestrians and bicyclist in danger from aggressive drivers.

Please deny this project for the safety of the local community.

Thank you

Doug Thompson
1400 Suzanne Way
Longwood Fl. 32779
407-774-0255

From: Kari Jones
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Wednesday, March 4, 2026 3:47:43 PM

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I am writing to share my concerns regarding the proposed rezoning for the Sandy Lane Homes project (#25-20000004) located off Sand Lake Road near Hunt Club Boulevard.

This area already experiences significant traffic congestion, especially during peak commuting hours and school drop off and pick up times (which can at time back up close to the light). Allowing a rezoning to the “Missing Middle” designation, would significantly increase residential density and likely worsen traffic and infrastructure impacts in the surrounding area.

My understanding is the proposed rezoning would also allow the possibility of multifamily housing if development plans change in the future. This type of density would not be consistent with the existing character of the surrounding neighborhoods, which were developed with larger lots and lower residential density. Please do not allow this to happen to our community. If they want to build some homes there, I can agree with that. I cannot agree with any multi family housing developments that will take away from our community and cause a definite increase in traffic given it would be right next door to Pace Brantley Prep School.

I respectfully ask the commission to carefully consider the long term impacts on traffic, infrastructure, school capacity, and neighborhood compatibility. Maintaining the current zoning, or requiring development that aligns with the existing lot sizes and density of nearby communities, would better protect the character and safety of this area.

Thank you,

Kari Jones

From: Sabrena Swain
To: Apgar, Kaitlyn
Subject: Against Sandy Lane Development
Date: Wednesday, March 4, 2026 3:10:03 PM

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I've lived off of West Lake Brantley Road for 30 plus years and my husband and I are against this housing development. We've seen the traffic off of Sand Lake Road become unbearable as people are going to work and released from work. In addition to traffic, some streets have only one outlet onto Sand Lake Road and increasing the number of houses also multiplies opportunities for accidents that can block traffic flow. In addition to traffic, we're against this development because of the incredible wildlife that exists in that area, and surrounding areas. Speed limits are rarely enforced (take Wekiva Springs Road as a prime example) and the over development continues to deplete wildlife survival. Why do we need another development? To make another developer rich? Have a heart. There are many homes available for purchase.Taking every piece of available land in our area and replacing it with infrastructure hurts the beauty of Longwood, Florida, but more importantly the sanctity of its residents and wildlife. Please do not approve this.

From: Diana A
To: Apgar, Kaitlyn; Louis, Lakela; Schafer, Deborah; Flores, Beatriz; Rawlings, Patricia; Graham, Melody
Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date: Wednesday, March 4, 2026 2:54:31 PM

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Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)

My concerns are as follows:

1. Traffic & Road Safety: Sand Lake Road and Hunt Club Boulevard are already heavily congested. Adding 24 residential lots will significantly increase vehicle trips and safety risks for pedestrians. I request an updated traffic impact analysis that reflects current, post-pandemic congestion levels.

2. School Overcrowding: Wekiva Elementary is currently over capacity. As the parent of a student with autism and mild hearing loss, I have observed that resources are stretched thin, leading to safety and supervision challenges. My child has sustained bruises at school, and the Principal informed us that staffing ratios are impacted by overcrowding. The County must address current enrollment, capacity limits, and special needs resource availability before approving further density.

3. Neighborhood Character: The current 90-foot lot width mandate is consistent with the surrounding single-family homes. The proposed 50-foot lots and the potential for future multifamily housing represent a drastic departure from our established community character and will strain local infrastructure.

4. Environmental Impact: Increased impervious surfaces will strain existing stormwater systems and worsen localized flooding. I would like to know what specific safeguards are being implemented to protect adjacent properties.

5. Public Safety: Higher density will increase demand for Fire and EMS services. I request confirmation that the Fire Department has reviewed and approved the access plan under these increased density assumptions.

We respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure and school capacity must be prioritized over density goals to ensure the safety and well-being of our children.

Best regards,
Diana & Brian Ardolina

From: Jennifer Estates
To: Apgar, Kaitlyn
Cc: Jennifer Estates HOA
Subject: Fwd: Rezoning Planning
Date: Wednesday, March 4, 2026 4:39:40 PM

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Kaitlyn,

In addition to what my neighbors and colleagues have written, the traffic issues were compounded even further when the new subdivision Retreat at Lake Brantley (on the Klinger Nursery) was fully developed.

Currently, on Sand Lake Road is Lake Brantley HS, Forest City Elementary, Pace School and the 7th Day Adventist school, all of which contribute to even higher traffic and wait times at the stop lights. The intersection of W. Lake Brantley and Sand Lake Rd is particularly bad as cars on Sand Lake Rd tend to block the intersection so cars turning from Lake Brantley cannot turn onto Sand Lake Road.

Years ago, we were told luxury homes with 1 acre lots were to be built. That would have been ok as its impact on traffic, utilities, emergency services and schools, to name a few, would not be significant. It would also keep property values high. We have seen the issues that arise from multiple housing and lower income housing that have taken our once consistently high rated schools to a lower and or fluctuating grade year to year. Also, if approved the developer will not necessarily stay with what they are currently proposing.

We ask that the Planning and Development division consider more than just money. Quality of life is more valuable.

Respectfully Submitted.

Barb Brostrom
Secretary
Jennifer Estates HOA

---------- Forwarded message ---------
From: **Jennifer Estates** <jennestateshoa@gmail.com>
Date: Wed, Mar 4, 2026 at 4:33 PM
Subject: Rezoning Planning
To: <kapgar@seminolecountyfl.gov>
Cc: Jennifer Estates HOA <board@jenniferestates.org>

March 4, 2026

Ms Kaitlyn Apgar
Seminole County Planner
kapgar@seminolecountyfl.gov

Hello Kaitlyn,

My name is Robert Miller, VP Jennifer Estates Homeowners Association. I am speaking on behalf of the 116 lots here in our subdivision. We only have one exit onto Sand Lake Road and it is quite congested in early mornings with taking kids to school and going to work and again after school until dinnertime. It's also complicated by students driving to Lake Brantley High School, who in some cases become impatient and try to go around other vehicles to get to school on time. Even walking on the sidewalk is rather uncomfortable due to the number of cars and the speed at which some vehicles travel.

Adding additional traffic to an already bumper to bumper scenario would not only be unwise but create a dangerous environment. Please consider our community and neighbors and incorporate our email into the package for the P & Z Commissioners to add to the official record.

We thank you for your consideration and objective thinking for our communities.

Best regards,

Robert Miller
Vice President JEHOA

March 4, 2026

Seminole County Planning and Zoning
Kapgar@seminolecountyfl.gov

RE: Opposition to Rezoning Adjacent to Sandy Lane Subdivision

Dear Members of Seminole County Planning and Zoning,

We are writing as residents of the Sandy Lane subdivision to express opposition to the proposed rezoning of the adjacent property that would allow significantly smaller residential lots.

Based on the current proposal, the minimum lot size would be approximately **1/6 to 1/7 of an acre**. This is highly inconsistent with the surrounding established neighborhoods, where lot sizes are substantially larger — **Sandy Lane Reserve lots are approximately ½ acre, Forest Park lots are roughly ⅓ acre, and Foxwood lots are about ¼ acre**.

Allowing "missing middle" zoning at this density would create a stark and incompatible contrast with the contiguous neighborhoods that have long been established with larger residential lots. Such a dramatic reduction in lot size would be inconsistent with the existing character and development pattern of the surrounding community.

For these reasons, we respectfully urge the Commission to deny the proposed rezoning request.

Sincerely,

Michael & Courtney LoSchiavo, 3320 Sunset Ridge Court

Brendan & Callie Kelly, 3324 Sunset View Court

Cole & Katie Chenoweth, 3319 Sunset Ridge Court

From: Sylvia Wood
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes development
Date: Monday, March 2, 2026 12:09:18 PM

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Kaitly Apgar, Senior Planner

Hi, my name is Sylvia Wood, I live close to Hunt Club Blvd. My address is 599 Heather Brite Circle, Apopka 32712.

I am writing because we are concerned about the planning of a new housing development so close to our home. Apopka traffic has become so congested lately. The stores and restaurants are becoming so crowded. We are asking that you consider a different location for your development.

We appreciate the fact that you want to provide houses for the people moving to our state and others who would like a new home but our area is very crowded already.

Thank you for your consideration.

Sylvia Wood

From: Graham, Melody
To: Barbara Ardolina
Cc: Herr, Andria; Apgar, Kaitlyn
Subject: RE: LETTER OF OPPOSITION
Date: Monday, March 2, 2026 11:16:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Good morning,

On behalf of Chairman Herr, thank you for your email. By means of copy, I am sending this to the Chairman and the project manager assigned to this project, Kaitlyn Apgar.

Sincerely,

Melody B. Graham
Executive Assistant to
Chairman, Andria Herr
Board of County Commissioners, District 5
O: (407) 665-7209
1101 E. First Street, Sanford, FL 32771-1468
mgraham@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Barbara Ardolina <bcardolina@gmail.com>
Sent: Monday, March 2, 2026 10:37 AM
To: Graham, Melody <mgraham@seminolecountyfl.gov>
Subject: Fwd: LETTER OF OPPOSITION

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Sent from my iPad

Begin forwarded message:

> **From:** Barbara Ardolina <bcardolina@gmail.com>
> **Date:** March 2, 2026 at 10:36:35 AM EST
> **To:** prawlings@seminolecountyfl.gov
> **Subject: Fwd: LETTER OF OPPOSITION**
>
> Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:35:51 AM EST
To: bflores@seminolecountyfl.gov
Subject: Fwd: LETTER OF OPPOSITION

Sent from my iPad

Begin forwarded message:

From: Barbara Ardolina <bcardolina@gmail.com>
Date: March 2, 2026 at 10:34:08 AM EST
To: dschafer@seminolecountyfl.gov
Subject: LETTER OF OPPOSITION

To: Deborah Schafer

I STRONGLY OPPOSE GRANTING MISSING MIDDLE ZONING FOR THE SANDY LANE PROJECT!

We have lived in Forest Park Estates I and II since 1982. The homes have deed restrictions to maintain the integrity of the area with custom-built homes. This area and the surrounding area along Sand Lake Road is zoned for single family residences. My understanding is that the new developer wants affordable or lower-income homes on the corner of Sand Lake Road and Sandy Lane. This doesn't fit the landscape of the area and does not belong here. The impact to Sand Lake Road will be immense and add greatly to the congestion we deal daily with the school traffic and general traffic. This is not the place for this type of zoning. Therefore, I VEHEMENTLY OPPOSE THIS PROPOSED PROJECT AND HOPE YOU WILL TOO!

Sincerely,
Barbara and Joe Ardolina
Forest Park Court

Sent from my iPad

From: Esde
To: Apgar, Kaitlyn
Subject: Vote against rezone for Project #: 25-20000004
Date: Wednesday, March 4, 2026 6:29:48 PM

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Hello, Ms. Apgar. I am writing in regards to Project #25-20000004, the proposed Sandy Lane Homes project. As you know, the property is located off of Sand Lake Road, which already carries extremely heavy traffic loads due to hundreds (thousands?) of existing homes and four schools between SR 434 and Line Drive.

In my opinion, one of Florida's most invasive and destructive species is the developer. Developers destroy green space and natural resources, all for the sake of money, and for some reason, Florida rarely objects. Even Seminole County, "Florida's Natural Choice," embraces far too much development to suit me.

My personal wish is that land in question for Sandy Lane Homes would NEVER be developed. However, since that probably isn't possible, my vote is to deny the request to rezone to "Missing Middle," that lot sizes be required to be a minimum of 90 feet wide, and that any request for multifamily housing be rejected. I would also request that the developer be required to preserve and protect all mature trees on the property forever.

If it's not too late, please include my message in the official record for the March 4 meeting. Thank you!

Sheila Draper
Jennifer Estates
Longwood FL

From: Cynthia Ferrell
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes development
Date: Thursday, March 5, 2026 10:57:36 AM

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I am writing you today regarding the Sandy Lane's home development which requires a rezoning to missing middle. I am a Wava Cove resident and I am concerned about the excess traffic. This will bring to our area and community. Traffic is already very much a problem in the middle of the day as well as during rush-hour. I fear adding multiple new homes will only make this problem worse. I would love to see the county by the lot and create a park for the families that are already in The area.
Thank you for your attention and consideration.
Sincerely
Cynthia Ferrell

From: Cleve Cooney
To: Apgar, Kaitlyn
Subject: The Sandy Lane Homes project
Date: Friday, March 6, 2026 10:09:35 AM

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I can not attend the meeting about the Sandy Lane Homes project, but wanted to voice my most obvious issues with it.

I understand that the builder wants the property to be zoned for 50' lots as opposed to the 90' lot width…which is the standard for all surrounding neighborhoods. The proposal
also ask for exemptions for multi-family dwellings to be built.

Look, I do not believe a neighborhood should be built on that property, but I certainly would NOT want one that is not up to the standards already set for that area.

On top of not fitting in with the neighborhood character, it surely would be a strain on local infrastructure, would allow for more impervious surfaces leading to drainage issues (possible flooding elsewhere) and finally…have you been on Hunt Club Blvd lately? Traffic is bad enough without adding another neighborhood to the mix.

As a resident of Wekiva, I am very much against adding a neighborhood that is seeking exemptions for lot lines and multi-family homes. The area just can not take that amount of new residents.

Thank You,
Cleve Cooney
cleve@ffandt.com
o-407 297 0091
m-407 491 9786

From: Jenifer Weldon
To: Apgar, Kaitlyn
Subject: ReZoning/New Development off Sand Lake Road near Hunt Club/Wekiva
Date: Friday, March 6, 2026 10:09:41 AM

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Dear Members of the Planning & Zoning Board and Seminole County Commissioners,

I am writing as a resident of the Wekiva/Longwood area to express my strong opposition to the proposed rezoning of the approximately 4.5-acre parcel located near our neighborhood.

Our section of Wekiva is known throughout Seminole County for its established suburban character—larger lots, mature tree canopy, and proximity to natural resources including nearby state park land, bike paths, and pedestrian trails. The existing land use pattern reflects careful planning that prioritizes livability, environmental preservation, and a lower-density residential environment.

Allowing this parcel to be rezoned for multi-family use would fundamentally change the character of the corridor and open the door to significantly higher density than what the surrounding area was designed to accommodate.

Of particular concern is traffic and safety.

Within approximately 1.8 miles of this corridor there are already **four schools and a church**, all of which generate significant traffic during morning arrival and afternoon dismissal periods. The roadway serving this area is a **two-lane suburban road that already experiences severe congestion during school hours**. Residents routinely experience long backups and difficult turning movements during these peak periods.

Adding **24 homes at minimum—and potentially greater density if rezoned to multi-family—would further strain an already overburdened corridor**. Increased traffic in an area heavily used by school buses, student drivers, parents, pedestrians, and cyclists raises legitimate safety concerns.

The Wekiva area has long been valued for its balance between residential living and natural surroundings. Rezoning this parcel to allow higher density would set a precedent that could gradually erode the planning principles that have made this community such a desirable place to live.

Growth is inevitable, but it must be **compatible with the surrounding land use pattern and supported by appropriate infrastructure**. In this case, the proposed rezoning does not appear consistent with the established character of the area nor with the capacity of the existing roadway network.

For these reasons, I respectfully request that the Planning & Zoning Board and the County Commissioners **deny the requested rezoning**.

Thank you for your time and for your continued work on behalf of Seminole County residents.

Sincerely,
Jenifer Weldon
548 Wekiva Cove Road
Longwood, FL (Wekiva area resident)
Business Owner, Concerned Citizen

From: Fely Rugless
To: Apgar, Kaitlyn
Cc: Graham, Melody
Subject: Re: NO to Sandy Lane Homes Rezoning Project
Date: Monday, March 9, 2026 10:15:50 AM
Attachments: image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png

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Thanks, Kaitlyn. Another fear is that this will trigger an appeal to add another traffic lane. We would hate to lose the little green space and sidewalks bordering our neighborhoods. That adds to the beauty, peace, and property values, providing a little buffer from the traffic.

Thanks for your time.
Fely Rugless

On Mon, Mar 9, 2026 at 10:06 AM Apgar, Kaitlyn <kapgar@seminolecountyfl.gov> wrote:

> Thank you Melody!
>
> Good morning Ms. Rugless,
>
> Thank you for your correspondence, I appreciate your comments. I will ensure that your email is attached as a letter of opposition to agenda for both the P&Z and BCC meetings.
>
> If you have any specific questions about the project, please feel free to reach out. I am happy to provide any additional information.
>
> Sincerely,
>
> SEMINOLE COUNTY
> FLORIDA'S NATURAL CHOICE
>
> **Kaitlyn Apgar**
> Senior Planner
> Development Services | Planning and Development
>
> (407) 665-7377
> 1101 East 1st Street, Room 2040
> Sanford, FL 32771
> kapgar@seminolecountyfl.gov
> www.seminolecountyfl.gov

From: Graham, Melody <mgraham@seminolecountyfl.gov>
Sent: Monday, March 9, 2026 9:33 AM
To: Fely Rugless <felyannis@gmail.com>
Cc: Herr, Andria <aherr@seminolecountyfl.gov>; Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: RE: NO to Sandy Lane Homes Rezoning Project

Good morning,

On behalf of Chairman Herr, thank you for your email. By means of copy, I am sending this to the Chairman and the project manager, Kaitlyn Apgar, for their awareness.

Sincerely,

Melody B. Graham
Executive Assistant to

Chairman, Andria Herr

Board of County Commissioners, District 5

O: (407) 665-7209
1101 E. First Street, Sanford, FL 32771-1468
mgraham@seminolecountyfl.gov

www.seminolecountyfl.gov

From: Fely Rugless <felyannis@gmail.com>
Sent: Saturday, March 7, 2026 2:15 PM
To: Graham, Melody <mgraham@seminolecountyfl.gov>
Subject: NO to Sandy Lane Homes Rezoning Project

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Dear Andrea Herr,

This is regarding the proposed Sandy Lane Homes re-zoning. I don't usually get involved in these county matters.

BUT, when my life and neighborhood will be affected, I will say something. We have lived in the Bella Vista Community since 2013. If you have lived off Sand Lake Road or Hunt Club Blvd., you know the traffic patterns we face each and every day with already four schools on that two-lane corridor.

Please, please, please—that vacant lot is probably our only respite of green space along Sand Lake Road. Please keep it that way for our safety and well-being. We beg you not to approve this re-zoning for Sandy Lake Homes. As a mom, with children and grandchildren, please do not add to the congestion on this road. We feel trapped in the morning and afternoon when schools are opening or dismissing every day because our community has only one way out. People who refuse to wait for the long lines going into or coming out of the schools feel they can use the center turn lanes as another car lane. This has caused quite a few accidents with drivers who do that.

If you value your community and its residents, please consider not approving this proposal.

Thank you for your time,

Fely Rugless

Bella Vista Community

--



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From: Courtney Force
To: Apgar, Kaitlyn
Subject: Development on Sand Lake
Date: Monday, March 9, 2026 11:00:22 AM

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Hello,

I am a local resident to the Sand Lake Rd area. I am in complete objection of a neighborhood being put in that area.

Sand lake road is already congested in the morning with the current housing and school present. A one lay road is already backed up. If something MUST be built, then a nice natural playground or something is one thing. But NOT a neighborhood.

There is too much congestion and population already. We don’t need more.

Please make this email officially included.
Thanks.
Wekiva Resident

Sent from my iPhone

From:	chimmaera
To:	Apgar, Kaitlyn
Subject:	RE: Sandy Lane homes development
Date:	Wednesday, March 11, 2026 1:41:13 AM
Attachments:	image001.png image001.png
Importance:	High

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Greetings Kaitlyn,

Thank you for your confirmation. I would like to vote against the proposed development plan of the Sandy Lane homes. I feel there would be too much disruption in the current flow of traffic as Sand Lake is a small road and already congested as it is. The addition of those 24 dwelling units would further add to an already busy area. In addition, there would be a sever loss of natural land due to the over development from this project.

Thank you for your assistance. Please let me know if you need further information.

Sincerely,

Aaron Diaz

-------- Original message --------
From: "Apgar, Kaitlyn" <kapgar@seminolecountyfl.gov>
Date: 3/10/26 1:57 PM (GMT-05:00)
To: chimmaera <chimmaera@yahoo.com>
Subject: RE: Sandy Lane homes development

Hi Aaron,

You are able to send me a letter (an email is fine) of opposition stating what your viewpoint is for the P&Z board and BCC to review. I will ensure this is attached to both agendas for you when I receive it. Feel free to follow up via email and I will use that correspondence for your opposition.

Sincerely,

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

(407) 665-7377
1101 East 1st Street, Room 2040
Sanford, FL 32771
kapgar@seminolecountyfl.gov
www.seminolecountyfl.gov

From: chimmaera <chimmaera@yahoo.com>
Sent: Tuesday, March 10, 2026 2:09 AM
To: Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: RE: Sandy Lane homes development

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After review the information ,I've decided that I am not in favor of the development. Would you be able to record this or do I need to be there in person? I work evening nights, so I would be unable to attend in person.

Thank you.

Sincerely,

Aaron Diaz

-------- Original message --------

From: "Apgar, Kaitlyn" <kapgar@seminolecountyfl.gov>

Date: 3/6/26 2:15 PM (GMT-05:00)

To: chimmaera <chimmaera@yahoo.com>

Subject: RE: Sandy Lane homes development

Hi Aaron,

You did not miss the deadlines whatsoever! I can most certainly answer your questions, and will provide some info about the upcoming meetings.

The project is at maximum allowed to build 24 dwelling units. This based on buildable acreage. The site will need to meet all development requirements, so it may be less when actually constructed, but that would be the maximum.

The zoning that is being requested is Missing Midde, which allows for a wider range of housing choices. This includes permitting smaller single family units in more compact site design (which is the current proposal) as well as two story max duplexes, townhomes, triplexes, cottage courts, and tri/quadplexes. In any event, like I stated, they can only have 24 dwelling units. For more info about Missing Middle standards, I would check out the link to our code here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST

I also attached their conceptual development plan.

The item has to go to the Planning and Zoning Board for recommendation, the link to the agenda for March 4th's meeting is as follows. There is a lot of information on the project in the agenda that you are able to look through. : https://seminolecountyfl.legistar.com/View.ashx?M=A&ID=1365124&GUID=C9237BA2-965E-48E0-A3CE-0E2ECE4B5225

Please advise, the item was not heard and got continued to April 1st, 2026 at 6pm

The item will be formally approved or denied on May 12th, 2026 at 1:30 pm, by the Board of County Commissioners.

I did not want to overload you with info, so please feel free to follow up with any questions! I am also taking in any opposition (or support) letters if anyone has them, so if you end up wanting to send me one I can make sure its attached to the upcoming agendas

Sincerely,

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Kaitlyn Apgar
Senior Planner
Development Services | Planning and Development

(407) 665-7377
1101 East 1st Street, Room 2040
Sanford, FL 32771
kapgar@seminolecountyfl.gov
www.seminolecountyfl.gov

From: chimmaera <chimmaera@yahoo.com>
Sent: Thursday, March 5, 2026 4:24 PM
To: Apgar, Kaitlyn <kapgar@seminolecountyfl.gov>
Subject: Sandy Lane homes development
Importance: High

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Hello,

I'm not sure if this is too late, but I have questions about how many homes are being built and how much development there will be. I'm currently not in favor but would like more information if possible to render a better decision. If the deadline has passed, would you still mind answering my questions?

Thank you for your time.

Sincerely,

Aaron Diaz

302 Brixham Harbor Close

Longwood

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****

From: philw502@aol.com
To: Apgar, Kaitlyn
Cc: Project: APP-25000044
Subject:
Date: Thursday, February 19, 2026 9:39:19 AM

Good morning County Planner, Kaitlyn Apgar. The purpose of my email is regarding this Project proposal. I understand there is a public hearing scheduled for March 4, 2026.

I’m truly concerned that this is a horrific burden for the existing residents in this area using Sand Lake Road. We already have a huge problem with 4 schools within a 2 mile radius using Sand Lake Road that cannot handle the traffic flow now. Sand Lake Road is only a two lane road. Any additional traffic would cause a gridlock. Serious consideration of denying this proposal would be for the betterment of this community.

Thank you for your consideration.

Respectfully submitted,
Phila Wilfong
214 Cumberland Cir West
Longwood 32779

a1727419b06e9c2baf_android_aa93c1fd0dae%253A%252F%252Fplay.google.com%252Fstore%252Fapps%252Fdetails%253Fid%253Dcom.acl.mobile.aclapp%2526referrer%253Dutm_source%253Demail_signature_attributionmediator=69%7C0207C5C3aqqqa7c4fbeee

From: Mark Steele
To: Apgar, Kaitlyn
Subject: Sandy Lane Rezoning
Date: Friday, March 13, 2026 7:01:35 PM

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Dear Planning & Zoning Commissioners,

I am a resident of Forest Park Estates which is directly across from the proposed Sandy Land and Sand Lake Road which the developer is seeking to have it rezoned to missing Missing Middle (MM) rezoning for Parcel 07-21-29-300-014A-0000.

Our concerns are:

1. Traffic & Safety: Sand Lake Road and Hunt Club Blvd are already congested. Additional homes will worsen traffic and pose safety risks.
2. Environmental & Drainage Impact: The site is near wetlands and lakes. Increased impervious surfaces will raise the risk of flooding and degrade water quality.
3. Neighborhood Character: The surrounding area is low-density single-family residential with average 90 foot wide lots. MM zoning for this parcel will allow much narrower lots which is incompatible with existing homes in the surrounding area.
4. Infrastructure: Schools, water, sewer, and roads may be overburdened without proper planning.
5. Compliance Issues: The current proposal lacks detailed plans showing compliance with Seminole County's Comprehensive Plan and Missing Middle standards, including buffers, open space, and street connectivity.

I strongly urge the Commission to deny or postpone approval until traffic, drainage, environmental, and neighborhood compatibility concerns are fully addressed.

Thank You,

Mark Steele

From: Danielle Shea
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes Project
Date: Monday, March 16, 2026 12:49:23 AM

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My name is Danielle Shea; I received your email from paperwork I was reviewing for my father. He is aware that I am against the development of the land.

Dear Planning & Zoning Board Members,

I am the daughter of the current property owner of the Sandy Lane Homes Project. I am unable to attend the meeting on April 1st.

I am writing to express concerns regarding the proposed Rezoning.

I am particularly concerned about the following issues:

1. **Traffic and Road Safety:** The property is located on a one-lane road. This road already serves four schools and two churches, generating significant traffic at peak times. Adding additional homes will increase traffic volume substantially, creating safety concerns for children, pedestrians, and existing residents.
2. **Environmental Considerations:** The property is home to multiple gopher tortoises and other wildlife, which could be significantly impacted by dense residential development.
3. **Neighborhood and Community Impact:** Concern for congestion, compatibility with existing homes, and overall community character.

Given these concerns, I respectfully request that the Board carefully evaluate the potential impacts of the proposed rezoning, including traffic studies, environmental review, and community input, before making any recommendation or approval.

I grew up on this land, I know sentiment isn't always considered in decisions like this, while I personally would be extremely sad to see this land developed, it's not just people that will be impacted by the decisions made at this meeting, but the wildlife as well.

Best Regards,

Danielle Shea

From: Jan Duttweiler
To: Apgar, Kaitlyn; Flores, Beatriz
Subject: Sandy Lane rezoning
Date: Saturday, March 28, 2026 3:38:06 PM

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I am opposed to this rezoning. The traffic is already more than our roads can handle. It is my understanding that our schools in the area are already at or above capacity. Has there been any study done concerning any of these problems? Please vote NO to the rezoning.

Jan A Duttweiler

353 Forest Park Circle

Longwood, FL 32779

From: bob beagle
To: Apgar, Kaitlyn
Subject: zoning change
Date: Saturday, March 28, 2026 6:51:49 PM

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Sent from my iPad. I oppose the re-zoning of the Sandy Lane Missing Middle zoning change, because if the re-zoning goes thru and the developer puts in his 20+ homes on that plot of land they will be small or stacked.

Traffic on Sand Lake Road now is a nightmare. MOST any time of the day If you need to make a left out of Forest Park Estates, pack a lunch. With his development in place I can't imagine it at the schools closing times.

The safety concerns are many. For example some children wait for the school bus at that corner. If this change goes thru with his development there will be a lot more. Any way you look at it our neighborhood is in more danger with more cars driving thru it. One of the many kids on their bikes in here could be killed.

I rest my case.

Bob Beagle. March 28 2026
370 Forest Park Circle, Longwood FL 32779

From: Chris Sigafoes
To: Apgar, Kaitlyn
Subject: Sandy Lane zoning change
Date: Monday, March 30, 2026 8:47:01 AM

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Hi there, just dropping a note in regards to our opposition of the Sandy Lane Missing Middle zoning change. Our address is 375 Kapok Ct, Longwood FL 32779~ Sand Lake already has four schools and more traffic because of it. Adding 24 units/apartments/townhomes will drastically increase traffic and crowd schools. Sand Lake entirely consists of single family homes and is beautiful~piling up a bunch of cheap units destroys the neighborhood!! Thank you for your help in denying this request to rezone and build apartments….

Chris Sigafoes
(281)798-7897

From: Usman Ahmed
To: Louis, Lakela; Schafer, Deborah; Flores, Beatriz; Rawlings, Patricia; Graham, Melody; Apgar, Kaitlyn
Cc: mosa jia; dr.anam@heynaturalskincare.com
Subject: Please Deny or Continue Z2025-014 (Sandy Lane Homes Rezone)
Date: Monday, March 30, 2026 10:20:52 AM

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Dear Members of the Planning & Zoning Commission and Board of County Commissioners,

I am writing to urge you to deny, or at minimum continue, Z2025-014, the Sandy Lane Homes Rezone for the property on the west side of Sandy Lane south of Sand Lake Road. The current public record shows too many unresolved issues for this application to move forward responsibly. The March 4, 2026 item was continued to the April 1, 2026 Planning & Zoning hearing.

First, the traffic and safety concerns are already documented by the County. The staff record states that the project would access Sandy Lane and Sand Lake Road, that Sand Lake Road i**s already operating at LOS C to F depending on direction and time of day, and that additional improvements** may be required even though Seminole County has no related improvements programmed in its five-year Capital Improvement Program. Separately, the County's Vision Zero materials identify Hunt Club Boulevard from Wekiva Trail to Sand Lake Road as a priority safety segment, and the County's transportation technical memorandum shows Sand Lake Road segments near Hunt Club Boulevard projected at LOS E and E+10%. Approving added density in a corridor the County already recognizes as congested and safety-sensitive would be premature and irresponsible.

Second, the school review in the public file raises serious concerns. **The County packet states the school impact review is non-binding and that final approval would** still require a School Capacity Availability Letter of Determination. Based on the County record, the school attachment also appears to reference an earlier concept rather than the exact proposal now under consideration. **That is not an adequate basis for rezoning.** The County should not approve increased density while relying on a non-binding and potentially mismatched school analysis.

Third, the drainage and flooding concerns are not minor. The County record states the site is in the **Little Wekiva Drainage Basin, which has limited downstream capacity,** and that onsite retention or a viable outfall with sufficient capacity will be required. Existing residents should not be asked to accept more impervious surface and more runoff risk before a full drainage and downstream-capacity analysis is completed and disclosed.

Fourth, the proposal is incompatible with the established neighborhood pattern. The application is presented as a 24-lot single-family project under the **Missing Middle district, but residents were not given binding commitments on final density, final layout, or final architectural style. That matters because zoning lasts beyond the current concept.**

If the County is unwilling to deny this request, then at minimum any approval should be tied to binding conditions that strictly limit the site to detached single-family homes only, a fixed maximum lot count, meaningful lot-width protections, and substantial landscape buffering.

Finally, this project does not appear to justify its impacts with a strong public benefit. If the application is going to add pressure on already strained roads, schools, drainage systems, and emergency services, then the County should require a complete, internally consistent record before taking action. At this point, the safer and more responsible course is denial or continuance pending updated traffic, school, drainage, and environmental review.

The community meeting minutes reflect that the developer described homes of roughly 3,000 to 4,500 square feet with expected pricing of approximately $800,000 to $1.2 million or more. If this is not truly attainable housing, then the County is being asked to accept the burdens of added traffic, school strain, drainage risk, compatibility concerns, and uncertain environmental impacts without a corresponding public benefit.

“Residents should not be asked to absorb the risks of broader rezoning first and wait for the real answers later.”

Please include this email in the official record for Z2025-014.

Respectfully,

Muhammad Usman Munir & Family

111 Shellie Ct, Longwood, FL 32779

267-474-0724

From: Marcus Watters
To: Apgar, Kaitlyn
Subject: Sandy Lane rezone
Date: Monday, March 30, 2026 10:53:53 AM

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Good morning Kaitlyn,
My name is Marcus Watters.My wife,Darae and I reside at 3306 Sunset View Ct. Longwood which is located in the Sandy Lane community.
I am now retired,but worked in the homebuilding industry my whole career,so I totally understand the need to develope and build communities.
Our concern is the proposed Zoning of Missing Middle.This zoning not only allows the builder to increase the amout of homes than it is currently zoned for,but our biggest concern, is that even though the Developer has promised higher end single family homes,they could also decide to build Multi-family units at their descretion,which would drastically increase the already over loaded traiffic on Sand Lake Rd.Also,with Multi family,it is highly likely these would become rental properties,that don't always maintain the properties up to par.We have already had 3 buglaries in our Community recently and we feel if the County approves this type of Developement,which is clearly not compatable in this area,our crime and traffic issues will increase.We are respectively requesting the County staff to relook at this rezone application and not allow the Missing Middle,but rather a zoning that keeps the sorrounding areas in mind and does not give the Developer the opportunity to bait and switch us with the promise of single family.
Thank you for your time and consideration.

From: Jared McLendon
To: Apgar, Kaitlyn; Flores, Beatriz
Subject: Sandy Lane Homes rezoning
Date: Monday, March 30, 2026 10:57:03 AM

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Good morning,

I'm writing to express my opposition to the rezoning request before the commission on 4/1/26. I live just down the road from Sandy Lane. Respectfully, If this is allowed, I fear it will alter the character of the neighborhoods surrounding this area. In addition to that, it would add even more traffic to an already busy road that has five schools on it.The road is busy enough as it is, and allowing the developer to shrink lot sizes and also possibly change the plan from single family homes to multi unit (town homes, duplexes, triplexes) would worsen the already bad situation. I appreciate the consideration of my objection. I realize that due diligence is being done, but I also do not think everything should come down to "what can make the most money" at the expense of existing residents and schools, which is what it seems this developer is asking for. Thank you for your time and consideration.

Thanks,

Jared McLendon

From: Carmel Saxon
To: Apgar, Kaitlyn
Subject: Development along Sand lake Road - Longwood
Date: Monday, March 30, 2026 12:53:54 PM

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I am opposed to any new developments along Sand lake Road. This two lane road already holds the traffic of three schools, residences and cut through traffic. To ask that it hold more traffic would be detrimental to the residences living in the area.. There are already times in which the road is backed up that I have to work my schedule around these times (around 8:00am around 5:00pm and when the schools are open in the morning and let out in the afternoon, and on early dismissal days)

Please do not approve more growth without a plan to alleviate the present traffic on this small two lane road.

Carmel Saxon
320 Cindy Court
Longwood, FL 32779

From: Roy Lukman
To: Apgar, Kaitlyn
Subject: Sandy Lane property rezoning
Date: Monday, March 30, 2026 1:07:36 PM

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This email is to submit my opposition to the Sandy Lane Missing Middle zoning change. Traffic is already congested due to several preschool and school facilities beyond current residents.

Thank you for your kind attention and consideration.

Roy Lukman
342 Forest Park Circle
Longwood, FL 32779

From: Becky Lukman
To: Apgar, Kaitlyn
Subject: Sandy Lane property rezoning
Date: Monday, March 30, 2026 1:08:36 PM

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This email is to submit my opposition to the Sandy Lane missing middle zoning change.
Traffic is already very congested due to several schools on Sandlake Rd.
There are other concerns that are logical.

Thank you for your consideration of this matter.

Becky LUKMAN

From: DAVID MOLDAU
To: Apgar, Kaitlyn; Flores, Beatriz
Subject: Sandy Lane Homes meeting on 4/1/26 should be postponed until May
Date: Monday, March 30, 2026 3:03:38 PM

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This Wednesday night is the first night of the Jewish Holy Day of Passover. Many Jews around the world celebrate this day with the tradition of having a meal called a Seder. This day marks the Exodus of Jews from Egypt more a than 3,000 years ago. Without going into detail, I urge you to respect this important day and not discuss such an important topic where Jews cannot participate.

I oppose granting the proposed rezoning request.

I live in Forest Park Estates.
Q
David Moldau

From: April Gable
To: Apgar, Kaitlyn
Subject: Opposition Sandy Lane Rezoning
Date: Monday, March 30, 2026 6:27:03 PM

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Dear Kaitlyn,

I am writing to formally express my strong opposition to the proposed rezoning of Sandy Lane.

My primary concern is the existing traffic congestion on Sandlake Road. Having been involved in a serious rollover accident on this road that was not our fault, I am acutely aware of the safety risks. Additionally, many students use this route to attend the various schools located nearby, and increased traffic poses a significant safety threat to them as well.

Furthermore, I disagree with the classification of this project as "affordable housing." It is my understanding that the homes are expected to be priced at one million dollars or more, which does not align with the definition of affordable housing.

If Seminole County approves this rezoning, I believe the county should be held accountable for any future injuries or fatalities that occur on Sandlake Road.

Thank you for taking my opposition into consideration.

Best regards,

April Gable

From: Stephanie Borland
To: Apgar, Kaitlyn
Subject: Opposition to the Sandy Lane Missing Middle Zoning Change
Date: Monday, March 30, 2026 6:52:03 PM

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Hello,

My name is Stephanie Borland, and I live at 118 Shellie Ct, Longwood, which is in the Forest Park Estates subdivision directly across from Sandy Lane. I am writing this email to state my full opposition to this zoning change. I have a daughter who goes to school at Forest Lake Education Center, which is 0.4 miles down Sand Lake Road, on the opposite side of the road from our subdivision. She rides her bike to school, and I have noticed the traffic has becoming ever more congested and dangerous for her to cross the street at the crosswalk, so much so that I have to personally escort her across to ensure her safety and ability to be able to cross at all. There is another school directly across Sand Lake from us, PACE Brantley, so those 2 schools in close proximity to the addtional subdivisions make the traffic an absolute nightmare. The line of cars backs up all the way to the Hunt Club intersection. My daughter's school recently built a new addition to their campus, but administration and their board were told that they had to cap their student body and were not allowed to accept any further students due to traffic/road constraints. So I honestly cannot understand how rezoning to a classification that would allow townhomes, condos, more houses on smaller plots, etc could even be considered based on the above information. I strongly oppose this rezoning.

Thank you for your attention to this matter.

Stephanie Borland

From: Maria Delose
To: Apgar, Kaitlyn
Cc: Ralph Delose
Subject: Sandy Lane Homes Rezoning
Date: Monday, March 30, 2026 8:02:38 PM

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Dear Kaitlyn Apgar,
We are writing to you to express our concerns over the change in the zoning on Sandy Lane Homes from R-1AA to "Missing Middle". We live in the Wekiva Hunt Club Community just up the road where we travel on Sand Lake Road daily. Our concerns are regarding the increased traffic that this would create on this 2 lane road with several schools just down the road including Lake Brantley HS. Other concerns involve the additional burden on the crowded schools in this area as well as the loss of this pasture land with many mature trees. When we get a lot of rain much is absorbed by that land and those trees. Without them there, the very low spot on Sand Lake Road that accumulates a large section of flooded roadway will only get worse. This is right near the Forest Lake Elementary School on that road and several housing developments.

We have enjoyed the natural beauty of our Wekiva area for 40 years. Please help to keep what remaining undeveloped land remains surrounding the Wekiva State Park etc.

Thank you for your consideration,
Ron and Maria Delose

From:	Caleb Williams
To:	Apgar, Kaitlyn
Cc:	Crucely De Leon G.
Subject:	Opposition to Sandy Lane Missing Middle Rezoning
Date:	Monday, March 30, 2026 9:49:05 PM
Attachments:	Outlook-Social lin.png Outlook-5svftov3.png Outlook-Link Insta.png Outlook-The Tweet .png Outlook-qrvim0yw.png

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Dear Ms. Apgar,

My name is Caleb Williams. My wife Crucely and I have lived at 1231 Oak Haven Dr for approximately six years. I am writing to formally oppose the proposed Sandy Lane Missing Middle rezoning.

Sand Lake Road is already heavily congested, particularly during peak hours, and the requested rezoning would add significant traffic without clearly defined or enforceable infrastructure improvements. While the applicant references an initial plan for 24 units, the rezoning itself creates permanent development rights, allowing future increases in density that could further intensify traffic and strain existing road capacity.

This area has an established neighborhood character that reflects lower-density residential use and contributes directly to the overall quality of life for current residents. Introducing Missing Middle zoning at this location represents a substantial change in land use that is incompatible with the surrounding area and inconsistent with reasonable expectations of existing homeowners.

Pedestrian safety is also a serious concern. Residents frequently walk along Sandy Lane and nearby streets, and increased traffic volumes would heighten safety risks in an area not designed for higher-density residential use.

For these reasons, I respectfully request that **Seminole County Planning and Zoning** deny the proposed rezoning. The request does not sufficiently address transportation impacts, pedestrian safety, neighborhood compatibility, or the long-term quality of life for existing residents.

Thank you for your time and consideration. Please include this correspondence in the official record for the April 1 Planning and Zoning meeting.

Sincerely,

Caleb & Crucely Williams
1231 Oak Haven Dr

Caleb Williams | Service Manager
Office: 800-263-2206
Mobile: 501-517-4247
www.SSIservices.com
cwilliams@ssiservices.com



SSI Services



From: Kat Harden
To: Apgar, Kaitlyn; Flores, Beatriz
Subject: Say NO to Sandy Lane Rezone
Date: Tuesday, March 31, 2026 12:38:13 PM

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For so many reasons and ALL of which I am sure you have heard, this zoning change should NOT happen. I live around the corner from there. It is already a nightmare on school days, added traffic is only going to make it less safe for those children who walk or ride their bikes to school. I have 5 kids and while they have graduated, all of them either had to walk or ride a bike to get to LBHS at one point in time. That means if I sell my home, and a new family arrives they will also be subject to this added risk with so many more residents trying to get to work or school in the morning and after school. In the meantime, while I still live here, I cannot even imagine the burden (YES BURDEN) the added traffic, construction trucks, will add to those who drive their kids to school (Which I also did many many times and from my house on Hollow Branch Rd to school it was a 35 minutes round trip to go less than 4 miles. A plumber who has worked on the existing home over there on the property that is in question has already expressed grave concerns over the drainage, and simply put, this will be a disaster for unsuspecting buyers who purchase proposed properties. It will put a burden on many people from what he stated.

4 schools on Sand Lake Road is enough!! The zoning should remain AS IT CURRENTLY IS.

Thank-you for reading, and considering all of the others who didn't get the opportunity to send emails but I do not know a single neighbor who is for this.

From: Robert Clark
To: Apgar, Kaitlyn
Subject: Rezoning of property on Sandy Lane
Date: Tuesday, March 31, 2026 2:00:39 PM

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Ms. Apgar,

I would like to voice my opposition to the rezoning of the property on Sandy Lane. My family has lived at Kapok Court for over 30 years. I have seen the traffic increase exponentially. This rezoning would not help or enhance the community. Please deny the request.

Sincerely,

Robert Craig Clark
Robert Craig Clark Family
Longwood, Florida
32779

407-869-6143

From: Dorothy Grice
To: Apgar, Kaitlyn
Subject: Sandy Lane Zoning Meeting April 1st
Date: Tuesday, March 31, 2026 2:44:50 PM

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Dear Kaitlyn Apgar, Senior Planner

We have just heard about this zoning meeting regarding the property on Sandy Lane off of Sand Lake Road.

We live at 804 Gullberry Lane in the Northwood Subdivision. We have lived here for over 20 years. Our children went to the schools near our home. We live across the street from Lake Brantley High and behind Forest City Elementary. Both of which are on Sand Lake Road. We use Sand Lake Road almost everyday and we have experienced a lot of traffic. It is a concern right now. The proposed zoning would create a significant problem and we believe will impact everyone that lives and travels near or on Sand Lake Road.

We can't imagine what the traffic would be like if the new zoning at Sandy Lane was used to build a lot more homes. My husband and I prefer that
less building would go on that property.

Thank you for your consideration,

Rex and Dorothy Grice
804 Gullberry Lane
Northwood Subdivision

From: Kent Foreman
To: Apgar, Kaitlyn
Subject: Sandy Lane Rezoning
Date: Tuesday, March 31, 2026 4:10:24 PM

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Good afternoon.

This email is being sent to you regarding the Sandy Lane Rezoning that is scheduled to be heard before the Planning and Zoning Commission on Wednesday, April 1st.

I have been a resident of the Sand Lake Road community for over 40 years and currently live just down Sand Lake Road from this site in the Terra Oaks community. We are in **opposition** to this rezoning to Missing Middle Housing. We believe that this zoning will allow for significantly smaller lots than are common is this area of the county, as well as containing the option for attached SF dwellings that are not currently found in this part of our community. This lack of consistently in zoning is a major concern.

In addition, the existing traffic problems along Sand Lake Road will only be worsened by this additional density that is being sought. A solution to our long-running traffic issues should be addressed prior to any new developments being by the County.

We strongly urge the County staff to recommend against this rezoning and the Board members to vote against it as well.

Thank you for your attention to this matter.

Kent Foreman
kentforeman@gmail.com
407-456-0119

From: karenob143@gmail.com
To: Apgar, Kaitlyn
Subject: Sandy Lane "Missing Middle" Rezoning Request
Date: Tuesday, March 31, 2026 4:40:38 PM

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Dear Ms. Apgar,

Please accept this email as my written opposition to the Sandy Lane Development "Missing Middle" rezoning designation. My reasons for this request are as follows:

- Surrounding zoning consistency: as a local family resident, I am not in favor of mixed zoning designations.
- Infrastructure Capacity: this local area is already densely populated and will add further burdens to local infrastructure resources.
- Traffic and access considerations: as a local resident, I can personally say that we already experience significant traffic congestion and safety issues due to: 4 local schools, existing significant housing saturation, as well as two houses of worship. Additional "Missing Middle" housing will add even more congestion to this already extremely busy 1-lane-per-direction roadway.
- Stormwater drainage and aquifer basin concerns: significant rain storms already cause local flooding issues; designating Sandy Lane with "Missing Middle" rezoning will significantly impact the already-burdened system.
- Lot Width Capacity: smaller homes on smaller lot sizes will substantially increase infrastructure and traffic congestion concerns.

I urge you to vote "NO" to the Sandy Lane "Missing Middle" rezoning designation. Thank you for your attention to my request.

Karen O'Brien
254 N. Castleford Ct
Longwood, FL 32779
321.356.8116

From: Karen Beth Arace
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes Rezoning meeting-letter
Date: Tuesday, March 31, 2026 8:01:20 PM

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Dear Members of the Seminole County Zoning Board,

We are writing to formally express our strong opposition to the proposed zoning change scheduled for discussion at your April 1st meeting. While we regret that we are unable to attend due to the observance of Passover, we want our concerns to be clearly entered into the record.

The proposed shift to "missing middle" zoning in the area adjacent to our neighborhood raises serious and immediate concerns—particularly regarding traffic congestion and the fundamental character of our community.

First and foremost, the existing roadway infrastructure is already under significant strain. The two-lane road serving this area routinely experiences heavy traffic and delays. Increasing residential density through the introduction of duplexes and triplexes will inevitably add a substantial number of additional vehicles to a system that is already overburdened. This is not a speculative concern—it is a predictable and measurable consequence of higher-density development. Without a comprehensive and realistic plan to address traffic capacity, safety, and flow, this proposal risks creating daily congestion issues that will negatively impact residents' quality of life.

Equally concerning is the incompatibility of this proposed zoning with the established character of the surrounding neighborhood. This area has long been defined by low-density, single-family homes. My family, like many others, made a deliberate decision nearly 20 years ago to invest in this community specifically because of its quiet, low-density nature—an environment we believed would remain stable for raising our families. Introducing higher-density housing such as duplexes and triplexes fundamentally alters that character and undermines the expectations of long-standing residents.

Additionally, the proposed "missing middle" zoning is not compatible with the future land use designation and existing zoning codes governing this area. The change would permit smaller lot sizes, higher-density residential structures such as duplexes and triplexes, and potentially non-single-family uses that are inconsistent

with both the current zoning and the surrounding development pattern.

Based on the developer's own proposed site layouts, there is no demonstrated necessity for this zoning change, as single-family residential lots are clearly feasible and appropriate for this property. This raises serious concerns that the intent of the rezoning is not to develop compatible single-family homes, but rather to introduce higher-density and potentially non-compatible uses that would not otherwise be permitted. Such a shift is fundamentally inconsistent with the established future land use map and the existing single-family residential character of the area. **For these reasons, this rezoning request—and any associated variance—should not be approved.**

Zoning decisions should respect not only future growth but also the integrity of existing communities. This proposal, as it stands, does neither. It disregards the limitations of current infrastructure and dismisses the established residential pattern that has defined this area for decades.

I strongly urge the Board to reject this zoning change.

Thank you for your time and consideration of this matter.

Karen and Dirk Arace
3563 Terra Oaks ct.
Longwood, FL. 32779

From: Stefanie Eger
To: Apgar, Kaitlyn; JD Eger
Subject: Opposition to Sandy Lane Re-zoning
Date: Tuesday, March 31, 2026 9:31:54 PM

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Dear Ms.Apgar,

I am writing to formally express my opposition to the proposed rezoning of the Sandy Lane area under the “Missing Middle” zoning change.

While I understand the intention behind increasing housing options, I have serious concerns about the impact this proposal will have on our existing community—particularly regarding traffic congestion, neighborhood accessibility, and safety.

First, traffic along Sand Lake Road has already increased significantly in recent years. The roadway frequently experiences congestion during peak hours, making daily commutes more difficult and time-consuming. Adding additional residential density through this rezoning will inevitably increase the number of vehicles entering and exiting the area, further straining an already overburdened corridor.

Second, as residents of the Forest Park Estates neighborhood we already experience difficulty safely exiting onto Sand Lake Road. Increased traffic volume will only worsen these conditions, creating longer delays and increasing the risk of accidents. This is especially concerning for families who rely on safe and efficient access for work, school, and emergency situations.

Finally, I am deeply concerned about the safety of children in our neighborhood. Forest Park Estates is currently a family-oriented community where our children regularly play outside, ride bikes, and walk within the neighborhood. I would deeply hate to take that away. Increased traffic flow and density raise the likelihood of speeding, distracted driving, and overall unsafe conditions for young residents. Preserving a safe environment for children should be a top priority in any planning decision.

For these reasons, I respectfully urge you to reconsider or deny the proposed rezoning of Sandy Lane. Any future development plans should prioritize infrastructure improvements, traffic mitigation strategies, and the preservation of neighborhood safety and character before increasing residential density.

Thank you for your time and consideration of this important matter.

Sincerely,
JD and Stefanie Eger
325 Cindy Court
Longwood, FL 32779

Stefanie Eger

From: billie lee young
To: Apgar, Kaitlyn
Cc: Flores, Beatriz
Subject: 4/1 rezoning opposition
Date: Tuesday, March 31, 2026 11:30:08 PM

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Good evening,
I am reaching out in opposition of the rezoning of the Sandy Lane Homes.
My husband and I moved to this area for the quiet and safe neighborhood, as well as the beauty that the large lots create. As newly weds, we struggled to find the best neighborhood we could afford to start our family.
We have grown to love our community. We now have 3 children who attend schools in the area. They also enjoy biking and visiting the nearby parks and libraries. Over the years, the streets have grown busier. Our schools are crowded. The traffic to get our children to school and to drive ourselves to work has grown tremendously. At this time, there are already 4 schools in that area. Additionally, there is a preschool and place of religious worship. Drivers are making unsafe choices to cut around stopped traffic. I deeply fear that the safe and quiet streets that we moved here for will be completely nonexistent if a rezoning occurs that permits a more dense population to move in. I worry about the safety of the young drivers in my family and bicyclists. Additionally, I believe that there needs to zone consistency in the surrounding areas. Please consider the major effects on the daily lives that will occur on the current residents in this community. I am saddened by the thought. I appreciate your time and attention in this matter.

Sincerely,
Billie Young
325 Wekiva Cove Road
Longwood, Florida 32779

Good evening,
Senior Planner Kaitlyn Apgar () and to

Commissioner Lee Constantine's executive assistant Beatriz Flores
(bflores@seminolecountyfl.gov) expressing
your opposition to the rezoning request.
Sent from my iPhone

From: Robert Clark
To: Apgar, Kaitlyn
Subject: Rezoning of property on Sandy Lane
Date: Wednesday, April 1, 2026 9:46:18 AM

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Ms. Apgar,

I would like to voice my opposition to the rezoning of the property on Sandy Lane. My family has lived at Kapok Court for over 30 years. I have seen the traffic increase exponentially. This rezoning would not help or enhance the community. Please deny the request.

Sincerely,

Robert Craig Clark

Robert Craig Clark
Kapok Court
Longwood Fl 32779

From: Marianne Murphy
To: Apgar, Kaitlyn
Subject: Rezoning of Land on Sandy Lane
Date: Wednesday, April 1, 2026 10:49:26 AM

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Dear Ms. Apgar:

I have lived in the Forest Park Estates subdivision for 30 years. This subdivision is directly across Sandlake Road from the proposed new subdivision. I oppose the rezoning of the property on Sandy Lane.

There are many reasons for my opposition, but I will limit my remarks to one of the most obvious problems. There are 4 schools along the approximate 2 mile stretch of Sandlake Road between SR 434 and Hunt Club Blvd. The traffic is so bad during the afternoons when each school gets out, I find myself doing mental gymnastics as to when I should leave my house to be on time for any appointments. During rush hour it is becoming more and more difficult to get out of any of the many subdivisions along Sandlake Road because the only egress from the subdivisions is onto Sandlake Road. To add another subdivision whose density is much greater than the typical subdivision will only aggravate the problems.

I ask that the County not change the zoning.

Yours truly,
Marianne Murphy

From: S.THOMAS
To: Apgar, Kaitlyn
Subject: Opposition to rezone request - Sandy Lane
Date: Wednesday, April 1, 2026 11:44:19 AM

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Dear Kaitlyn Apgar,

I am writing to express my opposition to the request by a builder/developer to rezone Sandy Lane to “Missing Middle” for the following reasons:

- Increased traffic on Sand Lake Road, which is already unable to handle current volumes
- Added strain on our community infrastructure and local schools
- Proposed housing types (townhomes, duplexes, etc.) do not align with the character of the surrounding area
- Additional stress on existing water and sewer systems

Additionally, I believe this proposal would negatively impact neighboring communities if approved. It is important that we preserve the limited remaining land and prioritize more environmentally responsible development. Estate-style single-family homes would be a more appropriate fit for this area.

I am also concerned that this proposal primarily serves the financial interests of builders and developers, without sufficient consideration for how it will affect residents’ daily lives. Sand Lake Road is already heavily traveled and becomes dangerously congested, particularly during FLEC and PACE morning/dismissal times.

Rather than increasing density, I urge the county to focus on improving the safety and functionality of Sand Lake Road to better serve the existing community.

Thank you for your time and consideration.

Sincerely,

Stephanie Thomas

407-620-8659

From: Pamela Heers
To: Apgar, Kaitlyn
Subject: Oppose the proposed rezoning of Sandy Lane
Date: Wednesday, April 1, 2026 11:52:48 AM

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Dear Kaitlyn Apgar,

I am writing to formally oppose the proposed rezoning of Sandy Lane to “Missing Middle.”

Sand Lake Road is already operating beyond safe capacity, and additional density will significantly worsen traffic conditions. This proposal would also place increased strain on local schools, infrastructure, and water/sewer systems. Furthermore, the inclusion of townhomes and duplexes is not consistent with the established character of the surrounding area.

This rezoning prioritizes development interests while placing the burden of overcapacity and safety concerns on existing residents.

For these reasons, I respectfully urge you to deny this rezoning request.

Sincerely,
Pamela Heers

407-341-0444

From: Laurie Mulholland
To: Apgar, Kaitlyn
Subject: Sandy Lane rezoning
Date: Wednesday, April 1, 2026 12:19:41 PM

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Good afternoon,
I am writing to oppose the missing middle rezoning request. I have attached pictures of the current traffic problems. I am opposed to a large number of housing being built there simply because if emergency vehicles need to help any child at the 4 schools located on this road, they will not reach them in a reasonable and responsible manner. Please do not let this happen. This is an everyday occurrence. Cars blocking road, using middle turning lane to go around standing traffic. Please vote no.
Laurie Mulholland-
Sandy Lane Reserve- Sunset View Ct

Sent from my iPhone

From: K J
To: Apgar, Kaitlyn
Subject: Sandy Lane
Date: Wednesday, April 1, 2026 1:13:12 PM

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Good afternoon, My name is Ken James, 391 Kapok Ct. There's currently 4 schools within 1.3 miles on Sand Lake Rd. It's a risky event every time we try to exit onto Sand Lake Rd. Any additional housing will increase the risk of an accident.

Thanks,

Sent from my iPhone

From: Edward Young
To: Apgar, Kaitlyn; Flores, Beatriz
Subject: Sandy Lane - Missing Middle Rezoning
Date: Wednesday, April 1, 2026 12:27:35 PM

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Mrs. Apgar

I am writing to formally express my opposition to the proposed Sandy Lane "Missing Middle" rezoning plan. As a resident of Wekiva Cove, I have serious concerns about the potential impacts this change would have on our community.

First and foremost, public safety is a major concern. Increasing residential density without a clear and sufficient plan to support emergency services, law enforcement, and overall neighborhood safety could place current and future residents at risk. Our area was not originally designed to accommodate higher-density development, and the strain on safety resources is a significant issue.

Additionally, the existing infrastructure is not equipped to handle the increased demand that would come with this rezoning. Roads, drainage systems, utilities, and public services are already under pressure. Expanding housing density without corresponding infrastructure improvements could lead to long-term problems that negatively affect quality of life.

Traffic is another critical concern. The proposed changes would likely result in a substantial increase in traffic volume, particularly along Sand Lake and surrounding roads. This raises concerns not only about congestion but also about pedestrian safety, school traffic, and emergency vehicle access. The current traffic patterns are already challenging at peak times, and this plan could significantly worsen those conditions.

As a homeowner in Wekiva Cove, I am deeply invested in preserving the safety, character, and functionality of our community. I respectfully urge you to take into account these concerns of residents who will be directly impacted.

Thank you for your time and consideration.

Sincerely,

Ed Young
325 Wekiva Cove Road
Longwood, FL 32779

From: Marlene Alderman
To: Apgar, Kaitlyn
Subject: Rezoning of Sandy Lane & Sand Lake Rd.
Date: Wednesday, April 1, 2026 1:47:39 PM

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My name is Marlene Alderman 425 Ruth Street Longwood, FL 32779 I am opposed to the rezoning of Sandy Lane & Sand Lake Rd. I have resided here for 47 years. Even with a Seminole County deputy directing traffic before and after school let's out it is next to impossible to egress from my street onto Sand Lake Rd. during those hours. We are on a dead end street with only one way out to Sand Lake Rd

There are 4 schools & 2 churches on Sand Lake Rd. The traffic is already at a over populated amount at the present. I urge the board not to change the zoning from single family homes. Thank you. Marlene Alderman

From: thelastsprinkle
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Wednesday, April 1, 2026 2:30:16 PM

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Good afternoon. My name is Nancy Alexandra Scroggins and I have been a home owner in the Civic Association of West Lake Brantley since 2001. I would like to share some grievances regarding the Sandy Lane Homes expansion project. I live down West Lake Brantley Drive past Jennifer Estates and had to weather the approval of The Retreat several years back, which worsened the problem that I am going to discuss.

It is nearly impossible to turn onto Sandlake from West Lake Brantley Rd during high traffic times. Sandlake is bumper is bumper and people stop in the middle of the road blocking this intersection everyday (the police dept has done nothing about this despite complaints). It also gridlocks at Lake Brantley High School, Forest City Elementary, and (even more infuriating) Forest Lake Academy. Pace Academy is also located in this short stretch, which further contributes to the traffic jam. There are four schools on one 2-lane road within a 1 mile stretch. How is it even possible that this new development is even being considered? Where are the traffic surveys? It's already a huge problem that has NOT been addressed. Furthermore, the policeman present at the east end of Forest Lake Academy is only there to facilitate the exit of cars from the school. Meanwhile, at the west entrance to the school, anyone traveling east*** or west on Sandlake is stuck waiting on cars trying to turn into the school. The school's carline is not long enough to accommodate the cars, further backing up Sandlake in both directions. This has been a nightmare for me trying to pick up my children from Wekiva Elementary as well as other errands. EVERYONE in this area is affected by this. Moreover, with more westward development, people have been using Sandlake as a cut through (especially during the arduous road work over the past 1.5 + years along SR 434 and at the corner of SR 434 and SR 436).

I am begging you NOT to approve this. I have had to work with my employer about my starting work time due to the morning traffic. In the event of an emergency, when EMS or firetrucks need to access the neighborhoods around these schools, there is going to be a significant delay in care. I work in the ICU. I know how important every minute is during emergencies. PLEASE DON'T APPROVE THIS.

Thank you for your consideration,

N. Alexandra Scroggins
2231 West Lake Brantley Drive
Longwood, FL 32779
407-718-0184

Sent from my Galaxy

From: Pam Tapley
To: Apgar, Kaitlyn
Cc: Flores, Beatriz
Subject: Sandy Lane and Sand Lake Road project
Date: Wednesday, April 1, 2026 1:37:00 PM

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I am writing on behalf of Pace Brantley Preparatory School and as a concerned member of the Sand Lake Road corridor community to formally express our objection to the proposed rezoning of the property located at Sand Lane and Sand Lake Road to "Missing Middle" designation.

While we understand and respect the need for thoughtful residential development in our growing community, we believe this particular rezoning request raises serious concerns that warrant careful consideration before any approval is granted.

NEIGHBORHOOD CHARACTER & PRECEDENT

Many residents in the surrounding area are deeply concerned that approving this rezoning would permanently alter the established character of the neighborhood. Perhaps more significantly, approval of this request could set a precedent that invites nearby property owners to pursue similar rezoning along the same corridor. Based on properties currently listed for sale between Sandy Lane and Hunt Club Boulevard, conservative projections suggest that a ripple effect of similar rezoning requests could result in at least 50 new homes all relying solely on Sand Lake Road for access. Should currently vacant or agriculturally zoned properties in the area follow suit, that number could climb as high as 90 new dwellings.

TRAFFIC SAFETY — A CRITICAL CONCERN

This is where our concern becomes urgent. Sand Lake Road currently serves as the primary access road for four schools in this corridor, including our own campus. Traffic congestion during school arrival and dismissal hours is already a well-documented challenge for families, staff, and emergency vehicles alike. The addition of dozens — potentially nearly 100 — new residential units, each generating daily vehicle trips, would place an unacceptable burden on an infrastructure that is simply not designed to absorb that volume.

Beyond congestion, we must speak plainly about safety. Our students travel Sand Lake Road daily on foot, by bicycle, and on motorized bikes. In the past year alone, two of our students were struck by vehicles pulling out of side streets along this road. Two students. That is not a statistic — those are children who were injured in our community. We cannot in good conscience remain silent about the real and present danger that a significant increase in traffic would pose to the young people who walk and ride along this road every single day.

Sand Lake Road cannot safely absorb additional, unnecessary traffic volume particularly in such close proximity to multiple active school campuses.

REQUEST

We respectfully urge the Planning and Zoning Department to:

1. Deny the current rezoning request or defer approval pending a comprehensive traffic impact study of the Sand Lake Road corridor.
2. Engage school administrators and neighborhood residents in any future discussions regarding development along this corridor.
3. Consider the cumulative impact of potential follow-on rezoning requests, not just the immediate application before you.

We are committed to working collaboratively with the city and neighboring stakeholders on solutions that support responsible growth while protecting the safety of our students and community members. We welcome the opportunity to meet with you directly to discuss these concerns further.

Thank you for your time and your service to our community. We trust that the safety of the children in this corridor will be given the weight it deserves in your deliberations.

Respectfully submitted,

Pam Tapley
Head of School
ptapley@pacebrantley.org | (407) 869-8882



Pace Brantley Preparatory School prepares students with learning disabilities for individual success in college and/or career readiness.
www.pacebrantley.org

Facebook | Instagram

From: PlanDesk
To: Apgar, Kaitlyn
Subject: FW: April 1 rezoning meeting
Date: Wednesday, April 1, 2026 3:14:25 PM

Hey Kaitlyn,

Please see email.

Thank you,

Thank you and have a great day!
==========
Heather Ryan
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East First Street Room 2028
Sanford, FL 32771
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

-----Original Message-----
From: Kathryn Szafranski <kszafranski@msn.com>
Sent: Wednesday, April 1, 2026 3:01 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: April 1 rezoning meeting

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Re Sand Lake Rd. , Longwood rezoning meeting.
This is inconsiderate timing on Passover and during Holy Week.
This meeting should be rescheduled so more interested parties may attend.

Kathryn Szafranski
Sent from my iPhone

From: Bob Murphy
To: Apgar, Kaitlyn
Subject: Rezoning of Land on Sandy Lane
Date: Wednesday, April 1, 2026 3:29:43 PM

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Dear Ms. Apgar:

I live in Forest Park Estates which is directly opposite Sandy Lane. My main concern with the change in zoning to allow higher density housing is that Sand Lake Road can not accommodate the increased traffic flow. Right now, during rush hour and school discharge hours, it is almost impossible to leave my development -- I can't imagine how it would be with another (high density) sub-division.

A second concern is that I expect my property value will decrease due to higher density zoning right next door.

I see no positive reasons for making this change and I would like to go on record as being against this change.

Sincerely,
Robert Murphy

From: Ryan and Zaghie Peterson
To: Apgar, Kaitlyn; Flores, Beatriz; Constantine, Lee
Subject: Continued Opposition: Rezoning Request for Sand Lake Road / Hunt Club
Date: Wednesday, April 1, 2026 3:42:19 PM

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Dear Commissioner Constantine,

As the discussion continues regarding The Sandy Lane Homes' rezoning proposal near the intersection of Sand Lake Road and Hunt Club, I am writing to reiterate my strong opposition to this project.

The primary concern remains the physical capacity of our infrastructure. This corridor is already pushed to its limit by daily school traffic, preschool drop-offs, and commuters. Adding a high-density, multi-family development would introduce dozens of additional vehicles to an area that is already a persistent bottleneck. For residents whose only exit is onto Sand Lake Road, this isn't just an inconvenience: it's a safety issue that impacts emergency access and daily transit.

I urge you to prioritize the safety and quality of life of current residents by rejecting this rezoning request.

Best regards,

Zaghie Peterson and Ryan Peterson

From: Edward Young
To: Apgar, Kaitlyn; Flores, Beatriz
Subject: Sandy Lane - Missing Middle Rezoning
Date: Wednesday, April 1, 2026 12:27:35 PM

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Mrs. Apgar

I am writing to formally express my opposition to the proposed Sandy Lane "Missing Middle" rezoning plan. As a resident of Wekiva Cove, I have serious concerns about the potential impacts this change would have on our community.

First and foremost, public safety is a major concern. Increasing residential density without a clear and sufficient plan to support emergency services, law enforcement, and overall neighborhood safety could place current and future residents at risk. Our area was not originally designed to accommodate higher-density development, and the strain on safety resources is a significant issue.

Additionally, the existing infrastructure is not equipped to handle the increased demand that would come with this rezoning. Roads, drainage systems, utilities, and public services are already under pressure. Expanding housing density without corresponding infrastructure improvements could lead to long-term problems that negatively affect quality of life.

Traffic is another critical concern. The proposed changes would likely result in a substantial increase in traffic volume, particularly along Sand Lake and surrounding roads. This raises concerns not only about congestion but also about pedestrian safety, school traffic, and emergency vehicle access. The current traffic patterns are already challenging at peak times, and this plan could significantly worsen those conditions.

As a homeowner in Wekiva Cove, I am deeply invested in preserving the safety, character, and functionality of our community. I respectfully urge you to take into account these concerns of residents who will be directly impacted.

Thank you for your time and consideration.

Sincerely,

Ed Young
325 Wekiva Cove Road
Longwood, FL 32779

From: Marlene Alderman
To: Apgar, Kaitlyn
Subject: Rezoning of Sandy Lane & Sand Lake Rd.
Date: Wednesday, April 1, 2026 1:47:39 PM

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My name is Marlene Alderman 425 Ruth Street Longwood, FL 32779 I am opposed to the rezoning of Sandy Lane & Sand Lake Rd. I have resided here for 47 years. Even with a Seminole County deputy directing traffic before and after school let's out it is next to impossible to egress from my street onto Sand Lake Rd. during those hours. We are on a dead end street with only one way out to Sand Lake Rd

There are 4 schools & 2 churches on Sand Lake Rd. The traffic is already at a over populated amount at the present. I urge the board not to change the zoning from single family homes. Thank you. Marlene Alderman

From: thelastsprinkle
To: Apgar, Kaitlyn
Subject: Sandy Lane Homes
Date: Wednesday, April 1, 2026 2:30:16 PM

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Good afternoon. My name is Nancy Alexandra Scroggins and I have been a home owner in the Civic Association of West Lake Brantley since 2001. I would like to share some grievances regarding the Sandy Lane Homes expansion project. I live down West Lake Brantley Drive past Jennifer Estates and had to weather the approval of The Retreat several years back, which worsened the problem that I am going to discuss.

It is nearly impossible to turn onto Sandlake from West Lake Brantley Rd during high traffic times. Sandlake is bumper is bumper and people stop in the middle of the road blocking this intersection everyday (the police dept has done nothing about this despite complaints). It also gridlocks at Lake Brantley High School, Forest City Elementary, and (even more infuriating) Forest Lake Academy. Pace Academy is also located in this short stretch, which further contributes to the traffic jam. There are four schools on one 2-lane road within a 1 mile stretch. How is it even possible that this new development is even being considered? Where are the traffic surveys? It's already a huge problem that has NOT been addressed. Furthermore, the policeman present at the east end of Forest Lake Academy is only there to facilitate the exit of cars from the school. Meanwhile, at the west entrance to the school, anyone traveling east*** or west on Sandlake is stuck waiting on cars trying to turn into the school. The school's carline is not long enough to accommodate the cars, further backing up Sandlake in both directions. This has been a nightmare for me trying to pick up my children from Wekiva Elementary as well as other errands. EVERYONE in this area is affected by this. Moreover, with more westward development, people have been using Sandlake as a cut through (especially during the arduous road work over the past 1.5 + years along SR 434 and at the corner of SR 434 and SR 436).

I am begging you NOT to approve this. I have had to work with my employer about my starting work time due to the morning traffic. In the event of an emergency, when EMS or firetrucks need to access the neighborhoods around these schools, there is going to be a significant delay in care. I work in the ICU. I know how important every minute is during emergencies. PLEASE DON'T APPROVE THIS.

Thank you for your consideration,

N. Alexandra Scroggins
2231 West Lake Brantley Drive
Longwood, FL 32779
407-718-0184

Sent from my Galaxy

From: Pam Tapley
To: Apgar, Kaitlyn
Cc: Flores, Beatriz
Subject: Sandy Lane and Sand Lake Road project
Date: Wednesday, April 1, 2026 1:37:00 PM

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I am writing on behalf of Pace Brantley Preparatory School and as a concerned member of the Sand Lake Road corridor community to formally express our objection to the proposed rezoning of the property located at Sand Lane and Sand Lake Road to "Missing Middle" designation.

While we understand and respect the need for thoughtful residential development in our growing community, we believe this particular rezoning request raises serious concerns that warrant careful consideration before any approval is granted.

NEIGHBORHOOD CHARACTER & PRECEDENT

Many residents in the surrounding area are deeply concerned that approving this rezoning would permanently alter the established character of the neighborhood. Perhaps more significantly, approval of this request could set a precedent that invites nearby property owners to pursue similar rezoning along the same corridor. Based on properties currently listed for sale between Sandy Lane and Hunt Club Boulevard, conservative projections suggest that a ripple effect of similar rezoning requests could result in at least 50 new homes all relying solely on Sand Lake Road for access. Should currently vacant or agriculturally zoned properties in the area follow suit, that number could climb as high as 90 new dwellings.

TRAFFIC SAFETY — A CRITICAL CONCERN

This is where our concern becomes urgent. Sand Lake Road currently serves as the primary access road for four schools in this corridor, including our own campus. Traffic congestion during school arrival and dismissal hours is already a well-documented challenge for families, staff, and emergency vehicles alike. The addition of dozens — potentially nearly 100 — new residential units, each generating daily vehicle trips, would place an unacceptable burden on an infrastructure that is simply not designed to absorb that volume.

Beyond congestion, we must speak plainly about safety. Our students travel Sand Lake Road daily on foot, by bicycle, and on motorized bikes. In the past year alone, two of our students were struck by vehicles pulling out of side streets along this road. Two students. That is not a statistic — those are children who were injured in our community. We cannot in good conscience remain silent about the real and present danger that a significant increase in traffic would pose to the young people who walk and ride along this road every single day.

Sand Lake Road cannot safely absorb additional, unnecessary traffic volume particularly in such close proximity to multiple active school campuses.

REQUEST

We respectfully urge the Planning and Zoning Department to:

1. Deny the current rezoning request or defer approval pending a comprehensive traffic impact study of the Sand Lake Road corridor.
2. Engage school administrators and neighborhood residents in any future discussions regarding development along this corridor.
3. Consider the cumulative impact of potential follow-on rezoning requests, not just the immediate application before you.

We are committed to working collaboratively with the city and neighboring stakeholders on solutions that support responsible growth while protecting the safety of our students and community members. We welcome the opportunity to meet with you directly to discuss these concerns further.

Thank you for your time and your service to our community. We trust that the safety of the children in this corridor will be given the weight it deserves in your deliberations.

Respectfully submitted,

Pam Tapley
Head of School
ptapley@pacebrantley.org | (407) 869-8882



Pace Brantley Preparatory School prepares students with learning disabilities for individual success in college and/or career readiness.
www.pacebrantley.org

Facebook | Instagram

From: PlanDesk
To: Apgar, Kaitlyn
Subject: FW: April 1 rezoning meeting
Date: Wednesday, April 1, 2026 3:14:25 PM

Hey Kaitlyn,

Please see email.

Thank you,

Thank you and have a great day!
==========
Heather Ryan
Plan Desk
Development Services | Planning & Development
O: (407) 665-7371
1101 East First Street Room 2028
Sanford, FL 32771
plandesk@seminolecountyfl.gov
www.seminolecountyfl.gov

-----Original Message-----
From: Kathryn Szafranski <kszafranski@msn.com>
Sent: Wednesday, April 1, 2026 3:01 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: April 1 rezoning meeting

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Re Sand Lake Rd. , Longwood rezoning meeting.
This is inconsiderate timing on Passover and during Holy Week.
This meeting should be rescheduled so more interested parties may attend.

Kathryn Szafranski
Sent from my iPhone

From: Bob Murphy
To: Apgar, Kaitlyn
Subject: Rezoning of Land on Sandy Lane
Date: Wednesday, April 1, 2026 3:29:43 PM

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Dear Ms. Apgar:

I live in Forest Park Estates which is directly opposite Sandy Lane. My main concern with the change in zoning to allow higher density housing is that Sand Lake Road can not accommodate the increased traffic flow. Right now, during rush hour and school discharge hours, it is almost impossible to leave my development -- I can't imagine how it would be with another (high density) sub-division.

A second concern is that I expect my property value will decrease due to higher density zoning right next door.

I see no positive reasons for making this change and I would like to go on record as being against this change.

Sincerely,
Robert Murphy

From: Ryan and Zaghie Peterson
To: Apgar, Kaitlyn; Flores, Beatriz; Constantine, Lee
Subject: Continued Opposition: Rezoning Request for Sand Lake Road / Hunt Club
Date: Wednesday, April 1, 2026 3:42:19 PM

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Dear Commissioner Constantine,

As the discussion continues regarding The Sandy Lane Homes' rezoning proposal near the intersection of Sand Lake Road and Hunt Club, I am writing to reiterate my strong opposition to this project.

The primary concern remains the physical capacity of our infrastructure. This corridor is already pushed to its limit by daily school traffic, preschool drop-offs, and commuters. Adding a high-density, multi-family development would introduce dozens of additional vehicles to an area that is already a persistent bottleneck. For residents whose only exit is onto Sand Lake Road, this isn't just an inconvenience: it's a safety issue that impacts emergency access and daily transit.

I urge you to prioritize the safety and quality of life of current residents by rejecting this rezoning request.

Best regards,

Zaghie Peterson and Ryan Peterson

From: Judy Gallagher
To: Apgar, Kaitlyn
Subject: Sandy Lane
Date: Friday, April 3, 2026 12:48:58 PM

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I would like to address the possibility of 24 or more new builds on Sandy Lane. I have live in Pecan Cove, which is a little down Sand Lake from Sandy Lane.
A few new homes would be welcome on that piece of property but not 24+
The school traffic is horrible in the morning and afternoon, not to mention the regular rush hour rush. I see no room for road expansion so all we can hope for is fewer future builds. You can only appreciate the potential problems if you live off of Sand Lake.
Thank you, Judy Gallagher
Pecan Cove.
Sent from my iPhone

From: Graham, Melody
To: Jenifer Weldon
Cc: Graham, Melody; Herr, Andria; Apgar, Kaitlyn
Subject: RE: Wekiva Area Rezoning Concerns - Sand Lake Road Corridor
Date: Wednesday, April 8, 2026 9:34:09 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Good morning,

On behalf of Chairman Herr, please allow this to serve as receipt of your email. We appreciate you sharing your concerns with us. By means of copy, I am sending this to the project manager for her awareness.

Sincerely,

Melody B. Graham
Executive Assistant to
Chairman, Andria Herr
Board of County Commissioners, District 5
O: (407) 665-7209
1101 E. First Street, Sanford, FL 32771-1468
mgraham@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Jenifer Weldon <Jenifer@fatfreemediainc.com>
Sent: Tuesday, April 7, 2026 5:48 PM
To: Dallari, Bob <BDallari@seminolecountyfl.gov>; Zembower, Jay <jzembower@seminolecountyfl.gov>; Lockhart, Amy <ALockhart@seminolecountyfl.gov>; Herr, Andria <aherr@seminolecountyfl.gov>; Flores, Beatriz <bflores@seminolecountyfl.gov>
Subject: Wekiva Area Rezoning Concerns - Sand Lake Road Corridor
Importance: High

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To the Board of County Commissioners, Seminole County:

I am writing regarding the proposed rezoning of the approximately 7-acre parcel in the Wekiva area near Sand Lake Road.

While redevelopment may eventually occur, rezoning that increases density or allows multi-unit development would be inconsistent with the character of Wekiva and create significant impacts.

Wekiva is a largely built-out, low-density community defined by its trees, natural habitat, and residential character. That natural setting is exactly what makes this area special, and once altered, it cannot be

restored.

There are also serious traffic and safety concerns. Sand Lake Road already serves **four schools within less than one mile**, creating continuous congestion during morning and afternoon hours. The roadway infrastructure is limited and already strained by school traffic, buses, and parent pick-up queues.

Increased density would not only worsen congestion but could also lead to pressure to widen Sand Lake Road. Road widening would fundamentally change the character of the Wekiva area, remove trees, and further erode the natural environment that defines this community. Sand Lake Road was never intended to function as a widened high-capacity corridor, and doing so would permanently alter what makes Wekiva unique.

Rezoning this parcel to allow greater density would:

- Increase traffic on an already constrained road
- Create additional safety concerns near four closely spaced schools
- Introduce density incompatible with surrounding neighborhoods
- Potentially drive road widening that would damage the natural character of Wekiva
- Permanently alter what makes this area special

Redevelopment itself is not the concern — compatibility is. Any future use should remain consistent with the established, low-density, natural character of the Wekiva community.
Thank you for your consideration and for protecting the integrity of the Wekiva area.

Sincerely,

Jenifer Weldon
548 Wekiva Cove Road
Longwood
Long-time Wekiva Resident

Flores, Beatriz

From: Karl Willard <kpwillard@gmail.com>
Sent: Friday, September 19, 2025 4:48 PM
To: Flores, Beatriz
Subject: Proposed Development: Sandy Lane Homes

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Lee:

It is my understanding a new development called Sandy Lane Homes is proposed on Sand Lake Road and Sandy Lane near Hunt Club Boulevard in Seminole County.

I have been a taxpaying owner/resident of the Wekiva Hunt Club community for over 46 years and a former commercial real estate & business owner in Seminole County.

I am STRONGLY OPPOSED to the Commission considering any zoning change allowing high density housing, i.e. anything less than single family homes on 80' or 90' wide lots, with access to Sand Lake Road.

The communities of Wekiva Hunt Club, Wekiva Cove and other area single family communities were developed with a large percentage of 80' - 90' or wider lots and use Sand Lake Road for access to 4 area schools & community retail businesses. Sand Lake Road is already over capacity. What we need are responsible decisions and controlled development.

The builder, Jordan Homes, is preparing to file for a zoning change from A-1 & R-1AA to MM (Missing Middle) so they can develop 30 lots for more affordable housing. **The zoning change would also allow the property owner to build multifamily units.**
The builder began meeting with the Seminole County Development Review Committee back in May and needs to rezone the property so they can develop 50' wide lots instead of the 90' wide lots required under the current zoning designation.

Thank you for your due consideration of those that already support the county infrastructure & operations.

Karl Willard
407-620-1177

Flores, Beatriz

From: Zaghie <zaghie@gmail.com>
Sent: Friday, September 19, 2025 6:55 PM
To: Flores, Beatriz
Subject: Critical Community Feedback: Sand Lake Road Rezoning

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Hello Commissioner Constantine,

I'm writing ahead of the 9/23 community meeting regarding the proposed rezoning for affordable housing on Sand Lake Road near Hunt Club. I cannot attend in person, but I feel strongly that this proposal should not move forward.

Sand Lake Road is already heavily congested. With multiple schools, a large preschool, and steady commuter traffic, mornings and afternoons are a daily bottleneck. Sporting events, community use of school facilities, and neighborhoods with no alternative exits only add to the strain. The road simply does not have the capacity to handle more vehicles.

Adding 30 multi-family units, likely 60–80 more cars, would worsen an already unsafe and frustrating situation for residents, buses, and commuters. Construction itself would also bring major disruption.

I urge you to reject Jordan Homes' rezoning request and protect the quality of life and safety for long-time residents who rely on this corridor.

Best regards,

Zaghie

Flores, Beatriz

From: Glenda Parker <glenpar@live.com>
Sent: Friday, September 19, 2025 10:42 PM
To: Flores, Beatriz
Subject: Zoning on Sand Lake Road

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Please do not change the zoning on Sand Lake Road to Missing Middle to allow more homes to be built. With 4 schools already using that road and all the subdivisions you have allowed in recent years, it is extremely congested. Compound that with students crossing the road wherever they choose to cross, and more traffic traveling Sand Lake and it creates chaos and unsafe roads. I dread seeing any more building on that road due to the overcrowding already, but I implore you to please curtail the number by leaving the zoning as is.
Thank you.
Sincerely,
Glenda Parker
Sent from my iPad

Flores, Beatriz

From: Elisabeth Ward <elisabethward86@gmail.com>
Sent: Saturday, September 20, 2025 4:01 PM
To: Flores, Beatriz
Subject: Rezoning for property on sandlake road near Hunt Club Blvd

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Dear Commissioner,

Please be sure to reject the Sandy Lane Homes rezoning project on Sand Lake Road in Longwood. As a resident in the area we are already affected by heavy traffic on Sandlake Road during busy hours. Changing the zoning to allow for smaller lot sizes and multi residential buildings will only increase traffic in an area not built to hold it. This will also overwhelm are local schools that are typically at capacity or close to as it is. This area has long been a quiet family community but as Apopka grows and develops the traffic in our area just increases. Please make sure to keep the current zoning ordinances in place to avoid disrupting our quiet community with unnecessary over population.

Thank you,
Elisabeth Ward
Resident of Wekiva Cove

Flores, Beatriz

From: Mohan Karkhanis <mohan.karkhanis@yahoo.com>
Sent: Sunday, September 21, 2025 12:26 PM
To: Mohan Karkhanis; Flores, Beatriz
Subject: Sandy Lanes Homes in Longwood

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Ms Flores

I am opposed to the enlarged development of Sandy Lake Homes. If you are a homeowner in that area note the heavy traffic in and around sand Lake Dr and Hunt Club Rd. Traffic pattern is poor - bottleneck in several places - traffic is a nuisance and with additional traffic it will be unbearable - 4 different schools within a mile of each other.
Please let's not get money hungry and cowdown to developers. Their interest is nothing but financial.

Thank you.
Mohan Karkhanis
257 Liverpool cove Longwood
Yahoo Mail: Search, Organize, Conquer

Flores, Beatriz

From: tom ogrady <tomogrady1@live.com>
Sent: Sunday, September 21, 2025 6:05 PM
To: Flores, Beatriz
Subject: Sandy Lake Homes proposed housing development.

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Dear commissioner, my wife Barbara and I had a long conversation about the proposed housing development and we both came to the same conclusion: the proposed development should not be allowed to go forward at this location. While we have many reasons for this conclusion, our main concerns center around the traffic that occurs with the three schools. Our current traffic during frequent periods during the day presents not only an inconvenience, the vehicle backups would hinder EMS when time is of the essence. In addition to this critical concern, we fell the original lot requirements were thoughtfully enacted after a myriad of concerns such as availability of schools, civic and community overcrowding. Please do not let the developer (whose only concern is profitability) infringe on our community values. That you Thomas O'Grady, a Terra Oaks resident.

Flores, Beatriz

From: Theresa GrodiKennon <tgrodikennon@yahoo.com>
Sent: Monday, September 22, 2025 9:35 AM
To: Flores, Beatriz
Subject: Rezoning for home on sand lake parcel

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Good morning I'd like to take a moment to let you know that I am against the rezoning of an area on Sand Lake where multi homes are being suggested in a small area parcel on a very busy highway. We live in Lake Brantley Club and it is hard enough to even get out of our driveway And go left or right on Sand Lake Rd. sometimes it takes up to 15 minutes before someone lets you out we live in a nice area with homes and property. There are no multifamily units in this area. They are proposing to reduce the size from 90 to 50 it'll be like a cookie cutter For this neighborhood and it will increase the traffic. Please vote now for rezoning this area. And please don't allow builders to build without Help paying to increase the roads as they continue to profit without making any improvements in the community where they build.
Theresa Grodi-Kennon, LCSW
Licensed Clinical Social Worker
New Vision Counseling Center

Flores, Beatriz

From: C Hayes <cyn728@gmail.com>
Sent: Monday, September 22, 2025 1:14 PM
To: Flores, Beatriz
Subject: Sandy Lanes Homes

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I'm writing as a resident of Seminole County, and the Wekiva Hunt Club neighborhood. I understand there is a request for rezoning the area on the corner of Sandy Ln & Sand Lake Rd.

I don't know why the house that used to be there was knocked down. I also don't claim to understand all things about how land zoning is handled, but I definitely do not believe multi-family housing is what is best for this community.

Traffic is the biggest concern. With no less than 5 schools (public and private) and several daycares, Sand Lake has been under construction multiple times to try and address traffic issues. This project would only add to the already well-traveled road, as well as increase concerns for the kids that walk and bike to/from school. There are already not enough crossing guards in the area, as I know Wekiva elementary lost a crossing guard area last year.

The schools in the area are already under stress adding students outside the zones, and finding space for those in the zones. The current reported drop of students in public schools will swell again, as these stats tend to flexuate regularly. I've lived here long enough for Wekiva elem to be threatened to close, and then burst at the seams, and Longwood elementary to close and reopen.

As well, more people means general security concerns, and added patrols in that area-for a department trying to hire for the necessary areas currently. I'm not convinced more people is a fit for this area.

With such a diverse community, I'd love to see this area be a community center, with a park. Similar to Eastmonte, but a smaller scale. After school or senior activities could be held there, as well as a great place for surrounding areas to play, walk, picnic, and enjoy our beautiful community.

Please vote no on this project. We love our community, but we're starting to feel squeezed out for a dollar.

Thank you for your time and service,
Cynthia Hayes

Sent from my iPhone

Flores, Beatriz

From: Mark Steele <marksteele@yahoo.com>
Sent: Monday, September 22, 2025 8:24 PM
To: Flores, Beatriz
Subject: Proposed zoning change to property on Sand Lake Road and Sandy Lane

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Commissioner Constantine,

My name is Mark Steele and my wife and I live in Forest Park Estates which is directly across the street from the proposed development of approximately 30 homes by the builder Jordan Homes. Sand Lake road is already very congested several times each week day due to the fact that there are four schools within a two mile stretch. And the addition of this type of high-density, multi-family home is not in character with the surrounding single family homes on Sand Lake Road and throughout Wekiva.
We are strongly against the proposed rezoning of theses parcels from the current A-1 & R-1AA to MM (Missing Middle).

Thank you for your attention,

Mark and Cindy Steele.
Forest Park Estates

Flores, Beatriz

From: Dan and Wendi <dwruppe@gmail.com>
Sent: Tuesday, September 23, 2025 9:19 AM
To: Flores, Beatriz
Subject: New development at Sand Lake Rd

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Lee,

I am opposed to the new housing development on Sand Lake Rd. Traffic is already a big problem.

Sincerely,
Dan Ruppe
282 Cambridge Dr.
Longwood, FL 32779
407-252-8948

Flores, Beatriz

From: Mark Nasrallah <mark@nasrallah.com>
Sent: Tuesday, September 23, 2025 11:40 AM
To: Flores, Beatriz
Subject: FW: Sandy Lane/Sand Lake Road
Attachments: Sandy Lane_Sand Lk Rd Re-Zoning.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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RE: Rezoning Sandy Lane/Sand Lake Road

Good afternoon

This email is a response to the proposed rezoning of the 4 parcels at the corner of Sandy Lane and Sand lake Road from R1AA (3 parcels) and A-1 (1 parcel) which will allow a developer to build a variety of both zero lot line SFR and/or multi family homes in an area surrounded by existing R-1A, R-1AA, R-1AAA single family homes which in my professional opinion will be a direct conflict with both the best use of this area and with the approved growth management plan currently in place for Seminole County.

First, the main access road that services this area is a two lane road with multiple residential areas using this artery as the only access road from this area to 436 & 434. Sand Lake Road also has 5 schools that also uses this artery and both morning and afternoon traffic is at a stand still with un-passible lines of cars that often stretch from Hunt Club to W. Lake Brantly drive. Our home in not accessible several times during the day due to the school traffic (We Live in Bella Vista) and by building another mid-density project in this area would only increase the current heavy traffic load on Sand Lake Road.

When considering Re-zoning a piece of property, the Zoning Board is also challenged with looking at the current type of property use and value of the improvements on these adjacent properties with the goal of not de-valuing the surrounding community and by proposing a development with higher density, this will ultimately result in the loss of property value to the surrounding communities. Not only is this detrimental to the existing home owners, it could also prove to be detrimental to the counties tax base as if my home value were to decrease I (as well as other property owners) could request the County Property Appraiser lower our tax base that is based on value, or de-valuation in this case.

In conclusion, it is my opinion that re-zoning the property would not be the highest and best use and would be a detriment to the existing community.

Thank You

Mark Nasrallah
1139 Bella Vista Circle
Longwood, Fl

Mark Nasrallah AIA

Principal Architect

Nasrallah Architectural Group, Inc.

(407) 647-0938 ext. 202

(407) 619-3043 mobile

mark@nasrallah.com

AR 8136

NASRALLAH
ARCHITECTURAL GROUP, INC

1007 Lewis Dr
Suite 200
Winter Park, Fl 32789
(407) 647-0938
www.nasrallah.com
AA 26001471

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Flores, Beatriz

From: Laurie Bartlett <lauriebartlett3@icloud.com>
Sent: Thursday, September 25, 2025 9:33 AM
To: Flores, Beatriz
Subject: Sandy Lane Rezoning

Follow Up Flag: Follow up
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Dear Sir,
I attended the community mtg on 9/23/25 at which the builder,Jordan Homes, presented his plans for PROJ#: 25-80000046 on Sandy Lane. I It was all informative.
The builder stated that he originally wanted 30 homes but was now asking for 24. He had no visuals for any of his plans. He stated that if his plans are not approved someone else will build there eventually and so his should be accepted. It was not a presentation that seemed to respect the audience or the community.
I realize that more houses may eventually be built there. What I and many others there would like is that there would be no zoning changes for more houses and definitely no town houses.
This is a residential area with enough traffic. Presently on Sand Lake rd there are three schools and a preschool. It was recently widened to accommodate students, and other bikers and walkers.
Please vote no on zoning changes.
Keep Seminole Floridas natural choice.
Respectfully
Laurie Bartlett
Sent from my iPhone

Flores, Beatriz

From: Kim Todd <dkkctodd@yahoo.com>
Sent: Friday, September 26, 2025 9:18 AM
To: Flores, Beatriz
Subject: Sandy Lane Project

Follow Up Flag: Follow up
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Good Morning,

First, I would like to thank you for everything you do for our community. I know we can be a hard audience to please. I would like to express my concerns about the Sandy Lane project 25-80000046. I understand growth is inevitable, but 30 homes on 4.93 acres is nonsense. And to throw in the excuse "to make homes more affordable", again, nonsense. At prices of $800,000-$1,300,000, it's purely for builder profit.

Ten homes on that size property would be acceptable, fitting in with this well-established area. The biggest impact comes with the traffic on Sand Lake Road. It is not only used by the people that live around here but everyone cutting through to Wekiva Springs Road and beyond. It simply can't handle any more.

Thank you for your time.

Kim Todd 229 Cambridge Dr. Longwood

Virus-free.www.avg.com

Flores, Beatriz

From: Denise Kreimeier <deesmail4@gmail.com>
Sent: Friday, September 26, 2025 10:46 AM
To: Flores, Beatriz
Subject: Rezoning on Sand Lake Road

Follow Up Flag: Follow up
Flag Status: Flagged

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Please vote NO for this rezoning. I live in Wekiva Cove and it is already difficult to get out of my neighborhood in the morning.
People from Apopka use Sand Lake road as a cut through along with the traffic from 4 schools on one road.
It is already a nightmare! It can take me 20 min to go 3 miles.
Please consider the homeowners that live off this road.

Thank you
Denise Kreimeier

Sent from my iPhone

Flores, Beatriz

From: Cathy Swerdlow <cathyswerdlow@hotmail.com>
Sent: Friday, September 26, 2025 10:58 AM
To: Flores, Beatriz
Subject: Proposed zoning change for parcel on Sand Lake Road #: 25-80000046

Follow Up Flag: Follow up
Flag Status: Flagged

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Congestion on Sand Lake Road is already an issue. There are 4 schools along the way from 434 to Hunt Club. This already creates issues everyday when schools are in session. I am writing to implore you to deny this zoning change that will adversely affect the quality of life for everyone attempting to traverse Sand Lake Road.

Cathy Swerdlow
115 E Wyndham Court
Longwood FL 32779

Flores, Beatriz

From: Helen Henderschedt <helenhender@gmail.com>
Sent: Friday, September 26, 2025 2:10 PM
To: Flores, Beatriz
Subject: Zoning for Sand Lake Rd

Follow Up Flag: Follow up
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Please note my objections to changing the zoning for Sand Lake Rd and Sandy Lane. Not only is traffic on Sand Lake Rd a major concern but also the number of homes going in that acreage will impact drainage and other concerns. My vote would be to leave the zoning as is which will ultimately limit the number and type of residences built on that acreage. I do not want the zoning changed since it would allow multi family residences and other types of residences.

Helen Henderschedt
101 Shellie Ct.

Flores, Beatriz

From: Theresa <trogers@readingplumbing.net>
Sent: Friday, September 26, 2025 2:58 PM
To: Flores, Beatriz
Subject: Sandy Lane McMansions

Follow Up Flag: Follow up
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Good Afternoon,

First and foremost, I want to say that I have lived off Sand Lake Road for 39 years. I grew up here went to the local schools and still live off here on Ruth Street. Perhaps you have never set a foot in this area – understandable if you do not live in the area. But what I can say is that changing the zoning for Sandy Lane would be a mistake and while you may not have to deal with it, the rest of us will. And it would be pretty selfish to change the designation without doing YOUR due diligence to make sure that this is the right choice for your people and not cave to slimy developers.

I recommend that you drive over here and sit between 6:50am – 8:30am and 5pm-6:30pm. The traffic with the 4 schools on this road is insane. It takes me almost 10 minutes most mornings at 7am to go 2 blocks due to the school traffic from Lake Brantley. I go that way for work, it is the most direct route. I leave Ruth Street travel east heading to S West Lake Brantley Rd. The traffic is backed up to Bella Vista/Terra Oaks most mornings. I have to pull out into the center lane and try to merge over if I am lucky someone will let me in, if not, I must try to squeeze in and be "that" person. When I get close to the N West Lake Brantley light which is only a couple hundred feet, if I hit the light the traffic coming off that road good luck. They block the road – they decide the actual road is not for them and drive all the way down the center lane to the next light which is quite a way away and cut over on everyone there who has been waiting. People will also cut over from the regular lane and drive down the center lane all the way to the light. I am just trying to get to New Jersey Avenue where I can cut through and get out of the infuriating chaos of impatient drivers. I drove both of my boys to Lake Brantley when they were in school, my youngest was class of 2020 and people drove like that back then too.

Now if I leave at 8am it takes me about 5 minutes to be let out of my street due to the traffic from Forest Lake directly across the street. And the only reason I can even get out is because for some reason this school has an officer almost every day who must direct traffic. In the afternoon, the traffic is horrible as well. At 3:30-4pm-ish if you are coming from Hunt Club Blvd it takes almost 15 minutes to get to my street. Forest Lake is backed up to where this "proposed" grouping of non-affordable housing would be. Because they do not have enough of a road for a pickup line – and as you should know, they do not have busses and the whole school which is K-8 are car riders and or walkers. I can tell you that I maybe a few dozen kids walk home.

Sand Lake Rd cannot afford to have any more traffic plain and simple. This road is used to cut through to SR 436, people travel down to either Line Drive or Hunt Club Blvd to avoid 434/436 traffic. The traffic is backed up every day during the week. Takes me sometimes almost 10 minutes to go from W Lake Brantley to Ruth Street. I sit in traffic all the time on this road.

But let's also talk about the "affordable" housing the developer has proposed. I don't know about you, and I am not going to assume, but do you really think that $800k to $1.3m is affordable? Seriously think about that. Greedy developers want to stack 4000 sq ft houses on the small lots they are proposing? For just once I would like someone to really think about the impact to the current residents that would be affected by this – and not the money in the pocket. The out of sight / not my neighborhood "so I don't care" government take needs to go away. We need YOU to think about us, about what this would do to our quality of life. And I say quality of life because the traffic stress in overwhelming already. We do not need anymore. I can tell you that more than 90% of your constituents in this area DO NOT want this! So, are you really for the people? Or are you for the money? I do really hope that it is for your people

Thanks and have a great day!

Theresa

Theresa Rogers

Vice President / Project Administration

Reading Plumbing Systems, Inc.

980 Sunshine Lane, Suite M

Altamonte Springs, FL 32714

407.869.0023

Flores, Beatriz

From: Luis Pineres <luispinereszuniga@gmail.com>
Sent: Saturday, September 27, 2025 8:50 AM
To: Flores, Beatriz
Subject: Rezoning on Sand Lake # 25-80000046

Follow Up Flag: Follow up
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To whom it may concern:

I'm highly concerned and this new development, being a resident of Foxwood traffic and flooding are a huge problem if this new construction gets approved. Please reconsider and take necessary steps to ensure your established communities are taken care of.

Thanks.

Flores, Beatriz

From: Luna Fit <arijhak@gmail.com>
Sent: Saturday, September 27, 2025 9:04 AM
To: Flores, Beatriz
Subject: Opposition to rezoning at Sand Lake Rd & Sandy Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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Commissioner Constantine,

I'm a Seminole County resident and I'm writing to strongly oppose the proposed rezoning from A-1 & R-1AA to "Missing Middle" (MM) for the property at Sand Lake Road and Sandy Lane near Hunt Club (Sandy Lane Homes, Jordan Homes).

This request is incompatible with the surrounding neighborhoods and would undermine the intent of our current zoning. Allowing 50' lots (rather than the existing 90' minimum) and opening the door to multifamily uses would materially change the character and livability of this area.

Key concerns:

*Incompatibility & Precedent: R-1AA lots exist for a reason—scale, setbacks, and open space that match established single-family neighborhoods. A shift to MM sets a precedent for lot-minimization and upzoning creep throughout Hunt Club/Northwood and nearby communities.
*Traffic & Safety: Sand Lake Rd/Sandy Lane already experience cut-through traffic and peak-hour congestion. Higher density without guaranteed mitigations (turn lanes, signal timing, safer crossings, sidewalks) will worsen crash risk and impede emergency response.
*Stormwater & Flooding: Increased impervious surface on smaller lots raises runoff and flooding risks for adjacent homes and roads unless robust, on-site retention and downstream capacity are proven—and enforced.
*Schools & Infrastructure: Added units strain schools, utilities, and public safety. Capacity and funding plans haven't been publicly demonstrated.
*Property Values & Community Character: Rapid densification and potential multifamily on a parcel historically planned for low-density single-family erode the stability families invested in here.
*Process & Transparency: The community needs clear, accessible studies (traffic, school capacity, utilities, environmental/trees, stormwater) before any change is considered.

If the applicant insists on proceeding, at minimum this should be denied as proposed and redirected to a true PUD with enforceable conditions that protect neighbors, such as:

* Keep R-1AA scale (lot width/size, setbacks, height limits); no multifamily entitlement.

*Traffic mitigations completed before COs (sidewalks on both frontages, turn lanes if warranted, safe crossings, speed-calming).
*Stormwater: 100% on-site retention sized for modern rainfall, with downstream capacity verification.
*Buffers & Trees: 30–50 ft landscaped buffers to existing homes; preserve mature canopy with inch-for-inch replacement.
*Construction limits: Hours, haul routes, dust/noise controls, and damage bonds to protect roads.
*Design standards that mirror adjacent neighborhoods (elevations, materials, garage placement).

But the cleanest, community-respecting outcome is to uphold current A-1/R-1AA zoning and deny the MM request.

Please stand with existing residents and vote NO on this rezoning.

Thank you for your consideration.

Respectfully,

Ariana Hakman

Flores, Beatriz

From: Sylvia Abrahamson <sylvia.manatee@gmail.com>
Sent: Saturday, September 27, 2025 1:05 PM
To: Flores, Beatriz
Subject: No on Rezoning Sandy Lane Homes

Follow Up Flag: Follow up
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Dear Commissioner Constantine,
Regarding the development of Sandy Lane Homes on Sand Lake, please do not approve on the rezoning. Please help the residence families and students/schools to preserve the integrity and safety of this community.

Best Regards,
Sylvia Abrahamson
Resident of Forest Park Estates

Flores, Beatriz

From: John Abrahamson <john.ejt@gmail.com>
Sent: Saturday, September 27, 2025 1:14 PM
To: Flores, Beatriz
Subject: No on rezoning of Sandy Lane development

Follow Up Flag: Follow up
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Hello Commissioner,
Please do not approve the rezoning of Sandy Lane on Sand Hill Rd. For safety, traffic, and environmental reasons and concerns.

John Abrahamson
Forest Park Estate

Flores, Beatriz

From: Fely Rugless <felyannis@gmail.com>
Sent: Sunday, September 28, 2025 11:09 AM
To: Flores, Beatriz
Subject: ABOUT: Project #25-80000046

Follow Up Flag: Follow up
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Regarding the zoning change on Sandy Lake Road in Altamonte Springs/Longwood area--we live in the Bella Vista Community. There are four schools that empty out onto Sand Lake Road during school hours. We are retired, but are often caught in that school traffic coming in either from Hunt Club Blvd or SR 434. It is hard to imagine another set of homes coming into that stretch of a two-lane road. Anyone trying to add any more dwellings in that area should experience that traffic pattern.

Please, Commissioner, if there is any concern about our quality of life, safety, and traffic on that road, my vote is to say a big **NO** to this project.

Thank you for your time,
Fely Rugless

--

Flores, Beatriz

From: Arlene <arlenek13@yahoo.com>
Sent: Monday, September 29, 2025 9:00 PM
To: Flores, Beatriz
Subject: Project #: 25-80000046 Sandy Lane and Sand Lake

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Commissioner Lee Constantine
Seminole County Board of County Commissioners
1101 East First Street
Sanford, FL 32771

Dear Commissioner Constantine,

I am writing as a resident of Seminole County to express my concerns regarding the proposed zoning change for the property located at Sand Lake Road and Sandy Lane (Project #25-80000046).

At the recent community meeting on September 23, the developer mentioned plans for 24 homes. However, the requested zoning change would allow for much greater density, which raises several serious concerns:

Traffic and Safety
- Sand Lake Road and Sandy Lane already experience steady traffic, and additional homes will increase congestion and cut-through driving.
- Higher density development could significantly worsen traffic flow and create safety risks for pedestrians, cyclists, and school buses.

Environmental Impacts
- Increased impervious surfaces from additional homes will lead to more stormwater runoff, raising the risk of flooding in nearby neighborhoods.
- The loss of tree canopy and open space will negatively affect local wildlife and diminish the natural character of the area.

Neighborhood Character
- The current A-1/R-1AA zoning supports larger lots and a more open, residential feel. A zoning change to allow higher density would alter the established character of this community and set a precedent for future overdevelopment.

For these reasons, I respectfully urge you and the Board of County Commissioners to deny the requested zoning change and preserve the existing A-1/R-1AA zoning. Responsible growth is important, but it must be balanced with traffic capacity, environmental protection, and the wishes of current residents.

A suggestion for this land would be green space/park which is greatly needed in this area.

Thank you for your consideration of my concerns and for your continued service to our community.

Sincerely,

Arlene Kowalski
382 Forest Park Cir
Longwood, FL 32779

Flores, Beatriz

From: Laurie Bartlett <lauriebartlett3@icloud.com>
Sent: Wednesday, October 1, 2025 12:45 PM
To: Flores, Beatriz
Subject: Sandy lane zoning change

Follow Up Flag: Follow up
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Mr Constantine,
After listening to Mr Jordan's presentation at the 9/23 community meeting I would like to state that I do not want a zoning change for the land in question. The impact on those people living in the closest areas to it and others using Sand Lake Rd would be negative.
I await a posting time of the mtg at which the vote will be taken.
Thank you for your service to our community, county and state.
Sent from my iPhone

Flores, Beatriz

From: Noella Kelly <muffykelly232@gmail.com>
Sent: Thursday, October 2, 2025 10:46 AM
To: Flores, Beatriz
Subject: New Development 3390-3400 Sand Lake Rd Forest City Florida

Follow Up Flag: Follow up
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Dear Commissioner Constantine,

I have seen plans for a development off Sand Lake Rd in Forest City.
It appears that lot sizes want to be changed from 90' fronts to 50' fronts.
I believe the reduced lot sizes will not be compatible with current zoning sizes. Thus, not fitting in aesthetically, with the existing homes.
Additionally, this would increase the number of houses that can be built which will lead to more congestion on Sand Lake Rd which already suffers traffic delays due to the two schools that are present on Sand Lake between Rt 434 and N. Hunt Club Blvd.

I urge you to reject the 50' fronts.

Thank You,
Noella Kelly
232 Duncan Trail
Longwood, FL. 32779

Flores, Beatriz

From: Roger Stahler <rtstahler@gmail.com>
Sent: Friday, October 3, 2025 1:11 AM
To: Flores, Beatriz
Subject: Proposed Development : Sandy Lane Homes

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Lee:

My wife and I attended a meeting Tuesday 9/23/25 at the sheriff's station on Douglas Ave to hear the builder and current land owner discuss proposed development of what is to be called Sandy Lane Homes. This property is located near Sand Lake Road and Sandy Lane. The meeting was attended by over 100 residents of near by communities. The consensus of the room strongly opposed this development.

We have been taxpaying owners /residents of Wekiva Hunt Club community for 40 years.

The builder has submitted a plan for a zoning change to MM, missing middle, for this development. Although he is saying it would be single family homes, this new designation opens it up for town homes, duplexes or triplexes once the zoning is changed.

We are strongly opposed to the commission considering any zoning change allowing for high density housing. That would include anything less than single family homes on 80- to 90-foot-wide lots.

This zoning change would also add a large number of additional cars to an already over used Sand Lake Road that contains four schools in 1.7 miles (the distance between Hunt Club Blvd and St Rt 434). At times the traffic is backed up past Hunt Club Blvd on Sand Lake Road waiting for parents to enter schools for pick up or drop off. This is only exasperated by the lack of bus service in a distance of less than a 2-mile radius.

Thank you in advance for your consideration of not allowing this MM zoning change.

Roger and Sharon Stahler

130 Cumberland Circle East

--
Roger Stahler
rtstahler@gmail.com

Flores, Beatriz

From: Allyson Tiller <tiller.allyson@gmail.com>
Sent: Sunday, October 12, 2025 10:54 AM
To: Flores, Beatriz
Subject: Zoning change A-1 & R-1AA to MM

Follow Up Flag: Follow up
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Hello Mr Flores,

I hope this email finds you well. I am emailing you regarding the zoning change for A-1 & R-1AA. My family is located in Bella Vista off of Sandlake Road right next door to this area. We are asking to please reconsider this change.
We are concerned with the following if the re-zoning goes thru.

Traffic:
We already have congestion and this would exacerbate the situation.

Storm Water Management:
I worry that paving the green spaces will move us to the floodplain which will increase cost of insurance and risk of damage.

Effects of Re-zoning property values:
Rezoning to missing middle lowers the average value of all properties including longstanding homeowners.

I appreciate your time in reading this.

Thank you,

Allyson Tiller

Flores, Beatriz

From: mlbaumgardner <mlbaumgardner@gmail.com>
Sent: Wednesday, February 4, 2026 7:07 PM
To: Flores, Beatriz
Subject: Zoning board concern

Follow Up Flag: Follow up
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Hello

My name is Max Baumgarder and I am a constituent of Seminole county, residing at 3317 Sunset View Ct, Longwood FL 32779

I have heard some troubling news about a developer called Jordan homes who will be presenting at the March 4th zoning meeting. There is a request to change many zoning regulations including a missing middle to build homes on lot sizes and character which does not fit with the area. The builder was quite clear he only wants to make money, resides in another county, and wishes to make a profit and leave. This will result in a poorly designed development which will congest and contribute to an already congested Sand Lake Road. It will likely require the addition of a red light, road construction, and other developments costs to the county.

I am writing in strong opposition to this proposal. There is unified opposition from my subdivision in addition to all other adjacent subdivisions.

I would like the opportunity to speak in opposition to this at the zoning meeting and would appreciate an opportunity for a discussion with you in advance of this meeting.

Thank you

Dr Max Baumgardner
3317 Sunset View Ct
Longwood, FL 32779
407-453-1429

https://www.linkedin.com/in/max-baumgardner-do/

Flores, Beatriz

From: Pam Tapley <ptapley@pacebrantley.org>

Sent: Tuesday, February 17, 2026 2:26 PM
To: lconstantine@seminolecountyfl.go
Cc: Flores, Beatriz
Subject: Concerns Regarding Rezoning of Property at Sand Lake Road and Sandy Lane

Follow Up Flag: Follow up
Flag Status: Flagged

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Dear Mr. Constantine,

I hope this message finds you well. I am writing to you regarding the upcoming meeting on March 4, 2026, concerning the potential rezoning of the property at the corner of Sand Lake Road and Sandy Lane, adjacent to Pace Brantley Preparatory School.

As you may know, our school serves over 125 families in the community, and the prospect of introducing 20-25 townhomes or duplexes in this area raises several safety and logistical concerns. The increase in traffic from additional residents could significantly impact the safety of our students and the surrounding streets, which are already congested due to the presence of four schools and a preschool nearby.

Potential Impacts of Rezoning

- **Increased Traffic Volume**: The addition of new residential units would likely lead to a higher number of vehicles on the road, particularly during peak school drop-off and pick-up times.
- **Safety Concerns**: More vehicles increase the risk of accidents, especially for students walking or biking to school. The need for safer crosswalks and traffic signals becomes even more critical.
- **Infrastructure Strain**: The existing roads may not be able to handle the additional traffic, leading to congestion and potential road damage. This strain on infrastructure could also impact public transport options.
- **Community Dynamics**: Changes in the neighborhood demographic could alter community dynamics and affect relationships among residents. Additionally, increased on-street parking could create further congestion and safety issues.
- **Long-term Concerns**: Increased traffic may hinder emergency response times, which is a critical consideration for the safety of our students.

We are fortunate to have families in our neighborhood who honor our mission and vision, contributing to a supportive and tranquil environment for children. However, the addition of more housing could disrupt this balance, leading to further congestion and safety issues for those who walk or bike in the area.

I urge you to consider the implications of such a development on our community and the safety of our students. We have been part of this community for 50 years, and it is crucial that we maintain the integrity and safety of our surroundings.

Thank you for your attention to this matter.

With gratitude,
Pam Tapley
Head of School
ptapley@pacebrantley.org | (407) 869-8882



Pace Brantley Preparatory School prepares students with learning disabilities for individual success in college and/or career readiness.
www.pacebrantley.org

Facebook | Instagram

Flores, Beatriz

From: dbseff@aol.com
Sent: Tuesday, March 3, 2026 12:15 PM
To: Flores, Beatriz
Subject: Fw: opposition to proposed rezoning in Sandy Lane Reserve

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Commissioner,

My wife and I live in the Sandy Lane Reserve area of Longwood and are members of the Sandy Lane HOA. We oppose the proposed rezoning to Missing Middle in this area. The proposed density change is completely incompatible and potentially harmful to the character and economic stability of the surrounding neighborhoods. The proposal will allow the developer to place the same number of housing units as the current Sandy Lane Reserve into half the space which will put a substantial strain on traffic, utilities and access routes.

Thank you for your consideration.

Daniel and Marsha Seff
3290 Sunset Valley Ct.
Longwood, Fl 32779

Mr. David Calvino
1141 and 1151 Sandy Lane
Longwood, FL 32779

RECEIVED FEB 24 2025

February 20. 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine,

I am contacting you with respect to the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. My family has lived on Sandy Lane for 50 years (since 1976) and we have seen many changes. However, the proposed change is a new category of zoning which has not been implemented in Seminole County before. As such, we do not know the implications the zoning change would have, if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a large mixture of dwelling units is allowed including duplexes, triplexes, quadplexes and six-plexes, as well as stacked units up to 40 feet high. This is clearly incompatible with our established neighborhoods on Sandy Lane and the surrounding area. The proposal to build 24 units on about 7 buildable acres on the above-mentioned location, while we have 24 homes on about 15 acres in Sandy Lane Reserve, would result in doubling the lot density and the proposed zoning change would allow even higher density. We have approximately ½ acre lots in Sandy Lane Reserve and Forest Park Estates, just across Sand Lake Road from Sandy Lane, has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area of single-family homes. We are in favor of consistent setbacks, height limitations, etc., to ensure the peaceful, semi-rural character of our neighborhoods.

We have spoken to a large number of our neighbors, residents of Sandy Lane Reserve and Forest Park Estates, and none of us are in favor of the Missing Middle experiment.

We ask that you please let us stay with single family homes on a similar lot size and density to the surrounding area. Although the developer may claim they want to build single family homes, if the zoning to Missing Middle is approved, they can make anything by law that fits that category which would allow more than even more than double our current density as mentioned as it appears the Missing Middle removes most all regulations leaving even more room for variation.

Traffic, of course, is a very major problem already. There are 4 large schools on Sand Lake Road and we cannot transit from Sandy Lane in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. Two of the closest schools are private and parents drop-off and pick-up, which results in even more increased traffic. Even turn lanes will not alleviate the problem in the shared opinion of our neighborhoods' residents. If the Missing Middle were approved and the developer allowed to proceed with just their double density plan, Sand Lake Road would certainly need to be widened from before Sandy Lane (e.g. Hut Club Blvd.) down to Lake Brantly High and Forest City

Elementary (e.g. S.R. 434) and traffic lights installed at the intersection of Sandy Lane and Sand Lake Road.

There are also serious storm water issues as the water from Sweetwater, Wekiva, and Fores Park Estates run down Sand Lake Road to Sandy Lane. The back of at least two larger properties on Sandy Lane have filled with water a few feet deep during hurricane and heavy rain events threatening flooding of at least one home so far. Adding higher density development at the top of Sandy Lane will result in more stormwater run-off further impacting the neighborhood, potentially more lots and more homes.

Please kindly and conscientiously take into consideration these points as you make your careful decisions.

Sincerely,

David Calvino

SEMINOLE COUNTY, FLORIDA

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

Meeting Minutes - Draft

Wednesday, April 1, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Richard Jerman, Carissa Lawhun, Dan Lopez, Mike Lorenz, Brandy Ioppolo, and Lourdes Aguirre

Absent Tim Smith

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; Maya Athanas, Principal Planner; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; Hilary Padin, Planner; Tammy Brushwood, P&Z Board Clerk, and Alexis Pelletier, Assistant Clerk.

Accept Proof of Publication

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the Proof of Publication. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

Approval of Minutes

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre, to approve the March 4, 2026 P&Z Minutes, as submitted. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

NEW BUSINESS

Public Hearing Items:

1. Continued from the March 4, 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, presented this item as stated in the Staff report. She further stated that the property currently has a zoning designation of A-1 (Agriculture),

and R-1AA (Single Family Dwelling). The subject property has a Future Land Use of Low Density Residential. This future land use supports the proposed Missing Middle zoning district. The Low Density Residential Future Land Use allows for a maximum density of four (4) dwelling units per net buildable acre. The applicant is proposing an overall density of 3.88 dwelling units per net buildable acre. The property is currently developed as a single-family home. The applicant proposes to develop the site as a single-family residential subdivision having a maximum of twenty-four (24) single family lots. The applicant is proposing a minimum lot width of fifty-seven (57) feet with a minimum lot size of 6,500 square feet. The site is located in Seminole County's sewer utility service area and Sunshine Water's water utility service area. The site will be required to connect to public utilities. An agreement for billing of sewer will be required between the County and Sunshine Water Services during the Final Engineering Plan review and prior to approval of the Utility Agreement for sewer service. The development will have a primary access onto Sandy Lane, which is classified as a local road. A secondary right-in/right-out only access is proposed onto Sandy Lake Road, which is classified as an Urban Major Collector. Sand Lake Road is currently operating at a level-of-service "C to F" depending on the direction of travel and the time of day. Additional improvements to Sand Lake Rd may be required during the Subdivision process. There is an existing sidewalk along the adjacent portions of Sand Lake Road and Sandy Lane, therefore, the Developer will be required to connect to the sidewalk along both property frontages. The Missing Middle (MM) zoning district requires a minimum of eight (8) percent of net buildable acreage to be provided as open space. Landscape buffers are not required based on the intensity of the development. Open space and buffer criteria will be evaluated further during the Final Engineering stage. Seminole County Public Schools provided a School Impact Analysis for the proposed project. The analysis concluded that the students generated by the project would be able to be accommodated without exceeding the adopted level of service (LOS) at this time. Potential constraints and obstacles of development such as grading, site elevation, and level of service of Sand Lake Road may present challenges; however, in Staff's analysis these considerations do not preclude the site's compatibility with the overall intent of the MM zoning district. The Development Plan is subject to change and further review of required criteria will be during the Subdivision process. The development will be required to meet standards per the Land Development Code. As a summary, the applicant is providing one typology in a residential tract to be no larger than five (5) acres. The project will not be gated. The provided Conceptual Development Plan proposes a minimum of eight (8) percent of net buildable acres as open space, and will provide pedestrian connectivity to open spaces and existing sidewalks. The internal right of way is designed to establish connectivity from Sand Lake Road to Sandy Lane. The overall design of the development is consistent with the intent of promoting connectivity and accessibility to adjacent streets and roadways. While stub outs were not provided for the two (2) vacant lots to the northeast, access to those parcels are not inhibited by this development. One vacant lot retains frontage on Sand Lake Road, while the other retains frontage on both Sand Lake Road and Sandy Lane. The overall development still meets the intent of the MM zoning district via implementation of the "block" design through connectivity to Sand Lake Road and Sandy Lane. The applicant is aware of the two-story limitation and is only proposing one typology in this development. Additional site and building requirements will be evaluated during the Final Engineering stage. The applicant has demonstrated

compliance with the open space requirements and has made a note on the Conceptual Plan that references the provisions for street trees. Specific site details will be evaluated during the Final Engineering stage, inclusive of minimum parking requirements and building frontage. Consistency with the Comprehensive Plan is achieved through the Comprehensive Plan policies. The proposed MM zoning is consistent with Policy FLU 4.2.1 by reducing lot sizes to allow for more compact site plans while adhering to the overall density in the area, adhering to the street tree requirements, and providing for a complementary Missing Middle typology with the existing neighborhoods. The request meets the trend of single family dwelling unit development in the surrounding neighborhoods while maximizing usable density within the allowable limit. The subject site is approximately 1,900 feet as the crow flies from the nearest boundary of the Urban Centers and Corridors Overlay. The proposed rezone supports encouraging a wider range of housing choices in and around the Centers and Corridors Overlay, which meets the intent of Policy FLU 4.2.1.(A). The proposed MM zoning classification acts as a transition in zoning for the surrounding trend of development in the area by staying consistent with both the permitted uses and density provisions of the Low Density Residential Future Land Use. This also allows for more dwelling units to be achieved through flexible site standards. The proposed development is located within the Aquifer Recharge Overlay and a note has been made on the Development Plan stating compliance with the maximum impervious surface ratio of 60 percent in compliance with FLU Policy 2.3.12 (b) (3). Staff finds the proposed MM zoning classification to be consistent with the Comprehensive Plan. In compliance with SCLDC Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 23, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Commission approve and refer the Sandy Lane Rezone to the Board of County Commissioners.

Commissioner Richard Jerman stated that based on Staff's report, the residential development proposed is for 24 lots and it is 3.88 dwelling units per acre, but the property is in Low Density Residential, which provides up to 4.0, which would be 30 units. He further stated that what is before the Board is just the Rezoning, and not the Site Plan, which is part of the agenda package. The applicant could request the full 30 units if they choose to come back, because we're not approving the Site Plan, and asked if that is true.

Kaitlyn Apgar, Senior Planner, responded that we calculate our density based on net buildable acreage and there is a transmission line easement running through the property, which is not included in the net buildable acreage. She stated that is why the applicant cannot achieve the 30 dwelling units.

Chairman Carissa Lawhun asked if only single family homes will be built on the property, and why wouldn't one of the other residential zoning categories be more appropriate. Ms. Apgar deferred to the applicant to answer why they chose this particular zoning district.

Chairman Lawhun asked if it is correct that the Missing Middle is a newer zoning designation and it could allow flexibility with the type of housing, whereas another

zoning category would not, which Ms. Apgar responded that was correct.

Brent Spain, with Theriaque and Spain, for the applicant, Jordan Homes, stated that they support Staff's recommendation for approval.

Commissioner Richard Jerman asked Mr. Spain if they concur with Staff that they are limited to 3.88 dwelling units per acre with only getting 24 units on this site.

Mr. Spain responded that he does concur and the submitted Development Plan reflects 24 single family detached lots.

Vice Chairman Brandy Ioppolo asked Mr. Spain if the intent is to rent or to sell the proposed 24 houses that are single family, detached, and fee simple ownership. Mr. Spain responded that the intent is to sell them, which was indicated at the community meeting.

Commissioner Lawhun asked why a different residential zoning category wasn't chosen for this proposed development. Mr. Spain responded that the Future Land Use is LDR, with a maximum of 4.0 dwelling units per acre and when the application was submitted the other zoning districts would not allow them to get close to the 4.0 dwelling units per acre, and even Missing Middle can't get to 4.0 dwelling units per acre to meet the Code requirements. He further stated that given its location at an intersection, from a Planning perspective you want to step-down and transition uses, and with the surrounding sites, it is a good transition.

Commissioner Jerman stated that lot size is a big deal according to the audience comments as everybody wants 75-90' lots. He said you can still change the lot size downward, even though compliance to the density is required, they can still do a lot of things with the site units. He further stated that this is what he doesn't like with this zoning phase, because the Board isn't approving the Master Plan or the Site Plan. He asked Mr. Spain if he would stipulate to the 60' and the 57' lots as designed and that they will not be less than that.

Mr. Spain responded yes, he is authorized to stipulate with respect to the site data on the Development Plan, one of which is that the lots are 60' wide, except for the five (5) lots that are slightly over 57' wide as reflected, and that will not change.

Chairman Lawhun asked if he would also stipulate that it would only be single family homes. Mr. Spain stated that their submittal is for 24 single family detached residential homes.

Public Comment <u>in Opposition</u> to this request:

1. Nick Muscato, of Longwood, FL
2. Ashley Diaz, of Deltona, FL
3. Steve Litt, of Longwood, FL
4. Pam Tapley, of Longwood, FL
5. Donnie Anderson, Longwood, FL

6. Michael Heidmann, Longwood, FL

Neysa Borkert, Deputy County Attorney, interjected that this applicant is not asking for a Comprehensive Plan Amendment. Whatever they do on the property is limited to 4.0 dwelling units per acre, and they will not be able to go above it with a maximum number of 24 units, not including the site constraints with the power line easements. They cannot go above 30 units, because that is what the Comp Plan limits, which is 4.0 dwelling units per acre.

Public Comment in Opposition to this request continued:

7. Andrew Zito, President of the Sandy Lane Homeowner's Association of Longwood
8. Laurie Bartlett, of Altamonte Springs, FL
9. Jeff Perlman, of Longwood, FL
10. Lee Wooldridge, of Longwood, FL
11. Kiel Ecimovic, of Longwood, FL

Forty-one (41) written comments in Opposition to this request were also received.

Mr. Spain, in his rebuttal, stated the following:

- They are not changing the density, as the Deputy County Attorney stated.
- They will be required to connect this project to the existing sidewalk network in the area, so safety is being planned for pedestrians.
- The primary entrance and exit for this project is on Shady Lane. The entrance off of Sand Lake Road is limited to a right-in/right-out, with additional traffic improvements, which may be required at the Subdivision process; such as the installation of a median on Sand Lake Road prohibiting a left turn into the proposed subdivision. The traffic concerns have been addressed.
- This project is not a Live Local Act project. Live Local Act is affordable, multi-family housing, which is not proposed for this site.
- This is single family next to single family homes, and they have stipulated on the record, that these will be single family detached units limited to 24 units, driven by the density, which is 4.0 units to the net buildable acreage, so has been ratcheted down.
- Missing Middle is specifically tied to the density allowed in the underlying Future Land Use district, so again this is an LDR site, which is limited to 4.0 dwelling units per acre.
- He reviewed the community meeting minutes and there is no website for this site, only for his client's development business.
- If a traffic study is required by the County, they will do one. However, a project of this size is not required because the trip generation at peak hours are not high enough.
- They have met the standards of the Land Development Code and Staff has recommended approval of this request.
- He asks the Board approval of this request, subject to or contingent on the stipulations of the project being 24 units, single family detached dwelling units.

Chairman Carissa Lawhun asked Staff how many other properties off of Sand Lake Road could request a Missing Middle zoning. Ms. Apgar responded that we do not have any active applications for Missing Middle off of Sand Lake Road at this time, but she cannot speak to the trend.

Dagmarie Segarra, Deputy Development Services Director, stated that it is hard to respond to that question, and stated that it depends on the type of application we receive. The proposed Rezone is appropriate for the size at this location and for which Missing Middle was created, for infill purposes.

Vice Chairman Brandy Ioppolo stated that she has concerns with traffic and safety. She also has concerns about starting a precedence and not sure this is the right location for this project. She is pro-development, but she thinks this project will reduce neighboring property owner's tax values, which will be reflected in the County's budget. She is also a proponent of Missing Middle, but again not sure this is the right location for this project.

A motion was made by Vice Chairman Brandy Ioppolo to deny and refer the Sandy Lane Homes Rezone to the Board of County Commissioners. No second was received. Board discussion continued.

Commissioner Lourdes Aguirre stated that she agrees with the sentiment and concerns, however she has a problem denying the request, since it meets the requirements of the Code.

Vice Chairman Ioppolo responded that she feels that the County needs to do a little more homework when it comes to traffic, utilities, and overcrowding schools. Maybe it's good now, but in the future what will it look like. For that reason, she recommends denial of this request.

Commissioner Richard Jerman stated that he is not in favor or in opposition to the request. However, he stated that Sand Lake Road is the County's fault. This is a seven (7) acre project, the last one in the door, and the project gets "beat-up" for the existing traffic problem. The applicant also has a property right too, and it's not their fault that Sand Lake Road is a mess. He doesn't know if they can hold a 24 lot subdivision responsible.

Vice Chairman Ioppolo stated that she doesn't want to make matters worse for this area.

Commissioner Dan Lopez stated that he will second the motion, mainly because he's not sure the zoning needs to be changed to Missing Middle. He thinks a similar project can be built there under a different residential zoning.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Dan Lopez to deny and refer the Sandy Lane Homes Rezone to the Board of County Commissioners. The motion passed 5-1, with Commissioner Mike Lorenz in opposition.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Ioppolo, and Commissioner Aguirre

Nay: Commissioner Lorenz

Absent: Commissioner Smith

2. Land Development Code Amendment - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (Maya Athanas, Principal Planner)

Maya Athanas, Principal Planner, began presenting this item as stated in the Staff report.

Commissioner Richard Jerman interjected by stating that he doesn't know how much respect, as a Planning Department, they have for this Board, since he received the agenda approximately eight days ago, and he is supposed to make sense and recommendations in that period of time. He further stated that the Advisory Committee has been working on it for a month and the BCC has also seen the changes multiple times, but P&Z has only seen it once. He will listen to the presentation, but he'll probably vote no, because he doesn't know what he's voting on. He needs more time to digest this and he thinks they are forcing something on this Board and also thinks they are abusing them, as they just want to pass it through, so they can move the item to the Board of County Commissioners. He doesn't like it and he doesn't think a fair opportunity was provided to this Board to respond to these 200+ pages. He would like to table the item, to have another month, and discuss it at that time.

Neysa Borkert, Deputy County Attorney, commented that the Board can continue this to the next meeting, and not hear Staff's presentation now, or the Board can hear Staff's presentation, allow for any public comment, and then continue the item to the next meeting, where the Board can further this discussion at the next meeting.

Commissioner Jerman stated that he is okay with hearing Staff's presentation tonight, whereby he withheld his motion to Continue the item for now.

Maya Athanas, Principal Planner, stated that the summary of changes was included in the agenda package, which is a really helpful document that the Board should take a look at since it is a good summary of the changes being proposed. Ms. Athanas continued with her presentation asking for the Board to feel free to jump in with questions.

Neysa Borkert, Deputy County Attorney, stated that the passage of Senate Bill 180 added a restriction to local governments that lasts until 2027, which states that if local governments have been affected by a hurricane, which panned out to be everybody in the State, cannot adopt more restrictive or burdensome Land Development Code requirements, Comprehensive Plan requirements, or Administrative Processes. That

happened during the last legislative session, which affected the County's ability to do some of the updates that we may have previously discussed. They made a determination that this request is not more restrictive or burdensome to applicants coming in. This request is mainly updating, clarifying, adding definitions, updating statutory requirements or aligning our requirements more with what the statutory provisions state. We have been very cognizant of the Bill and our opinion is that we will not be in violation of Senate Bill 180.

Staff requests the proposed Land Development Code Amendments be approved and referred to the Board of County Commissioners for approval.

Vice Chairman Brandy Ioppolo asked why accessory dwelling units has the removal of the owner occupied requirements, which would mean accessory dwelling units can now be in non-owner occupied residents.

Ms. Athanas responded that requirement is not being proposed to be removed and not in the Ordinance.

Ms. Borkert stated that was a discussion in one of their workshops, and the consensus was not to remove it.

Commissioner Mike Lorenz stated that on the Middle Missing, there's a couple of spots that says no portion of the projects can be gated and asked what the reason is behind that. Ms. Athanas responded that it is existing language and we are not proposing to change it. She believes the purpose of that is because Missing Middle is supposed to be infill and provide walkable communities integrated into the rest of the community. We typically don't see gated communities in that circumstance. They are not proposing any changes to that part of the language.

Ms. Borkert stated that this Board is reviewing for Comp Plan consistency or any issues they may see with it. Any comments or things you'd like to see different, you can put that on the record and we can relay them to the Board of County Commissioners when it goes before them.

Public comment <u>in Support</u> of this request:

1) Bob Turnage, of Longwood, FL

Public comment <u>in Opposition</u> to this request:

1) Allison Yurko, of Winter Park, FL
2) Ryan Wexburg, of Longwood, FL

Ms. Athanas stated that we are not proposing any changes to setbacks for fences. Sight visibility restrictions for right-of-way intersections also remain in place. There will be no density changes to R-3 and R-3A, it is just misplaced and probably should not be in the Code.

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Lourdes Aguirre to Continue the Land Development Code Amendments to the May 6, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

3. LifePoint Christian Church Special Exception - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; (Hilary Padin, Planner)

Hilary Padin, Planner, presented this item as stated in the Staff report. She further stated that the Applicant is requesting approval of a Special Exception to expand their existing civic assembly use. The existing church structure is approximately 7,000 square feet in size with a seating capacity of 200 seats. The property also includes a 1,952 square-foot single family residence that's utilized for church office use. The Applicant proposes to construct a new 6,400 square foot building with a seating capacity of 250 seats to utilize for worship service, and the original structure will be utilized for children's ministry activities during the worship service. The facility operates primarily on Sundays from 8:00 am to 2:00 pm and the church's office hours are Monday through Thursday from 8:00 am to 5:00 pm. The parking requirement for this assembly use is 63 parking spaces. The improvements to the site will provide 65 parking spaces meeting that requirement under the Seminole County Land Development Code. The site must also meet all regulations under the Land Development Code, such as setbacks, buffering and site lighting. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on February 9, 2026. Details of the community meeting have been provided in the agenda package. Section 30.3.1.5(a) of the Seminole County Land Development Code states that certain criteria must be met for the Board of County Commissioners to approve a Special Exception request. Staff finds that the request meets the criteria with the recommended conditions as stated in the Approval Development Order. In addition to the typical conditions of approval for special exceptions, staff is recommending that there be no outdoor sound amplification without a noise permit from the County. Staff has received 9 letters of opposition, one of which is a petition with 47 names listed, and three (3) letters of support, which have been provided to the Board for their consideration. We received letters from those who provided their addresses within close proximity to the church, which are reflected on the support and opposition map provided. Staff requests approval of the LifePoint Christian Church Special Exception.

Phil Ayres, the applicant, stated that he is the pastor at LifePoint Christian Church. They are requesting a modest expansion of their existing church facility. They believe this request is reasonable in scope, compatibility with the surrounding area, and consistent with their long standing presence in the community. Their proposal is to construct a 6,400 square foot sanctuary, which will be primarily used for Sunday worship services. The new space will provide seating for 250 people, which replaces

their current worship space, which seats 200. The new sanctuary will include a foyer, restrooms, a small video room, a small storage room, and a room for nursing mothers. There are no classrooms included in this new structure. Their existing facility is just over 7,000 square feet. This is a practical step to accommodate their current congregation. This is not an expansion of a school, it's a modest expansion of Sunday worship space. They do not operate a traditional private school. They have a home school program which offers classes for a few hours on Tuesday and Thursday to families who already home school their children. That program is not being expanded as part of this proposal. This project does not increase weekday intensity, which is why it was determined at the Pre-Application review that a traffic study was not required. They understand the concerns about increased traffic, considering the nearby elementary school and the challenges at the intersection of EE Williamson and Myrtle Lake Hills Road. That matters to them as well. As the pastor of LifePoint Church and a resident of the Shadow Hill neighborhood, he personally experiences the same concerns. The project does not introduce weekday demand beyond what already exists today. They've been around since 2002 and started at Altermese Bentley Elementary School in Sanford. They moved to a local theatre, the YMCA, and then in 2013 after a decade of ministry, they purchased their current property. Over the past few years, they've seen steady, healthy growth among young families, which led them to plan for additional Sunday worship space through a capital campaign they call Next. Their goal is to serve the next generation well. They are committed to being a good neighbor to the community around them. They regularly open their facility to serve others in the community and host additional church congregations on the weekend. They provide space for local HOA meetings in the evenings. They support groups like Scouts. They also have been a polling location since 2002. Their request is for a modest expansion for Sunday worship, with no increase to weekday intensity and no change to the character of the surrounding area.

Commissioner Richard Jerman asked about the new sanctuary on the Site Plan of 6,000+ square feet and their existing building of 7,000 square feet, which is not a small expansion. He asked how the existing building will be used. Pastor Ayres responded that the existing building will be used for family and children's ministries on Sunday.

Public Comment <u>in Support</u> of this request:

1) Matt Clark, of Sanford, FL
2) Cheryl Barnes, of Longwood, FL
3) Brian Barnes, of Longwood, FL
4) James Graumlich, of Lake Mary, FL
5) Alan Thixton, of Lake Mary, FL
6) Jennifer Kroll, of Longwood, FL

Public Comment <u>in Opposition</u> of this request:

1) Ronald Stein, of Longwood, FL
2) Jeff Kissinger, of Longwood, FL
3) Amanda Kissinger, of Longwood, FL
4) Richard Hoffman, of Longwood, FL

Rick Dixon, for the applicant, of New Smyrna Beach, Florida, and the Engineer for the project, stated that at this point no significant engineering activities have taken place. They've placed the components of the Site Plan on a Conceptual Site Plan just to see what would fit. There are many steps to go through including the storm water and to meet the St. Johns Water Management District's requirements. The configuration of the site may change, due to the County's comment that the pond may be better suited closer to EE Williamson. Those items will be taken care of and will meet all of the requirements of the County, the water management district, and they will not shed any water onto the adjacent properties.

Phil Ayres, the applicant, stated that they held a meeting on February 9 for approximately a couple hundred people. Parking is planned to be crushed shell parking and not paved. There may be a misunderstanding about the school, as it says K-12, but it only goes to 12th grade for piano lessons and the golf program. The rest of the school is K-8 for core science on Tuesday and Thursday. They want to serve home schooled families with only a two day a week program. They don't feel this creates an issue with traffic.

Vice Chairman Brandy Ioppolo asked the applicant that if this is a home school type of education, then why are you having face to face meetings on Tuesdays and Thursdays. Mr. Ayres responded that it is home school direction with supplemental classes in certain core subjects, like science, social studies, and bible. Parents who are home schooling their kids can bring the kids for supplemental instruction for those particular subjects, but they don't take attendance, don't provide grades, all they do is help parents home school their children with a few additional courses.

Commissioner Lourdes Aguirre commented that unless you understand ministry, this will be difficult to understand. If the church and ministry are growing, people will come to the church with or without this building.

A motion was made by Commissioner Lourdes Aguirre, seconded by Vice Chairman Brandy Ioppolo to approve and refer LifePoint Christian Church Special Exception to the Board of County Commissioners. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

4. Rosenwald Community Center Rezone - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (Annie Sillaway, Principal Planner)

Annie Sillaway, Principal Planner, presented this item as stated in the Staff report. She further stated that this rezone is to allow for the development of a public park and

community center. The subject property has a Public/Quasi-Public Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.65. This designation is intended to identify locations suitable for a range of public and quasi-public uses, including, but not limited to, public and private recreation facilities, educational institutions, and libraries. The subject site is approximately a little over 12 acres, which was previously occupied by the historic Rosenwald School in the East Altamonte community. Seminole County acquired the property in 2019 for the purpose of redeveloping the site into a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities. The current residential zoning classifications do not support the proposed use, necessitating the rezone. The PLI Zoning is intended to include major public lands and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public. Staff finds the requested PLI zoning classification to be consistent with the SCLDC, the existing Future Land Use of Public/Quasi-Public and permits the proposed use of a public park and community center, which will provide a direct benefit to the community by offering accessible services and programs. Staff received one email in favor of the rezone, which was provided to the Board. Staff requests approval of the Rosenwald Community Center Rezone.

The applicant is Seminole County.

Public Comment in Support of this request:

1) Anthony Wilson, of Altamonte Springs, FL
2) Irving Simpson, 2091 S. Ronald Reagan Boulevard, President of East Altamonte Community Association

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz to approve and refer the Rosenwald Community Center Rezone to the Board of County Commissioners. The motion carried unanimously, 6-0.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz to approve and refer the Rosenwald Community Center Rezone to the Board of County Commissioners. The motion carried unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

CLOSING BUSINESS

Development Services Director's Report

Dagmarie Segarra, Deputy Development Services Director, stated that new legislation has been completed, which Neysa Borkert will provide more information on the potential impacts to our Code and processes. She asked the Board to reach out to her or Maya Athanas as they review the Land Development Code Amendments if any questions or concerns arise.

She asked the Board if they would like another presentation of the one presented tonight or would they like a quick summary with discussion any questions. The Chairman, Carissa Lawhun, responded that a quick summary would allow them to present any questions they may have.

Deputy County Manager Update

Neysa Borkert, Deputy County Attorney, stated that although she doesn't have a comprehensive update tonight, recent legislation passed, some did not, and some are still pending to see if the Governor signs it. She should have a synopsis at the next meeting of the Bills that passed which concern the County. If there are any Code changes needed, we will advise the Board. There will be some compatibility changes needed and how we are required to look at compatibility related to residential next to residential. House Bill 399 requires the County to do certain things related to compatibility for residential uses, and that Bill is in effect now, which she is working on for a full analysis of the impacts. She will bring back to the Board at the next meeting. She is available to answer questions the Board may have on the Land Development Code Amendments as well. We want to be prepared at the meeting to give you the answers that you need. The Board stated that there was no need to re-print the LDC materials for the next meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:40 PM.

File Number: 2026-0287

Title:

Rosenwald Community Center Rezone - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (**Annie Sillway, 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 R-1 (Single-Family Dwelling) and R-2 (One- and Two-Family Dwelling) to PLI (Public Lands and Institutions) to allow for the development of a public park and community center. The subject site, being approximately 12.96 acres, was previously occupied by the historic Rosenwald School in the East Altamonte community. Seminole County acquired the property in 2019 for the purpose of redeveloping the site into a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities. The current residential zoning classifications do not support the proposed use, necessitating the rezone.

The subject property has a Public/Quasi-Public Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.65. This designation is intended to identify locations suitable for a range of public and quasi-public uses, including, but not limited to, public and private recreation facilities, educational institutions, and libraries. It applies to areas where such uses are already established, as well as to areas reserved for future public use.

To allow the proposed Community Center to be developed on the site, the zoning must be amended to ensure consistency with the existing Public, Quasi-Public Future Land Use designation.

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

East: SunRail Right-of-Way

West: Future Land Use: Medium Density Residential
Zoning: R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling)

North: Future Land Use: Medium Density Residential
Zoning: R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling)

South: Merritt Street
Future Land Use: Medium Density Residential
Zoning: R-1 (Single-Family Dwelling)

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 Site Plan approval. Conservation easements, dedicated to Seminole County, will be required over all property within the post development 100-year floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be approximately 0.13 acres of wetlands on the subject property along Lake Mobile. A topographic survey showing wetland and floodplain delineations will be required at Site Plan approval.

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 approval.

Utilities:

The site is located in the City of Altamonte utility service area and will be required to

connect to public utilities for water and sewer.

Transportation/Traffic:

The property proposes access onto Merritt Street, which is classified as a local Road. Merritt Street does not have improvements programed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along Merritt Street; therefore, the Developer will not be required to build a sidewalk along the property frontage.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality and not exceed the pre-development rate and volume for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers and Open Space:

Buffers and Open Space requirements will be determined at Site Plan review and will be in compliance with the Seminole County Land Development Code (SCLDC).

Consistency with the Land Development Code

The proposed PLI (Public Lands and Institutions) zoning designation has been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 8.

The PLI District is intended to include major public lands and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public.

Staff finds the requested PLI zoning classification to be consistent with the SCLDC and permits the proposed use of a public park and community center. The park and community center will provide a direct benefit to the community by offering accessible services and programs, and a gathering space designed to support the surrounding neighborhood.

Consistency with the Comprehensive Plan

The purpose and intent of the Public, Quasi Public Future Land Use is to identify locations for a variety of public and quasi-public uses, transportation, communication, utilities, and in areas where public and quasi-public uses are established and in areas reserved for future public use.

The requested PLI zoning classification is permitted under the existing Public, Quasi Public Future Land Use designation and supports the proposed uses. The proposed development will provide a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities; therefore, staff finds the requested PLI zoning classification to be consistent with the Comprehensive Plan.

Seminole County Public Works held a community meeting on December 9, 2025, to discuss the overall Rosenwald Community Center project prior to submission of the rezone application. Since that meeting covered the full scope of the project, the Planning Manager has waived the requirement for a separate community meeting for the rezoning request.

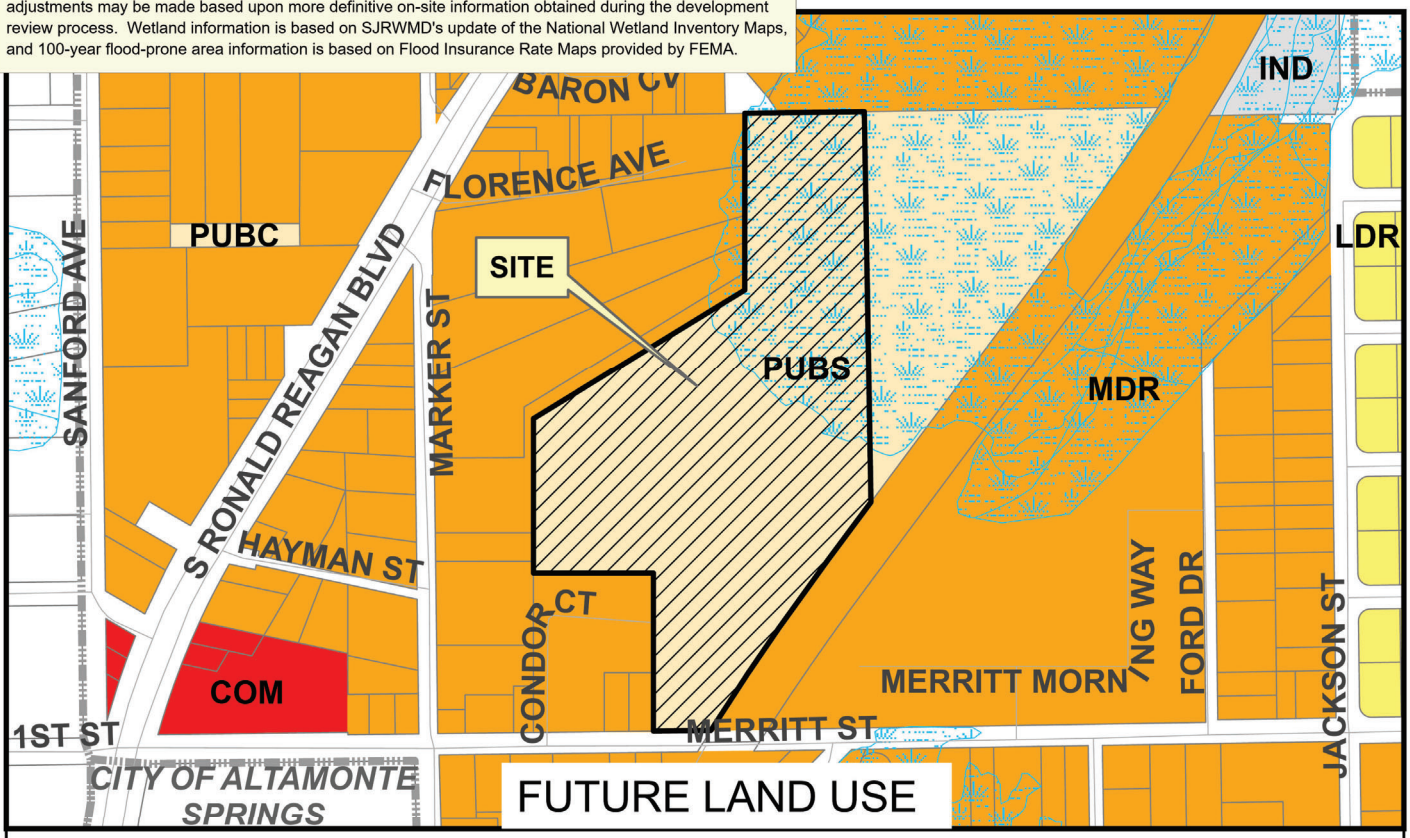
The Planning and Zoning Commission met on April 1, 2026, and voted unanimously to recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions), on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd.

Requested Action:

Staff requests the Board of County Commissioners adopt upon the first reading of an Ordinance Rezoning a property from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd.

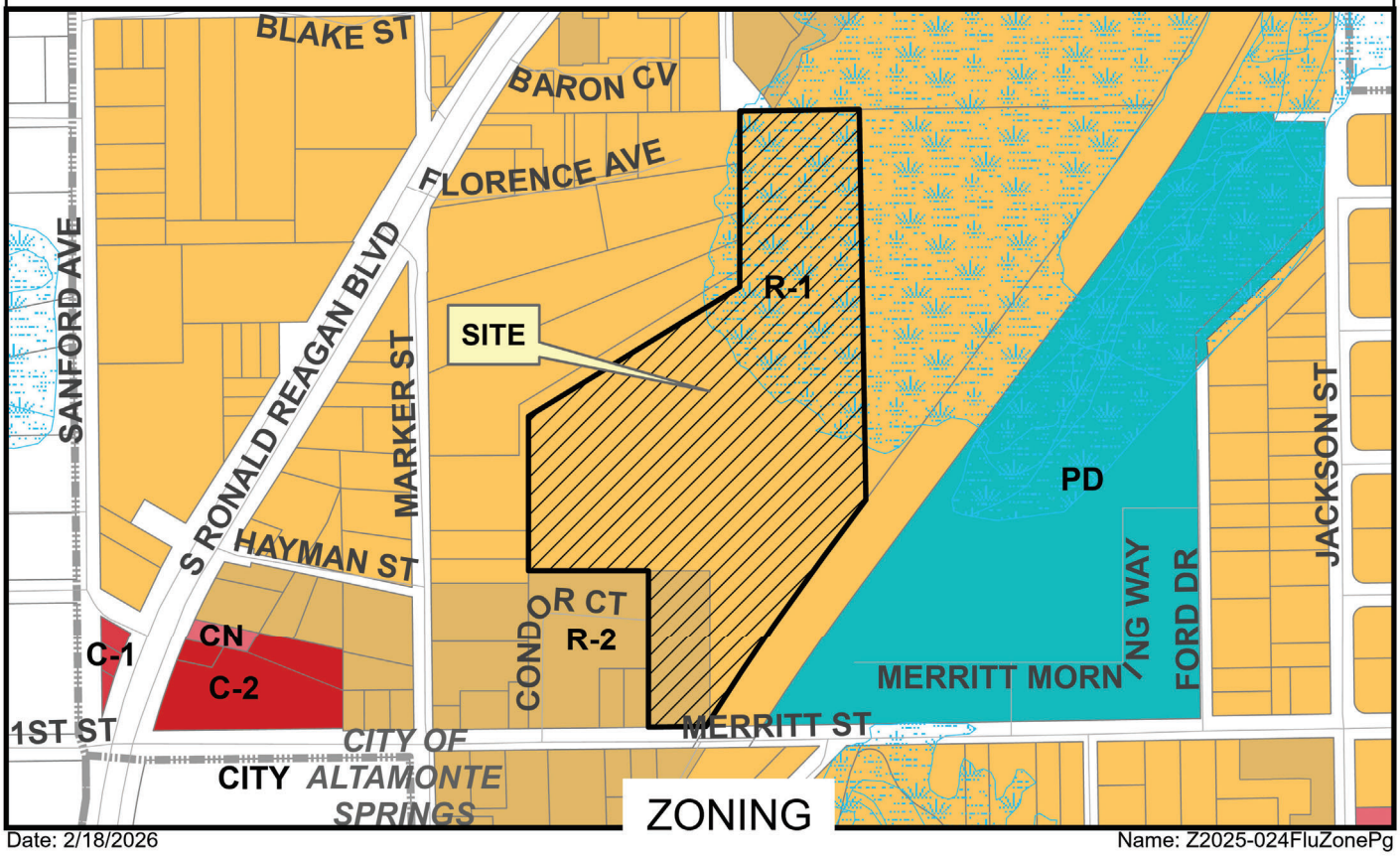
Staff also requests that the Board of County Commissioners make a motion to hold a second reading of the Ordinance on June 23, 2026, starting at 1:30 pm in accordance with Florida Statutes Sec. 125.66, which states that, “the board of county commissioners shall hold two advertised public hearings on the proposed ordinance or resolution. At least one hearing shall be held after 5 p.m. on a weekday, unless the board of county commissioners, by a majority plus one vote, elects to conduct that hearing at another time of day”.

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.

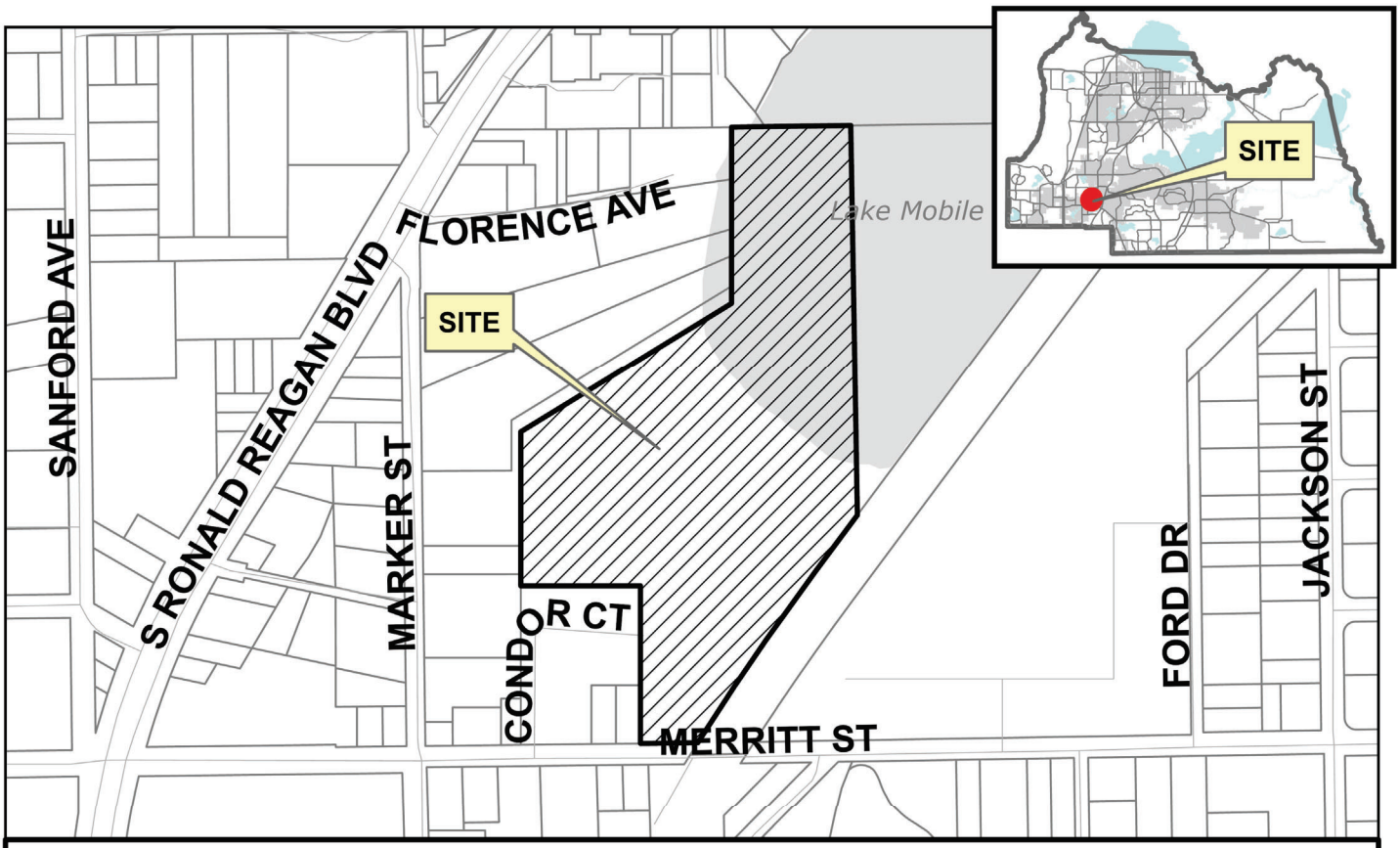


Applicant: Chris Ley
STR/Acres/District: 7-21-30 / 4.31+/- acres / District 4
Existing Use: Vacant (former school site)
Special Notes: Max. Net Density = 0.65 FAR

Rezone No: Z2025-024
From: R-1/R-2 To: PLI



Date: 2/18/2026
Name: Z2025-024FluZonePg



Rezone No: Z2025-024

Parcels

N



Winter 2025 Color Aerials

Date: 2/18/2026

Name: Z2025-024LocationAerial

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 1096 MERRITT STREET LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-1 (SINGLE-FAMILY DWELLING) AND R-2 (ONE- AND TWO-DWELLING) ZONING CLASSIFICATION TO THE PLI (PUBLIC LANDS AND INSTITUTION) 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 Rosenwald Community Center Rezone, dated June 23, 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 R-1 (Single-Family Dwelling) and R-2 (ONE- AND TWO-DWELLING) to PLI (Public Lands and Institutions).

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. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 23rd day of June, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION (VESTING DEED - ORB 9465, PG. 1105):

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACT OF THE A. C. L. RAILROAD; THENCE N 45º15' E PARALLEL WITH SAID RAILROAD TRACT, 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE SOUTH
368.2 FEET; THENCE S 58º43' W, 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF SW 1/4 OF SAID SECTION; THENCE SOUTH 356.1 FEET, THENCE EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; SEMINOLE COUNTY, FLORIDA.

LESS: PER O.R. BOOK 813, PAGE 312, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN THENCE 45º15' E, 305.1 FEET; THENCE NORTH
106.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT-OF-WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST
40.8 FEET TO PLACE OF

BEGINNING. TOGETHER

WITH:

BEGIN 40.8 FEET WEST OF THE BURIED IRON SITUATED A GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2,587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7; RUN FROM SAID

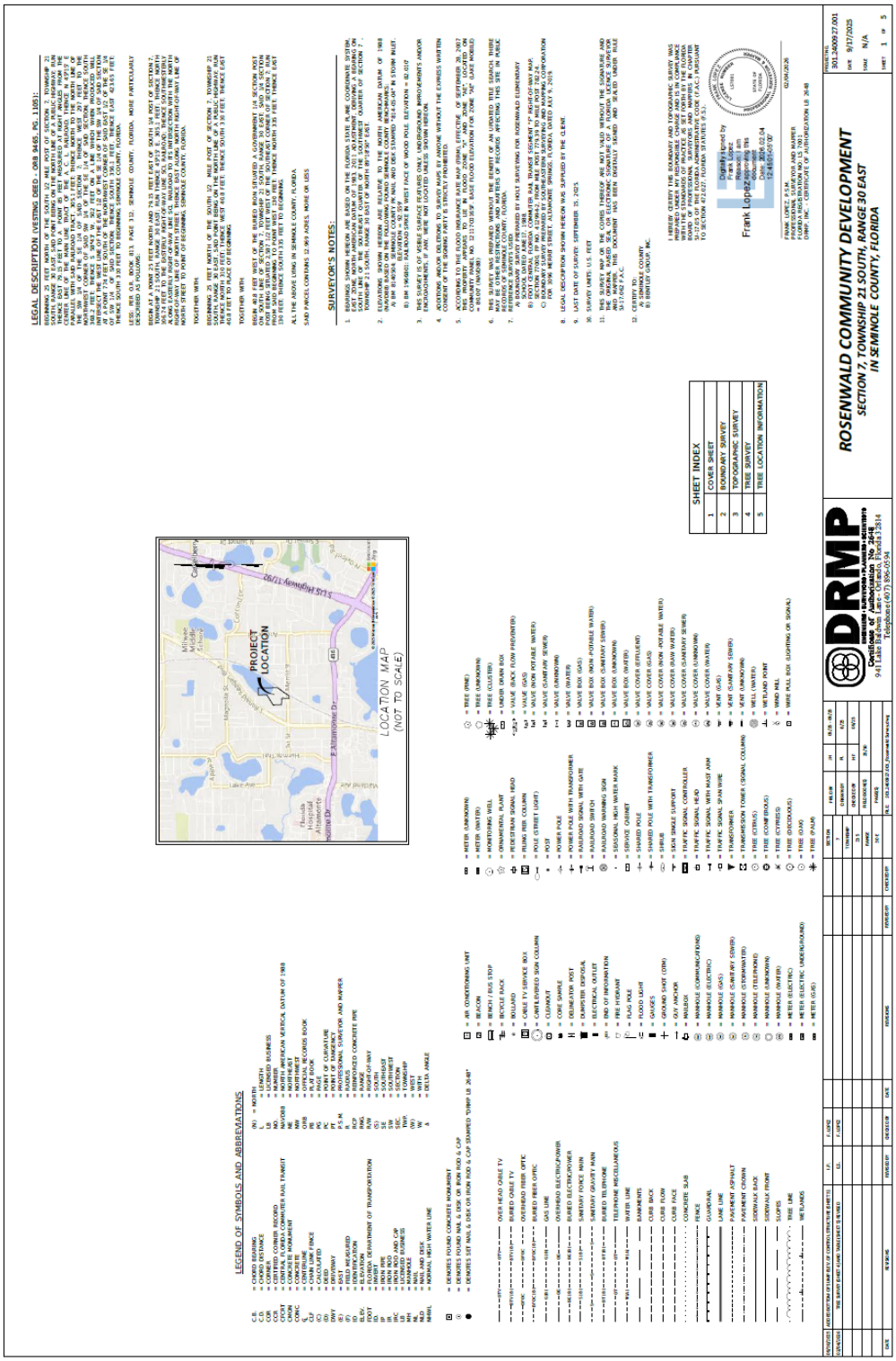
BEGINNING TO POINT WEST 130 FEET: THENCE NORTH 335 FEET; THENCE EAST 130 FEET; THENCE SOUTH 335 FEET TO BEGINNING.

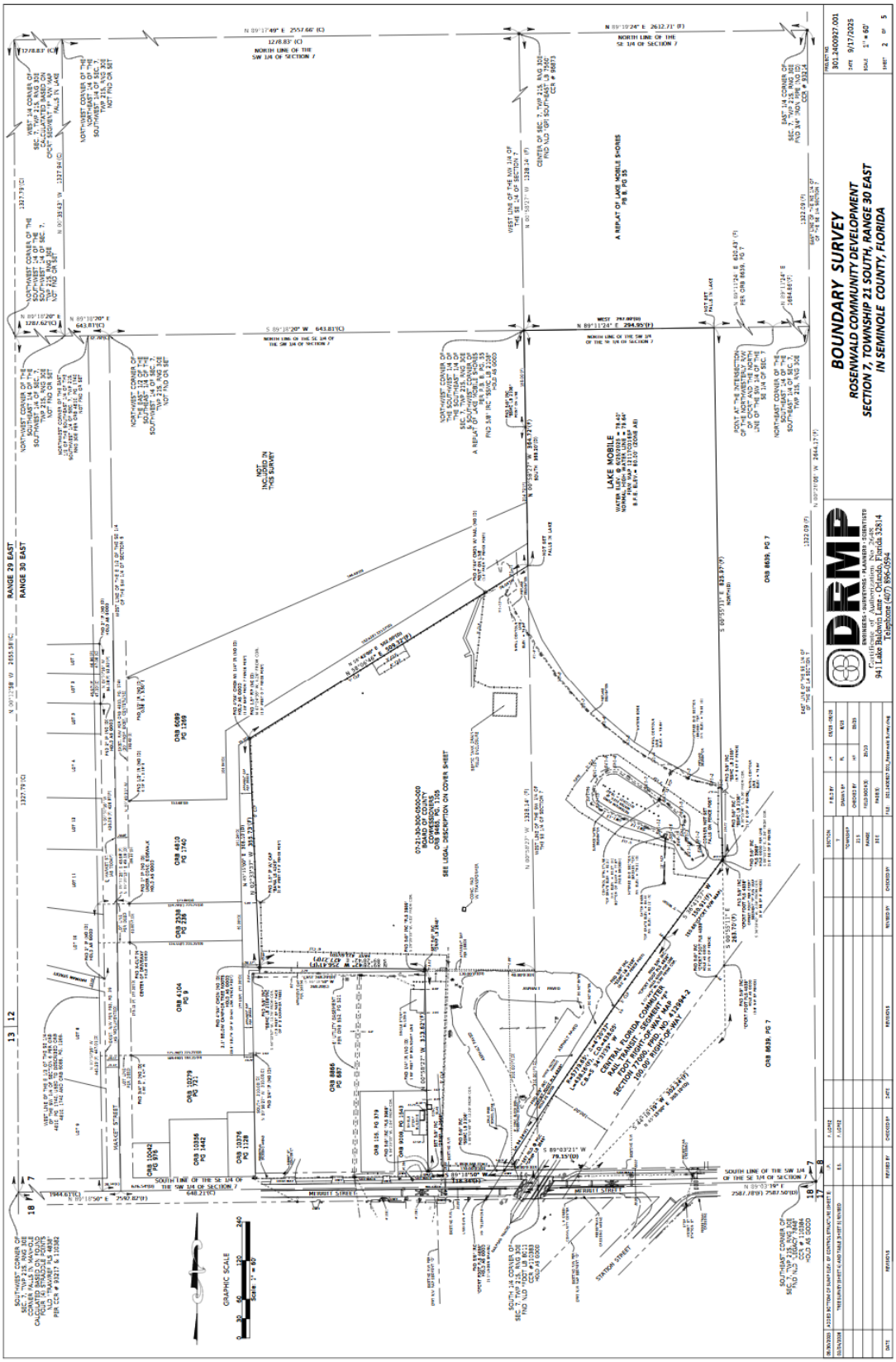
ALL THE ABOVE LYING IN SEMINOLE

COUNTY, FLORIDA. SAID PARCEL CONTAINS

12.969 ACRES, MORE OR LESS

EXHIBIT B
BOUNDARY SURVEY




BOUNDARY SURVEY
ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA
DRMP
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594
RANGE 29 EAST
RANGE 30 EAST
LAKE MOBILE
NOT INCLUDED IN THIS SURVEY
MERRITT STREET
STATION STREET
MARKET STREET
GRAPHIC SCALE

LEGEND OF SYMBOLS AND ABBREVIATIONS

C.B.	= CHORD BEARING
C.D.	= CHORD DISTANCE
COR	= CORNER
CCR	= CERTIFIED CORNER RECORD
CFCRT	= CENTRAL FLORIDA COMMUTER RAIL TRANSIT
CMON	= CONCRETE MONUMENT
CONC.	= CONCRETE
℄	= CENTERLINE
CLF	= CHAIN LINK FENCE
(C)	= CALCULATED
(D)	= DEED
DWY	= DRIVEWAY
(E)	= EAST
(F)	= FIELD MEASURED
ID	= IDENTIFICATION
ELEV.	= ELEVATION
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
ID.	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD AND CAP
LB	= LICENSED BUSINESS
MH	= MANHOLE
NL	= NAIL
NLD	= NAIL AND DISK
NHWL	= NORMAL HIGH WATER LINE
(N)	= NORTH
L	= LENGTH
LB	= LICENSED BUSINESS
NO.	= NUMBER
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988
NE	= NORTHEAST
NW	= NORTHWEST
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS
RCP	= REINFORCED CONCRETE PIPE
RNG.	= RANGE
R/W	= RIGHT-OF-WAY
(S)	= SOUTH
SE	= SOUTHEAST
SW	= SOUTHWEST
SEC.	= SECTION
TWP.	= TOWNSHIP
(W)	= WEST
W/	= WITH
Δ	= DELTA ANGLE

⊡ = DENOTES FOUND CONCRETE MONUMENT

⊙ = DENOTES FOUND NAIL & DISK OR IRON ROD & CAP

● = DENOTES SET NAIL & DISK OR IRON ROD & CAP STAMPED "DRMP LB 2648"

—— – – OTV – – – – OTV – – —— OVER HEAD CABLE TV

– – – BTV(B) – – – – BTV(B) – – – BURIED CABLE TV

– – – OFOC – – – – OFOC – – – OVERHEAD FIBER OPTIC

– – – BFOC(B) – – – – BFOC(B) – – – BURIED FIBER OPTIC

—— – – G(B) – – – – G(B) – – —— GAS LINE

—— – – OE – – – – OE – – —— OVERHEAD ELECTRIC/POWER

– – – BE(B) – – – – BE(B) – – – BURIED ELECTRIC/POWER

—— – – S(B) – – – – S(B) – – —— SANITARY FORCE MAIN

– – – S – – – – S – – – – S – – – SANITARY GRAVITY MAIN

– – – BT(B) – – – – BT(B) – – – BURIED TELEPHONE

—— – – OT – – – – OT – – —— TELEPHONE MISCELLANEOUS

—— – – W(A) – – – – W(A) – – —— WATER LINE

—— —— —— —— BANKMENTS

CURB BACK

CURB FLOW

CURB FACE

CONCRETE SLAB

–x–x–x–x–x–x–x–x–x–x–x–x– FENCE

GUARDRAIL

LANE LINE

PAVEMENT ASPHALT

PAVEMENT CROWN

SIDEWALK BACK

SIDEWALK FRONT

—— —— —— —— SLOPES

TREE LINE

WETLANDS

= AIR CONDITIONING UNIT

= BEACON

= BENCH / BUS STOP

= BICYCLE RACK

= BOLLARD

= CABLE TV SERVICE BOX

= CANTILEVERED SIGN COLUMN

= CLEANOUT

= CORE SAMPLE

= DELINEATOR POST

= DUMPSTER DISPOSAL

= ELECTRICAL OUTLET

= END OF INFORMATION

= FIRE HYDRANT

= FLAG POLE

= FLOOD LIGHT

= GAUGES

= GROUND SHOT (DTM)

= GUY ANCHOR

= MAILBOX

= MANHOLE (COMMUNICATIONS)

= MANHOLE (ELECTRIC)

= MANHOLE (GAS)

= MANHOLE (SANITARY SEWER)

= MANHOLE (STORMWATER)

= MANHOLE (TELEPHONE)

= MANHOLE (UNKNOWN)

= MANHOLE (WATER)

= METER (ELECTRIC)

= METER (ELECTRIC UNDERGROUND)

= METER (GAS)

= METER (UNKNOWN)

= METER (WATER)

= MONITORING WELL

= ORNAMENTAL PLANT

= PEDESTRIAN SIGNAL HEAD

= PILING PIER COLUMN

= POLE (STREET LIGHT)

= POST

= POWER POLE

= POWER POLE WITH TRANSFORMER

= RAILROAD SIGNAL WITH GATE

= RAILROAD SWITCH

= RAILROAD WARNING SIGN

= SEASONAL HIGH WATER MARK

= SERVICE CABINET

= SHARED POLE

= SHARED POLE WITH TRANSFORMER

= SHRUB

= SIGN SINGLE SUPPORT

= TRAFFIC SIGNAL CONTROLLER

= TRAFFIC SIGNAL HEAD

= TRAFFIC SIGNAL WITH MAST ARM

= TRAFFIC SIGNAL SPAN WIRE

= TRANSFORMER

= TRANSMISSION TOWER (SIGNAL COLUMN)

= TREE (CITRUS)

= TREE (CONIFEROUS)

= TREE (CYPRESS)

= TREE (DECIDUOUS)

= TREE (OAK)

= TREE (PALM)

= TREE (PINE)

= TREE (UNKNOWN)

= TREE (CLUSTER)

= UNDER DRAIN BOX

= VALVE (BACK FLOW PREVENTER)

= VALVE (GAS)

= VALVE (NON POTABLE WATER)

= VALVE (SANITARY SEWER)

= VALVE (UNKNOWN)

= VALVE (WATER)

= VALVE BOX (GAS)

= VALVE BOX (NON -POTABLE WATER)

= VALVE BOX (SANITARY SEWER)

= VALVE BOX (UNKNOWN)

= VALVE BOX (WATER)

= VALVE COVER (EFFLUENT)

= VALVE COVER (GAS)

= VALVE COVER (NON -POTABLE WATER)

= VALVE COVER (RAW WATER)

= VALVE COVER (SANITARY SEWER)

= VALVE COVER (UNKNOWN)

= VALVE COVER (WATER)

= VENT (GAS)

= VENT (SANITARY SEWER)

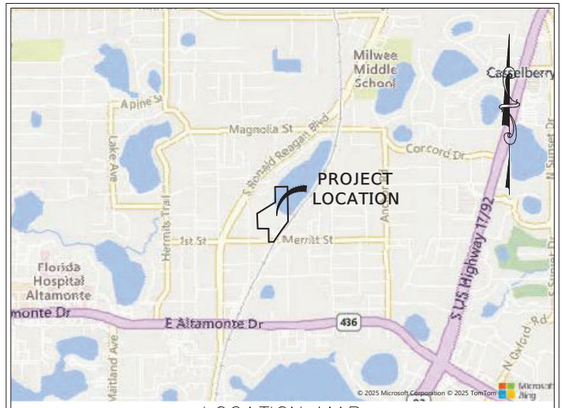
= VENT (UNKNOWN)

= WELL (WATER)

= WETLAND POINT

= WIND MILL

= WIRE PULL BOX (LIGHTING OR SIGNAL)



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION (VESTING DEED - ORB 9465, PG. 1105):

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACT OF THE A. C. L. RAILROAD; THENCE N 45°15' E PARALLEL WITH SAID RAILROAD TRACT, 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE SOUTH 368.2 FEET; THENCE S 58°43' W, 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF SW 1/4 OF SAID SECTION; THENCE SOUTH 356.1 FEET, THENCE EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; SEMINOLE COUNTY, FLORIDA.

LESS; PER O.R. BOOK 813, PAGE 312, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN THENCE 45°15' E, 305.1 FEET; THENCE NORTH 106.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT-OF-WAY LINE OF NORTH STREET TO POINT OF BEGINNING; SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST 40.8 FEET TO PLACE OF BEGINNING

TOGETHER WITH:

BEGIN 40.8 FEET WEST OF THE BURIED IRON SITUATED A GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2,587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7; RUN FROM SAID BEGINNING TO POINT WEST 130 FEET; THENCE NORTH 335 FEET; THENCE EAST 130 FEET; THENCE SOUTH 335 FEET TO BEGINNING.

ALL THE ABOVE LYING IN SEMINOLE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 12.969 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, DERIVING A BEARING ON SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 , TOWNSHIP 21 SOUTH, RANGE 30 EAST OF NORTH 89°18'50" EAST.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88) BASED ON THE FOLLOWING FOUND SEMINOLE COUNTY BENCHMARKS:
   A) BM 8140504: SEMINOLE COUNTY PK NAIL AND DISK STAMPED "814-05-04" IN STORM INLET. ELEVATION = 92.559'
   B) BM 1966801: RAILROAD SPIKE IN WEST FACE OF WOOD POLE. ELEVATION = 82.010'
3. THIS SURVEY IS OF VISIBLE SURFACE FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED UNLESS SHOWN HEREON.
4. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS BY ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING PARTY IS STRICTLY PROHIBITED.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), EFFECTIVE OF SEPTEMBER 28, 2007 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND ZONE "AE", LOCATED ON COMMUNITY PANEL NO. 12117C0165F. BASE FLOOD ELEVATION FOR ZONE "AE" (LAKE MOBILE) = 80.00' (NAVD88)
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE SEARCH. THERE MAY BE OTHER RESTRICTIONS AND MATTERS OF RECORDS AFFECTING THIS SITE IN PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
7. REFERENCE SURVEYS USED:
   A) BOUNDARY SURVEY PREPARED BY HOLT SURVEYING FOR ROSENWALD ELEMENTARY SCHOOL DATED JUNE17, 1988.
   B) FDOT CENTRAL FLORIDA COMMUTER RAIL TRANSIT SEGMENT "F" RIGHT-OF-WAY MAP, SECTION 77000, FP NO. 412994-2, FROM MILE POST 779.39 TO MILE POST 782.24.
   C) BOUNDARY SURVEY PREPARED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION FOR 1096 MERRIT STREET, ALTAMONTE SPRINGS, FLORIDA, DATED JULY 9, 2019.
8. LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
9. LAST DATE OF SURVEY: SEPTEMBER 15, 2025.
10. SURVEY UNITS: U.S. FEET
11. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENCE SURVEYOR AND MAPPER. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062 F.A.C.
12. CERTIFY TO:
    A) SEMINOLE COUNTY
    B) BENTLEY GROUP, INC.

SHEET INDEX	
1	COVER SHEET
2	BOUNDARY SURVEY
3	TOPOGRAPHIC SURVEY
4	TREE SURVEY
5	TREE LOCATION INFORMATION

I HEREBY CERTIFY THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES (F.S.).

Frank Lopez
Digitally signed by Frank Lopez
Reason: I am approving this document
Date: 2026.02.04 12:45:01-05'00'

FRANK LOPEZ LICENSE NUMBER LS7001 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

FRANK LOPEZ, P.S.M. 02/04/2026
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO: LS 7001
DRMP, INC. - CERTIFICATE OF AUTHORIZATION LB 2648

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ				
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ				

SECTION	7
TOWNSHIP	21 S
RANGE	30 E

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	
PAGE(S)		

FILE: 301.2400927.001_Rosenwald Survey.dwg

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594

ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO. 301.2400927.001
DATE 9/17/2025
SCALE N/A
SHEET 1 OF 5

673

SOUTHWEST CORNER OF SEC. 7, TWP 21S, RNG 30E CORNER FALLS IN MANHOLE CALCULATED BASED ON FOUND FOUR (4) STRADDLE POINTS NLD "TRAV/REF PLS 4838" PER CCR # 93217 & 110382

13 | 12

18 | 7

17 | 8

RANGE 29 EAST

RANGE 30 EAST

N 00°12'58" W 2655.58'(C)

1327.79'(C)

NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET

N 89°18'20" E 1278.62'(C)

1327.79'(C)

WEST 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E CALCULATATED BASED ON CFCRT SEGMENT "F" R/W MAP FALLS IN LAKE

1278.83' (C)

N 00°35'43" W 1327.94'(C)

NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET

N 89°18'20" E 643.81'(C)

NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E PER ORB 4810, PG. 1740 NOT FND OR SET

NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E NOT FND OR SET

1942.61'(C) N 89°18'50" E 2592.82'(F)

SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7

648.21'(C)

WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6

WEST LINE OF THE E 1/2 OF THE SE 1/4 OF SECTION 7

N 89°17'49" E 2557.66' (C)

NORTH LINE OF THE SW 1/4 OF SECTION 7

1278.83' (C)

S 89°18'20" W 643.81'(C)

NORTH LINE OF THE SW 1/4 OF SECTION 7

N 89°11'24" E 297.00'(D)

WEST 294.95'(F)

NORTH LINE OF THE SE 1/4 OF SECTION 7

N 89°19'24" E 2612.71' (F)

NOT INCLUDED IN THIS SURVEY

LOT 9 | LOT 8 | LOT 10 | LOT 11 | LOT 12 | LOT 4 | LOT 3 | LOT 2 | LOT 1

WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7 HAS BEEN ESTABLISHED BY HOLDING THE FOUND MONUMENTATION ALONG THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7 AND THE FOUND MONUMENTATION ALONG THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7

HAYMAN STREET

MARKET STREET

MERRITT STREET

STATION STREET

ORB 10042 PG 976

ORB 10356 PG 1442

ORB 10279 PG 721

ORB 10376 PG 1128

ORB 4104 PG 9

ORB 2538 PG 236

ORB 4810 PG 1740

ORB 6089 PG 1269

ORB 8866 PG 687

ORB 105, PG 379

ORB 9008, PG 1543

ORB 8639, PG 7

ORB 8639, PG 7

FND 2" IP (NO ID) HOLD AS GOOD

N 00°58'36" W 445.25'(F) 447.01(D)

EXIST. R/W PER PB3, PG. 39 (AS MONUMENTED)

LOT LINE PER DEED

FND 3/4" IP (NO ID) 0.00' N , 0.47' W

FND X-CUT IN CENTER OF DRIVEWAY HOLD AS GOOD

175.12' (F) 177.00'(D)

60.00'(F)(D)

N 89°01'25" E 48.98'(F)

N 89°28'13" E 49.19'(D)

159.27'(D)

FND 1" IP (NO ID) UNDER CONC. SIDEWALK HOLD AS GOOD

N 00°45'31" W

192.44'(D)

FND 1/2" IR (NO ID) 0.10' N , 2.18' E

FND 1/2" IR (NO ID) 0.56' S , 3.50' E

Q MARKET ST. (AS TODAY)

N 00°50'16" W 426.59'(F) 426.97(P)

FND 2" IP (NO ID) HOLD AS GOOD

46.97'(P) 47.10'(C)

46.96'(P) 47.08'(C)

N 00°50'16" W 94.18'(F) 93.93'(P)

FND 2" IP (NO ID) HOLD AS GOOD

WEST LINE OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6

FND 4"X4" CMON (NO ID) 2.1' BELOW CAMPHOR TREE ROOTS HOLD AS GOOD (25.8' SOUTH OF 6' CHAIN LINK FENCE POST)

SOUTH 310.00'(D) N 00°58'27" W 310.00'(C)

FND 3/4" IP (NO ID)

177.93'(F) 177.00'(D)

60.00'(D)

241.24'(D)

N 45°15'00" E 305.10'(D)

N 02°33'37" W 355.73'(F)

APPARENT GAP PER DEEDS

FND 4"X4" CMON W/ 1/4" IR (NO ID) HOLD AS GOOD (1.25' EAST FROM 7' FENCE POST)

FND 1.5" PIP (NO ID) N 67°24'38" W, 0.26' FROM COR. (1.5' WEST O 7' FENCE POST)

FND 5/8" IRC "SSMC LB 2108"IRC S 44°12'57" W, 13.76' FROM COR. (7.3 WEST OF WEST FACE OF 8' D CAMPHOR TREE)

FND 1.5" IP W/ CAP "BAMA LS 4243" (0.6' WEST OF 5' FENCE POST)

PEDESTRIAN CROSSING AHEAD

MERRITT ST CONDOR CT

6' UTILITY EASEMENT PER ORB 552, PG 521

S 89°28'42" W 256.41'(F) S 89°28'30" W 257.27'(F)

S 89°28'42" E 425.68'(D)

FND 5/8" IRC "PLS 3989" N 84°23'15" W, 2.04' FROM COR.

FND 1/4" IR (NO ID) 1.65' WEST OF BOUNDARY LINE

FND 5/8" IRC "PLS 3989" S 29°29'33" W, 4.02' FROM COR.

SINGLE STORY BUILDING

CONC. SLAB

N 00°58'27" W 313.62'(F)

SET 5/8" IRC "DRMP LB 2648"

EXISTING R/W PER CFRT R/W MAP SEGMENT "G"

EXISTING R/W

UNKNOWN #

MH TELEPHONE

FND 5/8" IRC "CFCRT FDOT PLS 4838" HOLD AS GOOD (1.1' UNDER GRAVEL)

FND 5/8" IRC "SSMC LB 2108" S 88°55'40" W 12.20' FROM COR.

DRUG FREE SCHOOL ZONE

8" CONC. BLOCK SIGN "ROSENWALD SCHOOL"

RAILROAD TRACKS

SET NLD @ POC "DRMP LB 2648"

S 89°03'21" W 791.15'(D)

FND 5/8" IRC "CFCRT FDOT PLS 4838" HOLD AS GOOD

OFFICE VERSION

ASPHALT PAVED

DO NOT ENTER

SOUTH 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E FND NLD "FDOT LB 8011 CCR #110383 HOLD AS GOOD

L H GREEN COMMUNITY CENTER

EXISTING R/W PER CFRT R/W MAP SEGMENT "G"

PEDESTRIAN CROSSING AHEAD

STOP MERRITT ST STATION ST

PEDESTRIAN CROSSING

R=5796.65', Δ=4°20'37", L=438.16'(F), L=438.05'(C), C.B.=S 34°31'39" W

CENTRAL FLORIDA COMMUTER RAIL TRANSIT - SEGMENT "F" FDOT RIGHT-OF-WAY MAP FDOT RIGHT-OF-WAY MAP, FPID NO. 412994-2 SECTION 17000, FPID NO. 412994-2 100.00' RIGHT-OF-WAY

S 44°16'19" W 302.24'(F) N 45°15'00" E 305.10'(D)

FND 5/8" IRC "CFCRT FDOT PLS 4838" HOLD AS GOOD (0.2' NW OF FENCE)

FND 5/8" IRC "CFCRT FDOT PLS 4838" HOLD AS GOOD (0.8' NW OF FENCE)

S 00°55'11" E 263.70'(F)

FND 5/8" IRC "CFCRT FDOT PLS 4838" OFFSET POINT PER CFCRT SEGMENT "F" R/W MAP S 38°20'42" W, 2.50' FROM COR. (0.9' SE OF 5' FENCE)

FND 5/8" IRC "PLS 3989" HOLD GOOD FOR LINE S 00°55'11" E, 2.04' FROM COR. (1.8' SE OF 5' FENCE)

CORNER NOT SET FALLS ON FENCE POST

FND 5/8" IRC "SSMC LB 2108" N 18°55'40" E, 5.10' FROM COR. (1.5' E OF 5' FENCE)

FND 5/8" IRC "SSMC LB 2108" (6.7' E OF 5' FENCE)

NHWL CONTOUR LINE ELEV. = 79.64'

S 00°55'11" E 825.97'(F) NORTH(D)

150.66'(CFCRT R/W MAP)

S 36°41'57" W 150.91'(F)

07-21-30-300-0500-000 BOARD OF COUNTY COMMISSIONERS ORB 9465, PG. 1105 SEE LEGAL DESCRIPTION ON COVER SHEET

CONC. PAD W/ TRANSFORMER

SEPTIC TANK DRAIN FIELD ENCLOSURE

FND 4"X4" CMON W/ NAIL (NO ID) POINT ON LINE (1.5' FROM 7' FENCE POST)

N 59°06'46" E 509.32'(F)

N 58°43'00" E 502.00'(D)

544.68'(D)

NHWL CONTOUR LINE ELEV. = 79.64'

WETLAND DELINEATION

W1-10 W1-9 W1-8 W1-7 W1-6 W1-5 W1-4 W1-3 W1-2 W1-1

214.72'(F)

N 00°58'27" W 364.72'(F) SOUTH 368.20'(D)

150.00'(F)

NOT SET FALLS IN LAKE

FND 5/8" IRC "SSMC LB 2108" POINT ON LINE

HOLD AS GOOD

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E & SOUTHWEST CORNER OF A REPLAT OF LAKE MOBILE SHORES PER P.B. 8, PG. 55 FND 5/8" IRC "SSMC LB 2108"

WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7

N 00°58'27" W 1328.14' (F)

CENTER OF SEC. 7, TWP 21S, RNG 30E FND NLD "GPI SOUTHEAST LB 7560" CCR # 96873

LAKE MOBILE

WATER ELEV. @ 6/25/2025 = 78.40'

NORMAL HIGH WATER LINE = 79.64'

FIRM MAP 12117C0165F

B.F.E. ELEV.= 80.00' (ZONE AE)

A REPLAT OF LAKE MOBILE SHORES PB 8, PG 55

POINT AT THE INTERSECTION OF THE NORTHWESTERLY R/W OF CFCRT AND THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 7

N 89°11'24" E 620.43' (F) PER ORB 8639, PG 7

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E

N 89°11'24" E 1684.86'(F)

EAST 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E FND 3/4" IRON PIPE (NO ID) CCR # 93214

1322.09'(F)

EAST LINE OF THE NE 1/4 OF THE SE 1/4 SECTION 7

1322.09'(F)

EAST LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 7

N 00°26'06" W 2644.17'(F)

SOUTHEAST CORNER OF SEC. 7, TWP 21S, RNG 30E FND NLD "LEGACY 7848" CCR # 110384 HOLD AS GOOD

2587.78'(F) 2587.50'(D)

SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

N 89°03'19" E

GRAPHIC SCALE

0 30 60 120 240

Scale: 1" = 60'

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ				
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ				

SECTION	7
TOWNSHIP	21 S
RANGE	30 E
PAGE(S)	

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	

FILE: 301.2400927.001_Rosenwald Survey.dwg

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594

BOUNDARY SURVEY

ROSENWALD COMMUNITY DEVELOPMENT

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST

IN SEMINOLE COUNTY, FLORIDA

PROJECT NO. 301.2400927.001

DATE 9/17/2025

SCALE 1" = 60'

SHEET 2 OF 5

674

GRAPHIC SCALE

0 25 50 100 150

Scale: 1" = 50'

ORB 10042 PG 976

ORB 10279 PG 721

ORB 4104 PG 9

ORB 2538 PG 236

ORB 4810 PG 1740

ORB 6089 PG 1269

ORB 10356 PG 1442

ORB 10376 PG 1128

ORB 8866 PG 687

ORB 105, PG 379

ORB 9008, PG 1543

NOT INCLUDED IN THIS SURVEY

TBM AGPS1
SET 5/8" IRC
"TRAV LB 2648"
N= 1575901.2477
E= 542086.2154
ELEV.= 94.13'

SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7
648.21'(C)

N 02°33'37" W 355.73'(F)

N 89°28'32" W 256.41'(F)

N 00°58'27" W 313.62'(F)

N 89°28'32" W 1328.14' (F)

N 00°58'27" W 364.72'(F)

S 89°18'20" W 643.81'(C)
NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7

N 89°11'24" E 294.95'(F)
NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

S 00°55'11" E 825.97'(F)

S 00°55'11" E 263.70'(F)

S 44°18'19" W 302.24'(F)

S 36°41'57" W 140.21'(F)

N 89°03'19" E 2587.78'(F) 2587.30'(D)
SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

EAST LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 7

1322.09'(F)

N 00°26'06" W 2644.17'(F)

EAST OF T

R=5778.57', A=4°20'37", CH=438.16'(F), CB=S 34°31'39" W, CD=438.05'

CENTRAL FLORIDA COMMUTER RAIL TRANSIT - SEGMENT "F" FOOT RIGHT-OF-WAY MAP SECTION 77000, FPID NO. 412994-2 100.00' RIGHT-OF-WAY

07-21-30-300-0500-000
BOARD OF COUNTY COMMISSIONERS
ORB 9465, PG. 1105

TBM AGPS3
SET 5/8" IRC
"TRAV LB 2648"
N= 1576587.0414
E= 542441.4206
ELEV.= 87.86'

TBM AGPS4
SET 5/8" IRC
"TRAV LB 2648"
N= 1576035.9848
E= 542664.9271
ELEV.= 92.88'

TBM AGPS5
SET 5/8" IRC
"TRAV LB 2648"
N= 1575936.0594
E= 542576.4887
ELEV.= 94.22'

TBM AGPS2
SET 5/8" IRC
"TRAV LB 2648"
N= 1575906.2845
E= 542975.1873
ELEV.= 89.28'

SOUTH 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E
FND NLD "FDOT LB 8011 CCR #110383
HOLD AS GOOD

SOUTHEAST CORNER OF SEC. 7, TWP 21S, RNG 30E
FND NLD "LEGACY 7848" CCR # 110384
HOLD AS GOOD

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E & SOUTHWEST CORNER OF A REPLAT OF LAKE MOBILE SHORES PER P.B. 8, PG. 55
FND 5/8" IRC "SSMC LB 2108"
HOLD AS GOOD

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E

LAKE MOBILE
WATER ELEV. @ 6/25/2025 = 78.40'
NORMAL HIGH WATER LINE = 79.64'
FIRM MAP 12117C0165F
B.F.E. ELEV.= 80.00' (ZONE AE)

ORB 8639, PG 7

ORB 8639, PG 7

STATION STREET

SINGLE STORY BUILDING

CONCRETE SLAB

CONDOR CT

(POSS VITRIFIED CLAY)

UNKNOWN BURIED UTILITY (POSS. DEBRIS)

SEPTIC TANK DRAIN FIELD ENCLOSURE

LOOSE SIGNAL AT THIS LOCATION

1" UNKNOWN METAL PIPE (BROKEN - POSS. DEBRIS)

WATER LINE CAPPED AT THIS LOCATION

WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

DO NOT ENTER

SURFACE WATER DELINEATION

CONTROL STRUCTURE
TOP GRATE ELEV. = 82.51'
INV. ELEV. = 80.27' (N)
BOTTOM OF SUMP = 77.87'
(WEIR BROKEN)

CATCH SIGN
TOP GRATE ELEV. = 84.44'
INV. ELEV. = 82.12' (N)

MITERED END SECTION (BROKEN TOP)
INV. ELEV. = 79.27' (S)
15" RCP

MITERED END SECTION (BROKEN TOP)
INV. ELEV. = 79.90' (S)

NHWL CONTOUR LINE
ELEV. = 79.64'

WETLAND DELINEATION

WATERS EDGE

DRUG FREE SCHOOL ZONE

ASPHALT PAVED

WATER VALVE LID BROKEN

RAILROAD TRACKS

MH TELEPHONE FLASHING RED LIGHT

L. H. GREEN COMMUNITY CENTER

PEDESTRIAN CROSSING AHEAD

STOP TRAIN NEARBY STATION

PEDESTRIAN CROSSING

EXISTING R/W

UNABLE TO FIND WATER METER

UNKNOWN #

SANITARY SEWER MANHOLE TO BE ADJUSTED TO THE FINAL GRADE

NOTE: UNABLE TO FIND TBM "EEC" = 89.79' (E) TBM "AGPS5" = 94.22' (E)

DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ

SECTION	7
TOWNSHIP	21 S
RANGE	30 E
PAGE(S)	

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	

FILE: 301.2400927.001_Rosenwald Survey.dwg

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No 2648
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594

TOPOGRAPHIC SURVEY

ROSENWALD COMMUNITY DEVELOPMENT

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST IN SEMINOLE COUNTY, FLORIDA

PROJECT NO. 301.2400927.001
DATE 9/17/2025
SCALE 1" = 50'
SHEET 3 OF 5

GRAPHIC SCALE

0 25 50 100 150

Scale: 1" = 50'

ORB 10356 PG 1442

ORB 10279 PG 721

ORB 4104 PG 9

ORB 2538 PG 236

ORB 4810 PG 1740

ORB 6089 PG 1269

ORB 10376 PG 1128

ORB 8866 PG 687

ORB 105, PG 379

ORB 9008, PG 1543

SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7

648.21'(C)

10" (POSS VITRIFIED CLAY)

07-21-30-300-0500-000
BOARD OF COUNTY COMMISSIONERS
ORB 9465, PG. 1105

NOT INCLUDED IN THIS SURVEY

S 89°18'20" W 643.81'(C)

NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E & SOUTHWEST CORNER OF A REPLAT OF LAKE MOBILE SHORES PER P.B. 8, PG. 55
FND 5/8" IRC "SSMC LB 2108"
HOLD AS GOOD

SOUTH 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E
FND NLD "FDOT LB 8011 CCR #110383
HOLD AS GOOD

N 00°58'27" W 1328.14' (F)

WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

CENTRAL FLORIDA COMMUTER RAIL TRANSIT - SEGMENT "F"
FDOT RIGHT-OF-WAY MAP
SECTION 77000, FPID NO. 412994-2
100.00' RIGHT-OF-WAY

LAKE MOBILE
WATER ELEV. @ 6/25/2025 = 78.40'
NORMAL HIGH WATER LINE = 79.64'
FIRM MAP 12117C0165F
B.F.E. ELEV.= 80.00' (ZONE AE)

WATERS EDGE

ORB 8639, PG 7

ORB 8639, PG 7

SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7

N 89°03'19" E
2587.78'(F) 2587.50'(D)

SOUTHEAST CORNER OF SEC. 7, TWP 21S, RNG 30E
FND NLD "LEGACY 7848"
CCR # 110384
HOLD AS GOOD

EAST LINE OF THE SE 1/4 OF OF THE SE 1/4 SECTION 7

1322.09'(F)

N 00°26'06" W 2644.17'(F)

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 7, TWP 21S, RNG 30E

NORTH LINE OF THE SW 1/4 OF THE SE 1/4 SECTION 7

18 7

17 8

DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ

SECTION	7
TOWNSHIP	21 S
RANGE	30 E

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	
PAGE(S)		

FILE: 301.2400927.001_Rosenwald Survey.dwg

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TREE SURVEY

ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO. 301.2400927.001

DATE 9/17/2025

SCALE 1" = 50'

SHEET 4 OF 5

676

Tree Location Information

FID	Northing	Easting	Diameter at Breast Height	Type - Description
T2	1576160.80	542771.19	27"	Live oak (Quercus virginiana) - No significant defects.
T3	1576240.74	542837.11	21"	Cabbage palm (Sabal palmetto) - No significant defects.
T4	1576281.68	542863.67	19"	Live oak (Quercus virginiana) - No significant defects.
T5	1576296.89	542879.33	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T9	1576431.68	542981.62	11"	Dwarf palmetto (Sabal minor) - No significant defects.
T12	1576476.84	542947.80	201"	Camphor tree (Camphora officinarum) - No significant defects.
T13	1576523.59	542972.42	16"	Camphor tree (Camphora officinarum) - No significant defects.
T19	1576527.35	542921.89	16"	Dwarf palmetto (Sabal minor) - No significant defects.
T24	1576459.68	542877.28	6" & 8"	Live oak - Double (Quercus virginiana) - No significant defects.
T33	1576435.83	542768.82	19"	Live oak (Quercus virginiana) - No significant defects.
T34	1576475.92	542721.49	19"	Camphor tree (Camphora officinarum) - Tree has fallen towards the east.
T35	1576458.29	542666.17	12"	amphor tree (Camphora officinarum) - Tree has fallen towards the west. Visible roots
T40	1576367.11	542775.52	31"	Live oak (Quercus virginiana) - No significant defects.
T41	1576366.26	542735.76	8"	Southern magnolia (Magnolia grandiflora) - No significant defects.
T42	1576370.19	542674.01	23"	Live oak (Quercus virginiana) - No significant defects.
T43	1576430.85	542647.33	15"	Laurel oak (Quercus laurifolia) - No significant defects.
T45	1576360.84	542589.22	6"	Dwarf palmetto (Sabal minor) - No significant defects.
T46	1576366.47	542587.79	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T48	1576365.24	542558.06	9.5"	Dwarf palmetto (Sabal minor) - No significant defects.
T49	1576443.76	542570.45	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T50	1576446.51	542514.55	8"	Queen Palm (Syagrus romanzoffiana) - No significant defects.
T52	1576460.89	542509.09	10"	Queen palm (Syagrus romanzoffiana) - Head is dying, palm fronds are not appearing.
T53	1576408.59	542521.12	32"	Live oak (Quercus virginiana) - No significant defects.
T56	1576597.49	542544.02	25"	Live oak (Quercus virginiana) - No significant defects.
T57	1576602.01	542548.67	20"	Live oak (Quercus virginiana) - No significant defects.
T58	1576603.23	542547.12	11"	Dwarf palmetto (Sabal minor) - No significant defects.
T59	1576584.63	542615.64	31"	Live oak (Quercus virginiana) - Subject to die soon, significant tree rot present
T61	1576475.95	542875.25	18"	Slash pine (Pinus elliottii) - No significant defects.
T66	1576623.21	542737.00	12"	Pignut hickory (Carya glabra) - No significant defects.
T69	1576675.18	542708.78	11"	Camphor tree (Camphora officinarum) - No significant defects.
T70	1576735.11	542709.78	6"	Wax mrytle (Morella cerifera) - No significant defects.
T71	1576735.84	542641.29	25"	lash pine (Pinus elliottii) - Trunk is split from 2 ft from the ground to 35 ft in the ai
T73	1576785.09	542628.68	49"	Camphor tree (Camphora officinarum) - No significant defects.
T75	1576666.73	542663.81	6"	Laurel oak (Quercus laurifolia) - No significant defects.
T76	1576700.92	542653.23	24"	Camphor tree (Camphora officinarum) - No significant defects.
T78	1576668.81	542628.73	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T79	1576656.31	542626.75	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T80	1576647.32	542619.89	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T81	1576663.02	542614.04	(3) 7"	Camphor tree - Triple (Camphora officinarum) - No significant defects.
T82	1576657.84	542601.55	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T83	1576675.18	542598.94	6",5",3"	Camphor tree - Triple (Camphora officinarum) - No significant defects.
T84	1576669.69	542577.18	29"	Live oak (Quercus virginiana) - No significant defects.
T86	1576759.13	542542.99	28"	Live oak (Quercus virginiana) - Tree is dead; snag.
T87	1576759.85	542526.77	32"	Slash pine (Pinus ellittoii) - No significant defects.
T88	1576738.03	542489.36	24"	Live oak (Quercus virginiana) - No significant defects.
T89	1576685.78	542526.44	19"	Live oak (Quercus virginiana) - No significant defects.
T90	1576678.72	542487.75	25"	Live oak (Quercus virginiana) - No significant defects.
T91	1576679.69	542469.54	15"	Live oak (Quercus virginiana) - No significant defects.
T92	1576710.33	542473.30	18"	Camphor tree (Camphora officinarum) - No significant defects.
T93	1576652.02	542470.07	21"	Live oak (Quercus virginiana) - Appears to be dead
T94	1576629.40	542279.98	153"	Camphor tree (Camphora officinarum) - No significant defects.
T95	1576612.35	542270.26	30"	Live oak (Quercus virginiana) - No significant defects.
T96	1576588.23	542282.81	150"	Camphor tree (Camphora officinarum) - No significant defects.
T97	1576518.58	542266.27	22"	Live oak (Quercus virginiana) - No significant defects.
T98	1576357.28	542276.91	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T100	1576328.05	542448.59	23"	Live oak (Quercus virginiana) - No significant defects.
T101	1576324.79	542449.88	6",7",4"	Laurel oak - Triple (Quercus laurifolia) - No significant defects.
T102	1576210.09	542644.28	23"	Live oak (Quercus virginiana) - No significant defects.
T103	1576170.00	542652.16	49"	Live oak (Quercus virginiana) - No significant defects.
T104	1576163.20	542690.22	153"	Live oak (Quercus virginiana) - No significant defects.
T105	1576191.61	542759.02	25"	Live oak (Quercus virginiana) - No significant defects.
T106	1576107.13	542671.01	31"	Live oak (Quercus virginiana) - No significant defects.
T107	1576103.28	542666.22	36"	Live oak (Quercus virginiana) - No significant defects.
T108	1576117.12	542649.41	9"	Cabbage palm (Sabal minor) - No significant defects.
T109	1576124.89	542649.44	17"	Live oak (Quercus virginiana) - Snag - bottom 7 ft of trunk is rotten, bark falling off.
T110	1576139.60	542583.72	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T111	1576025.91	542613.07	19"	Southern silky oak (Grevillea robusta) - No significant defects.
T112	1575985.23	542525.87	19"	Dwarf palmetto (Sabal minor) - No significant defects.
T113	1576016.54	542530.00	29"	Laurel oak (Quercus laurifolia) - No significant defects.
T114	1576553.60	542689.11	5"	Live oak (Quercus virginiana) - No significant defects.
T115	1576576.34	542685.84	31"	Slash pine (Pinus elliottii) - No significant defects.
T116	1576572.22	542684.84	27"	Laurel oak (Quercus laurifolia) - No significant defects.
T119	1576578.68	542701.31	31"	Slash pine (Pinus elliottii) - No significant defects.
T120	1576588.60	542700.05	6" & 8"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T123	1576016.49	542604.95	19"	Southern silky oak (Grevillea robusta) - No significant defects.
T124	1576025.78	542613.97	19"	Southern silky oak (Grevillea robusta) - No significant defects.
T126	1576662.56	542659.58	19"	Dwarf palmetto (Sabal minor) - No significant defects.
T128	1576402.64	542923.28	15"	Live oak (Quercus virginiana) - No significant defects.
T130	1576451.94	542511.94	8"	Queen Palm (Syagrus romanzoffiana) - Tree has no leaves and appears stressed out.
T131	1576430.95	542705.71	19"	Dwarf palmetto (Sabal minor) - No significant defects.

Tree Location Information

FID	Northing	Easting	Diameter at Breast Height	Type - Description
T132	1576552.07	542687.56	16"	Camphor tree (Camphora officinarum) - No significant defects.
T136	1576572.55	542706.20	8"	Camphor tree (Camphora officinarum) - No significant defects.
T137	1576580.98	542685.42	7"	Camphor tree (Camphora officinarum) - No significant defects.
T141	1576693.48	542519.52	15"	Live oak (Quercus virginiana) - Tree is dead; snag.
T154	1576681.37	542694.50	44" *	Camphor tree (Camphora officinarum) - No significant defects. * Conglomerate of Trunks grown together - measured around
T155	1576518.87	542245.33	5",5",5",8",4"	Camphor tree - Quintuple (Camphora officinarum) - No significant defects.
T157	1576704.78	542435.65	26"	Camphor tree (Camphora officinarum) - No significant defects.
T158	1576685.86	542383.41	19"	Camphor tree (Camphora officinarum) - No significant defects.
T159	1576568.64	542265.33	25"	Camphor tree (Camphora officinarum) - No significant defects.
T160	1576531.66	542249.98	29'	Camphor tree (Camphora officinarum) - No significant defects.
T162	1576434.38	542240.06	42",25",17", 16" 16",15",23"	Camphor tree (Camphora officinarum) - No significant defects. Large Cluster Grown Together
T163	1576436.01	542250.84	45"	Camphor tree (Camphora officinarum) - No significant defects.
T164	1576456.45	542244.02	44"	Camphor tree (Camphora officinarum) - No significant defects.
T165	1576473.67	542241.68	34"	Camphor tree (Camphora officinarum) - No significant defects.
T168	1576308.88	542892.95	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T186	1576758.13	542544.19	6"	Camphor tree (Camphora officinarum) - No significant defects.
T190	1576758.62	542527.32	5"	Camphor tree (Camphora officinarum) - No significant defects.
T194	1576760.84	542527.03	6"	Camphor tree (Camphora officinarum) - No significant defects.
T500	1576357.60	542559.36	8"	Slash pine (Pinus elliottii) - No significant defects.
T501	1576363.55	542563.24	10"	Slash pine (Pinus elliottii) - No significant defects.
T502	1576367.39	542563.94	8"	Slash pine (Pinus elliottii) - No significant defects.
T503	1576370.77	542566.90	9"	Slash pine (Pinus elliottii) - No significant defects.
T504	1576373.24	542564.87	7"	Slash pine (Pinus elliottii) - No significant defects.
T505	1576370.96	542563.18	10"	Slash pine (Pinus elliottii) - No significant defects.
T506	1576368.68	542557.48	7"	Slash pine (Pinus elliottii) - No significant defects.
T507	1576411.17	542742.42	18"	Live oak (Quercus virginiana) - No significant defects.
T508	1576405.38	542742.18	18"	Live oak (Quercus virginiana) - No significant defects.
T509	1576432.43	542723.31	9"	Laurel oak (Quercus laurifolia) - No significant defects.
T510	1576431.09	542723.74	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T511	1576429.42	542724.16	6"	Laurel oak (Quercus laurifolia) - No significant defects.
T512	1576429.04	542725.30	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T513	1576285.83	542470.25	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T514	1576516.36	542260.37	30"&24"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T515	1576622.69	542270.71	20"	Camphor tree (Camphora officinarum) - No significant defects.
T516	1576624.62	542269.72	12"	Camphor tree (Camphora officinarum) - No significant defects.
T517	1576631.77	542276.06	17"&6"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T518	1576694.81	542379.61	19"	Live oak (Quercus virginiana) - No significant defects.
T519	1576697.39	542384.21	22"	Live oak (Quercus virginiana) - No significant defects.
T520	1576738.55	542516.69	30"	Slash pine (Pinus elliottii) - No significant defects.
T521	1576766.87	542535.36	18"	Laurel oak (Quercus laurifolia) - No significant defects.
T522	1576775.50	542516.78	8"	Camphor tree (Camphora officinarum) - No significant defects.
T523	1576758.75	542545.38	6"	Camphor tree (Camphora officinarum) - No significant defects.
T524	1576561.92	542684.03	6"	Camphor tree (Camphora officinarum) - No significant defects.
T525	1576561.69	542683.03	7"	Camphor tree (Camphora officinarum) - No significant defects.
T526	1576572.72	542692.87	11"	Slash pine (Pinus elliottii) - Appears to be dying
T527	1576624.15	542781.33	18"	Live oak (Quercus virginiana) - No significant defects.
T528	1576636.55	542795.76	11"	Live oak (Quercus virginiana) - No significant defects.
T529	1576683.54	542691.38	36"	Camphor tree (Camphora officinarum) - No significant defects.
T530	1576677.74	542691.71	5"	Camphor tree (Camphora officinarum) - No significant defects.
T531	1576678.77	542692.24	5"	Camphor tree (Camphora officinarum) - No significant defects.
T532	1576684.52	542686.66	5",5",4",6"	Camphor tree - Quadruple (Camphora officinarum) - No significant defects.
T533	1576685.10	542682.71	(2) 5"	Camphor tree - Double (Camphora officinarum) - No significant defects.
T534	1576701.50	542674.92	6"	Live oak (Quercus virginiana) - No significant defects.
T535	1576695.47	542666.71	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T536	1576694.34	542633.87	16"	Cabbage palm (Sabal palmetto) - No significant defects.
T537	1576732.83	542639.55	5",7",4",6"	Camphor tree - Quadruple (Camphora officinarum) - No significant defects.
T538	1576737.69	542601.80	44"	Camphor tree (Camphora officinarum) - No significant defects.
T539	1576766.40	542619.23	40"	Camphor tree (Camphora officinarum) - No significant defects.
T540	1576783.51	542621.04	25"	Camphor tree (Camphora officinarum) - No significant defects.
T541	1576788.55	542627.54	8"	Camphor tree (Camphora officinarum) - No significant defects.
T542	1576787.68	542630.03	9"	Cabbage palm (Sabal palmetto) - No significant defects.
T543	1576785.05	542632.32	8"	Camphor tree (Camphora officinarum) - No significant defects.
T544	1576791.74	542627.79	12"	Camphor tree (Camphora officinarum) - Appreas to be dying
T545	1576802.01	542610.66	6"	Camphor tree (Camphora officinarum) - No significant defects.
T546	1576802.59	542613.87	30"	Camphor tree (Camphora officinarum) - No significant defects.
T547	1576804.81	542612.91	25"	Camphor tree (Camphora officinarum) - No significant defects.
T548	1576810.03	542608.98	8"	Camphor tree (Camphora officinarum) - No significant defects.
T549	1576852.00	542633.55	7",6",4"	Camphor tree - Triple (Camphora officinarum) - No significant defects.
T550	1576737.91	542709.01	15"	Camphor tree (Camphora officinarum) - No significant defects.
T551	1576611.58	542832.14	38"	Camphor tree (Camphora officinarum) - No significant defects.
T552	1576590.69	542854.49	8"	Camphor tree (Camphora officinarum) - No significant defects.
T553	1576589.29	542856.85	31"	Camphor tree (Camphora officinarum) - No significant defects.
T554	1576550.08	542926.97	8"	Live oak (Quercus virginiana) - No significant defects.
T555	1576548.74	542953.86	12"	Camphor tree (Camphora officinarum) - No significant defects.
T557	1576474.07	542944.85	9"	Camphor tree (Camphora officinarum) - No significant defects.
T558	1576399.78	542920.20	15"	Live oak (Quercus virginiana) - No significant defects.
T559	1576402.31	542918.34	27"	Live oak (Quercus virginiana) - No significant defects.
T560	1576404.05	542916.49	17"	Camphor tree (Camphora officinarum) - No significant defects.

Tree Location Information

FID	Northing	Easting	Diameter at Breast Height	Type - Description
T561	1576395.34	542910.75	14"	Live oak (Quercus virginiana) - No significant defects.
T562	1576486.75	542789.29	13"	Laurel oak (Quercus laurifolia) - No significant defects.
T563	1576487.68	542764.55	12"	Cabbage palm (Sabal palmetto) - No significant defects.
T564	1576529.19	542737.34	9", 5"	Laurel oak - Double (Quercus laurifolia) - No significant defects.
T565	1576527.26	542737.31	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T566	1576526.71	542738.05	7"	Laurel oak (Quercus laurifolia) - No significant defects.
T567	1576528.78	542741.10	8"	Laurel oak (Quercus laurifolia) - No significant defects.
T568	1576527.08	542740.12	9"	Laurel oak (Quercus laurifolia) - No significant defects.
T569	1576542.10	542743.31	20"	Live oak (Quercus virginiana) - No significant defects.
T570	1576503.71	542764.52	18"	Cabbage palm (Sabal palmetto) - No significant defects.
T571	1576490.95	542789.46	13", 4", 4"	Unable to identify - Triple Trunk - Appears to be dead
T572	1576489.03	542791.65	5",5"	Unable to identify - 5 trucks - No significant defects.
T573	1576487.57	542792.73	5"	Laurel oak (Quercus laurifolia) - No significant defects.
T574	1575977.56	542543.93	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T575	1575977.24	542546.08	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T576	1575974.81	542543.59	13"	Cabbage palm (Sabal palmetto) - No significant defects.
T577	1576057.44	542525.40	20"	Camphor tree (Camphora officinarum) - No significant defects.
T578	1576079.13	542520.32	18"	Camphor tree (Camphora officinarum) - No significant defects.
T579	1576082.59	542537.54	20"	Laurel oak (Quercus laurifolia) - No significant defects.
T580	1576068.38	542541.86	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T581	1576063.12	542539.61	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T582	1576095.29	542543.47	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T583	1576096.97	542541.91	23"	Laurel oak (Quercus laurifolia) - No significant defects.
T584	1576283.06	542458.60	8"	Carolina Laurel Cherry Tree (Pronus Caroliniana) - No significant defects.
T585	1576284.33	542456.86	13"	Camphor tree (Camphora officinarum) - No significant defects.
T586	1576280.37	542438.46	42"	Camphor tree (Camphora officinarum) - No significant defects.
T587	1576284.83	542408.60	17"	Cabbage palm (Sabal palmetto) - No significant defects.
T588	1576282.30	542388.13	14"	Camphor tree (Camphora officinarum) - No significant defects.
T589	1576286.95	542335.35	21"	Camphor tree (Camphora officinarum) - No significant defects.
T590	1576120.01	542544.18	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T591	1576119.93	542546.57	10"	Cabbage palm (Sabal palmetto) - No significant defects.
T592	1576217.13	542551.91	19"	Cabbage palm (Sabal palmetto) - No significant defects.
T593	1576217.33	542533.34	23", 21"	Live oak - Double (Quercus virginiana) - No significant defects.
T594	1576239.93	542537.87	21"	Live oak - (Quercus virginiana) - No significant defects.
T595	1576266.07	542552.69	16"	Cabbage palm (Sabal palmetto) - No significant defects.
T596	1576273.82	542553.09	15"	Cabbage palm (Sabal palmetto) - No significant defects.
T597	1576310.52	542265.69	76"	Camphor tree (Camphora officinarum) - No significant defects.
T598	1576257.59	542554.24	11"	Cabbage palm (Sabal palmetto) - No significant defects.
T599	1576250.25	542554.31	10"	Cabbage palm (Sabal palmetto) - No significant defects.

DATE	REVISIONS	REVISED BY	CHECKED BY
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ

DATE	REVISIONS	REVISED BY	CHECKED BY

SECTION	7
TOWNSHIP	21 S
RANGE	30 E

FIELD BY	JH	05/25 - 09/25
DRAWN BY	FL	8/25
CHECKED BY	HF	09/25
FIELD BOOK(S)	25/10	
PAGE(S)		
FILE:	301.2400927.001_Rosenwald Survey.dwg	

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No 2643
941 Lake Baldwin Lane - Orlando, Florida 32814
Telephone (407) 896-0594

TREE LOCATION INFORMATION
ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO. 301.2400927.001
DATE 9/17/2025
SCALE 1" = 50'
SHEET 5 OF 5

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, Mike Forcht, PE, the owner of record for the following described property *[Parcel ID Number(s)]* 07-21-30-300-0500-000 hereby designates DESHON FOX to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

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.

November 26, 2025
Date

Mike Forcht
Property Owner's Signature

Mike Forcht, PE
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 Mike Forcht, PE *(property owner)*, ☑ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 26 day of November, 2025.

BREEANA HOWARD
MY COMMISSION #HH377237
EXPIRES: MAR 22, 2027
Bonded through 1st State Insurance

Breeana Howard
Notary Public

Topic: Rosenwald Community Center Rezone

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.)

Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a new Community Center on approximately 12.96 acres, located on the north side of Merritt St and approximately 0.25 miles east of Ronald Reagan Blvd.

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.):** o **An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.** o **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.):**

BDG BANYAN EAST TOWN. LLC

March 30, 2026

Ms. Annie Sillway, Principal Planner
Seminole County
Planning & Zoning Commission
Land Planning Agency

Via email: asillaway@seminolecountyfl.gov

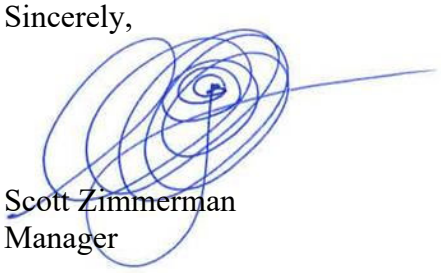
RE: Rosenwald Community Center Rezone

Dear Annie:

As the Owner of Banyan East Town Apartments, located within 500 feet of the submit property, I would like to express we are in favor of the proposed rezoning of the community center.

Please feel free to reach out if you have any questions.

Sincerely,



Scott Zimmerman
Manager

501 North Magnolia Avenue ♦ Orlando, FL 32801 ♦ Phone: (407) 447-1780 ♦ Fax: (407) 429-3878

SEMINOLE COUNTY, FLORIDA

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

Meeting Minutes - Draft

Wednesday, April 1, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER

Present Richard Jerman, Carissa Lawhun, Dan Lopez, Mike Lorenz, Brandy Ioppolo, and Lourdes Aguirre

Absent Tim Smith

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; Maya Athanas, Principal Planner; Annie Sillaway, Principal Planner; Kaitlyn Apgar, Senior Planner; Hilary Padin, Planner; Tammy Brushwood, P&Z Board Clerk, and Alexis Pelletier, Assistant Clerk.

Accept Proof of Publication

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz, to approve the Proof of Publication. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

Approval of Minutes

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Lourdes Aguirre, to approve the March 4, 2026 P&Z Minutes, as submitted. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

NEW BUSINESS

Public Hearing Items:

1. Continued from the March 4, 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, presented this item as stated in the Staff report. She further stated that the property currently has a zoning designation of A-1 (Agriculture),

and R-1AA (Single Family Dwelling). The subject property has a Future Land Use of Low Density Residential. This future land use supports the proposed Missing Middle zoning district. The Low Density Residential Future Land Use allows for a maximum density of four (4) dwelling units per net buildable acre. The applicant is proposing an overall density of 3.88 dwelling units per net buildable acre. The property is currently developed as a single-family home. The applicant proposes to develop the site as a single-family residential subdivision having a maximum of twenty-four (24) single family lots. The applicant is proposing a minimum lot width of fifty-seven (57) feet with a minimum lot size of 6,500 square feet. The site is located in Seminole County's sewer utility service area and Sunshine Water's water utility service area. The site will be required to connect to public utilities. An agreement for billing of sewer will be required between the County and Sunshine Water Services during the Final Engineering Plan review and prior to approval of the Utility Agreement for sewer service. The development will have a primary access onto Sandy Lane, which is classified as a local road. A secondary right-in/right-out only access is proposed onto Sandy Lake Road, which is classified as an Urban Major Collector. Sand Lake Road is currently operating at a level-of-service "C to F" depending on the direction of travel and the time of day. Additional improvements to Sand Lake Rd may be required during the Subdivision process. There is an existing sidewalk along the adjacent portions of Sand Lake Road and Sandy Lane, therefore, the Developer will be required to connect to the sidewalk along both property frontages. The Missing Middle (MM) zoning district requires a minimum of eight (8) percent of net buildable acreage to be provided as open space. Landscape buffers are not required based on the intensity of the development. Open space and buffer criteria will be evaluated further during the Final Engineering stage. Seminole County Public Schools provided a School Impact Analysis for the proposed project. The analysis concluded that the students generated by the project would be able to be accommodated without exceeding the adopted level of service (LOS) at this time. Potential constraints and obstacles of development such as grading, site elevation, and level of service of Sand Lake Road may present challenges; however, in Staff's analysis these considerations do not preclude the site's compatibility with the overall intent of the MM zoning district. The Development Plan is subject to change and further review of required criteria will be during the Subdivision process. The development will be required to meet standards per the Land Development Code. As a summary, the applicant is providing one typology in a residential tract to be no larger than five (5) acres. The project will not be gated. The provided Conceptual Development Plan proposes a minimum of eight (8) percent of net buildable acres as open space, and will provide pedestrian connectivity to open spaces and existing sidewalks. The internal right of way is designed to establish connectivity from Sand Lake Road to Sandy Lane. The overall design of the development is consistent with the intent of promoting connectivity and accessibility to adjacent streets and roadways. While stub outs were not provided for the two (2) vacant lots to the northeast, access to those parcels are not inhibited by this development. One vacant lot retains frontage on Sand Lake Road, while the other retains frontage on both Sand Lake Road and Sandy Lane. The overall development still meets the intent of the MM zoning district via implementation of the "block" design through connectivity to Sand Lake Road and Sandy Lane. The applicant is aware of the two-story limitation and is only proposing one typology in this development. Additional site and building requirements will be evaluated during the Final Engineering stage. The applicant has demonstrated

compliance with the open space requirements and has made a note on the Conceptual Plan that references the provisions for street trees. Specific site details will be evaluated during the Final Engineering stage, inclusive of minimum parking requirements and building frontage. Consistency with the Comprehensive Plan is achieved through the Comprehensive Plan policies. The proposed MM zoning is consistent with Policy FLU 4.2.1 by reducing lot sizes to allow for more compact site plans while adhering to the overall density in the area, adhering to the street tree requirements, and providing for a complementary Missing Middle typology with the existing neighborhoods. The request meets the trend of single family dwelling unit development in the surrounding neighborhoods while maximizing usable density within the allowable limit. The subject site is approximately 1,900 feet as the crow flies from the nearest boundary of the Urban Centers and Corridors Overlay. The proposed rezone supports encouraging a wider range of housing choices in and around the Centers and Corridors Overlay, which meets the intent of Policy FLU 4.2.1.(A). The proposed MM zoning classification acts as a transition in zoning for the surrounding trend of development in the area by staying consistent with both the permitted uses and density provisions of the Low Density Residential Future Land Use. This also allows for more dwelling units to be achieved through flexible site standards. The proposed development is located within the Aquifer Recharge Overlay and a note has been made on the Development Plan stating compliance with the maximum impervious surface ratio of 60 percent in compliance with FLU Policy 2.3.12 (b) (3). Staff finds the proposed MM zoning classification to be consistent with the Comprehensive Plan. In compliance with SCLDC Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 23, 2025 with details of the community meeting provided in the agenda package. Staff requests the Planning and Zoning Commission approve and refer the Sandy Lane Rezone to the Board of County Commissioners.

Commissioner Richard Jerman stated that based on Staff's report, the residential development proposed is for 24 lots and it is 3.88 dwelling units per acre, but the property is in Low Density Residential, which provides up to 4.0, which would be 30 units. He further stated that what is before the Board is just the Rezoning, and not the Site Plan, which is part of the agenda package. The applicant could request the full 30 units if they choose to come back, because we're not approving the Site Plan, and asked if that is true.

Kaitlyn Apgar, Senior Planner, responded that we calculate our density based on net buildable acreage and there is a transmission line easement running through the property, which is not included in the net buildable acreage. She stated that is why the applicant cannot achieve the 30 dwelling units.

Chairman Carissa Lawhun asked if only single family homes will be built on the property, and why wouldn't one of the other residential zoning categories be more appropriate. Ms. Apgar deferred to the applicant to answer why they chose this particular zoning district.

Chairman Lawhun asked if it is correct that the Missing Middle is a newer zoning designation and it could allow flexibility with the type of housing, whereas another

zoning category would not, which Ms. Apgar responded that was correct.

Brent Spain, with Theriaque and Spain, for the applicant, Jordan Homes, stated that they support Staff's recommendation for approval.

Commissioner Richard Jerman asked Mr. Spain if they concur with Staff that they are limited to 3.88 dwelling units per acre with only getting 24 units on this site.

Mr. Spain responded that he does concur and the submitted Development Plan reflects 24 single family detached lots.

Vice Chairman Brandy Ioppolo asked Mr. Spain if the intent is to rent or to sell the proposed 24 houses that are single family, detached, and fee simple ownership. Mr. Spain responded that the intent is to sell them, which was indicated at the community meeting.

Commissioner Lawhun asked why a different residential zoning category wasn't chosen for this proposed development. Mr. Spain responded that the Future Land Use is LDR, with a maximum of 4.0 dwelling units per acre and when the application was submitted the other zoning districts would not allow them to get close to the 4.0 dwelling units per acre, and even Missing Middle can't get to 4.0 dwelling units per acre to meet the Code requirements. He further stated that given its location at an intersection, from a Planning perspective you want to step-down and transition uses, and with the surrounding sites, it is a good transition.

Commissioner Jerman stated that lot size is a big deal according to the audience comments as everybody wants 75-90' lots. He said you can still change the lot size downward, even though compliance to the density is required, they can still do a lot of things with the site units. He further stated that this is what he doesn't like with this zoning phase, because the Board isn't approving the Master Plan or the Site Plan. He asked Mr. Spain if he would stipulate to the 60' and the 57' lots as designed and that they will not be less than that.

Mr. Spain responded yes, he is authorized to stipulate with respect to the site data on the Development Plan, one of which is that the lots are 60' wide, except for the five (5) lots that are slightly over 57' wide as reflected, and that will not change.

Chairman Lawhun asked if he would also stipulate that it would only be single family homes. Mr. Spain stated that their submittal is for 24 single family detached residential homes.

Public Comment <u>in Opposition</u> to this request:

1. Nick Muscato, of Longwood, FL
2. Ashley Diaz, of Deltona, FL
3. Steve Litt, of Longwood, FL
4. Pam Tapley, of Longwood, FL
5. Donnie Anderson, Longwood, FL

6. Michael Heidmann, Longwood, FL

Neysa Borkert, Deputy County Attorney, interjected that this applicant is not asking for a Comprehensive Plan Amendment. Whatever they do on the property is limited to 4.0 dwelling units per acre, and they will not be able to go above it with a maximum number of 24 units, not including the site constraints with the power line easements. They cannot go above 30 units, because that is what the Comp Plan limits, which is 4.0 dwelling units per acre.

Public Comment in Opposition to this request continued:

7. Andrew Zito, President of the Sandy Lane Homeowner's Association of Longwood
8. Laurie Bartlett, of Altamonte Springs, FL
9. Jeff Perlman, of Longwood, FL
10. Lee Wooldridge, of Longwood, FL
11. Kiel Ecimovic, of Longwood, FL

Forty-one (41) written comments in Opposition to this request were also received.

Mr. Spain, in his rebuttal, stated the following:

- They are not changing the density, as the Deputy County Attorney stated.
- They will be required to connect this project to the existing sidewalk network in the area, so safety is being planned for pedestrians.
- The primary entrance and exit for this project is on Shady Lane. The entrance off of Sand Lake Road is limited to a right-in/right-out, with additional traffic improvements, which may be required at the Subdivision process; such as the installation of a median on Sand Lake Road prohibiting a left turn into the proposed subdivision. The traffic concerns have been addressed.
- This project is not a Live Local Act project. Live Local Act is affordable, multi-family housing, which is not proposed for this site.
- This is single family next to single family homes, and they have stipulated on the record, that these will be single family detached units limited to 24 units, driven by the density, which is 4.0 units to the net buildable acreage, so has been ratcheted down.
- Missing Middle is specifically tied to the density allowed in the underlying Future Land Use district, so again this is an LDR site, which is limited to 4.0 dwelling units per acre.
- He reviewed the community meeting minutes and there is no website for this site, only for his client's development business.
- If a traffic study is required by the County, they will do one. However, a project of this size is not required because the trip generation at peak hours are not high enough.
- They have met the standards of the Land Development Code and Staff has recommended approval of this request.
- He asks the Board approval of this request, subject to or contingent on the stipulations of the project being 24 units, single family detached dwelling units.

Chairman Carissa Lawhun asked Staff how many other properties off of Sand Lake Road could request a Missing Middle zoning. Ms. Apgar responded that we do not have any active applications for Missing Middle off of Sand Lake Road at this time, but she cannot speak to the trend.

Dagmarie Segarra, Deputy Development Services Director, stated that it is hard to respond to that question, and stated that it depends on the type of application we receive. The proposed Rezone is appropriate for the size at this location and for which Missing Middle was created, for infill purposes.

Vice Chairman Brandy Ioppolo stated that she has concerns with traffic and safety. She also has concerns about starting a precedence and not sure this is the right location for this project. She is pro-development, but she thinks this project will reduce neighboring property owner's tax values, which will be reflected in the County's budget. She is also a proponent of Missing Middle, but again not sure this is the right location for this project.

A motion was made by Vice Chairman Brandy Ioppolo to deny and refer the Sandy Lane Homes Rezone to the Board of County Commissioners. No second was received. Board discussion continued.

Commissioner Lourdes Aguirre stated that she agrees with the sentiment and concerns, however she has a problem denying the request, since it meets the requirements of the Code.

Vice Chairman Ioppolo responded that she feels that the County needs to do a little more homework when it comes to traffic, utilities, and overcrowding schools. Maybe it's good now, but in the future what will it look like. For that reason, she recommends denial of this request.

Commissioner Richard Jerman stated that he is not in favor or in opposition to the request. However, he stated that Sand Lake Road is the County's fault. This is a seven (7) acre project, the last one in the door, and the project gets "beat-up" for the existing traffic problem. The applicant also has a property right too, and it's not their fault that Sand Lake Road is a mess. He doesn't know if they can hold a 24 lot subdivision responsible.

Vice Chairman Ioppolo stated that she doesn't want to make matters worse for this area.

Commissioner Dan Lopez stated that he will second the motion, mainly because he's not sure the zoning needs to be changed to Missing Middle. He thinks a similar project can be built there under a different residential zoning.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Dan Lopez to deny and refer the Sandy Lane Homes Rezone to the Board of County Commissioners. The motion passed 5-1, with Commissioner Mike Lorenz in opposition.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Ioppolo, and Commissioner Aguirre

Nay: Commissioner Lorenz

Absent: Commissioner Smith

2. Land Development Code Amendment - Consider an Ordinance amending Chapter 2- Definitions, Chapter 5- Administration, Chapter 20- Development Orders/Approvals and Denials of Application for Development Approvals, Chapter 30- Zoning Regulations, Chapter 35- Subdivision Regulations, Chapter 70- Dredge and Filling, and Chapter 90- Uniform Building Numbering System of the Seminole County Land Development Code; Countywide (Maya Athanas, Principal Planner)

Maya Athanas, Principal Planner, began presenting this item as stated in the Staff report.

Commissioner Richard Jerman interjected by stating that he doesn't know how much respect, as a Planning Department, they have for this Board, since he received the agenda approximately eight days ago, and he is supposed to make sense and recommendations in that period of time. He further stated that the Advisory Committee has been working on it for a month and the BCC has also seen the changes multiple times, but P&Z has only seen it once. He will listen to the presentation, but he'll probably vote no, because he doesn't know what he's voting on. He needs more time to digest this and he thinks they are forcing something on this Board and also thinks they are abusing them, as they just want to pass it through, so they can move the item to the Board of County Commissioners. He doesn't like it and he doesn't think a fair opportunity was provided to this Board to respond to these 200+ pages. He would like to table the item, to have another month, and discuss it at that time.

Neysa Borkert, Deputy County Attorney, commented that the Board can continue this to the next meeting, and not hear Staff's presentation now, or the Board can hear Staff's presentation, allow for any public comment, and then continue the item to the next meeting, where the Board can further this discussion at the next meeting.

Commissioner Jerman stated that he is okay with hearing Staff's presentation tonight, whereby he withheld his motion to Continue the item for now.

Maya Athanas, Principal Planner, stated that the summary of changes was included in the agenda package, which is a really helpful document that the Board should take a look at since it is a good summary of the changes being proposed. Ms. Athanas continued with her presentation asking for the Board to feel free to jump in with questions.

Neysa Borkert, Deputy County Attorney, stated that the passage of Senate Bill 180 added a restriction to local governments that lasts until 2027, which states that if local governments have been affected by a hurricane, which panned out to be everybody in the State, cannot adopt more restrictive or burdensome Land Development Code requirements, Comprehensive Plan requirements, or Administrative Processes. That

happened during the last legislative session, which affected the County's ability to do some of the updates that we may have previously discussed. They made a determination that this request is not more restrictive or burdensome to applicants coming in. This request is mainly updating, clarifying, adding definitions, updating statutory requirements or aligning our requirements more with what the statutory provisions state. We have been very cognizant of the Bill and our opinion is that we will not be in violation of Senate Bill 180.

Staff requests the proposed Land Development Code Amendments be approved and referred to the Board of County Commissioners for approval.

Vice Chairman Brandy Ioppolo asked why accessory dwelling units has the removal of the owner occupied requirements, which would mean accessory dwelling units can now be in non-owner occupied residents.

Ms. Athanas responded that requirement is not being proposed to be removed and not in the Ordinance.

Ms. Borkert stated that was a discussion in one of their workshops, and the consensus was not to remove it.

Commissioner Mike Lorenz stated that on the Middle Missing, there's a couple of spots that says no portion of the projects can be gated and asked what the reason is behind that. Ms. Athanas responded that it is existing language and we are not proposing to change it. She believes the purpose of that is because Missing Middle is supposed to be infill and provide walkable communities integrated into the rest of the community. We typically don't see gated communities in that circumstance. They are not proposing any changes to that part of the language.

Ms. Borkert stated that this Board is reviewing for Comp Plan consistency or any issues they may see with it. Any comments or things you'd like to see different, you can put that on the record and we can relay them to the Board of County Commissioners when it goes before them.

Public comment <u>in Support</u> of this request:

1) Bob Turnage, of Longwood, FL

Public comment <u>in Opposition</u> to this request:

1) Allison Yurko, of Winter Park, FL
2) Ryan Wexburg, of Longwood, FL

Ms. Athanas stated that we are not proposing any changes to setbacks for fences. Sight visibility restrictions for right-of-way intersections also remain in place. There will be no density changes to R-3 and R-3A, it is just misplaced and probably should not be in the Code.

A motion was made by Commissioner Richard Jerman, seconded by Commissioner Lourdes Aguirre to Continue the Land Development Code Amendments to the May 6, 2026 Planning & Zoning Commission meeting. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

3. LifePoint Christian Church Special Exception - Consider a Special Exception to allow an existing church to expand in the A-1 (Agriculture) zoning district on 2.44 acres, located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills Rd; (BS2025-10); (Richard Dixon, Applicant); District4 - Lockhart; (Hilary Padin, Planner)

Hilary Padin, Planner, presented this item as stated in the Staff report. She further stated that the Applicant is requesting approval of a Special Exception to expand their existing civic assembly use. The existing church structure is approximately 7,000 square feet in size with a seating capacity of 200 seats. The property also includes a 1,952 square-foot single family residence that's utilized for church office use. The Applicant proposes to construct a new 6,400 square foot building with a seating capacity of 250 seats to utilize for worship service, and the original structure will be utilized for children's ministry activities during the worship service. The facility operates primarily on Sundays from 8:00 am to 2:00 pm and the church's office hours are Monday through Thursday from 8:00 am to 5:00 pm. The parking requirement for this assembly use is 63 parking spaces. The improvements to the site will provide 65 parking spaces meeting that requirement under the Seminole County Land Development Code. The site must also meet all regulations under the Land Development Code, such as setbacks, buffering and site lighting. In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on February 9, 2026. Details of the community meeting have been provided in the agenda package. Section 30.3.1.5(a) of the Seminole County Land Development Code states that certain criteria must be met for the Board of County Commissioners to approve a Special Exception request. Staff finds that the request meets the criteria with the recommended conditions as stated in the Approval Development Order. In addition to the typical conditions of approval for special exceptions, staff is recommending that there be no outdoor sound amplification without a noise permit from the County. Staff has received 9 letters of opposition, one of which is a petition with 47 names listed, and three (3) letters of support, which have been provided to the Board for their consideration. We received letters from those who provided their addresses within close proximity to the church, which are reflected on the support and opposition map provided. Staff requests approval of the LifePoint Christian Church Special Exception.

Phil Ayres, the applicant, stated that he is the pastor at LifePoint Christian Church. They are requesting a modest expansion of their existing church facility. They believe this request is reasonable in scope, compatibility with the surrounding area, and consistent with their long standing presence in the community. Their proposal is to construct a 6,400 square foot sanctuary, which will be primarily used for Sunday worship services. The new space will provide seating for 250 people, which replaces

their current worship space, which seats 200. The new sanctuary will include a foyer, restrooms, a small video room, a small storage room, and a room for nursing mothers. There are no classrooms included in this new structure. Their existing facility is just over 7,000 square feet. This is a practical step to accommodate their current congregation. This is not an expansion of a school, it's a modest expansion of Sunday worship space. They do not operate a traditional private school. They have a home school program which offers classes for a few hours on Tuesday and Thursday to families who already home school their children. That program is not being expanded as part of this proposal. This project does not increase weekday intensity, which is why it was determined at the Pre-Application review that a traffic study was not required. They understand the concerns about increased traffic, considering the nearby elementary school and the challenges at the intersection of EE Williamson and Myrtle Lake Hills Road. That matters to them as well. As the pastor of LifePoint Church and a resident of the Shadow Hill neighborhood, he personally experiences the same concerns. The project does not introduce weekday demand beyond what already exists today. They've been around since 2002 and started at Altermese Bentley Elementary School in Sanford. They moved to a local theatre, the YMCA, and then in 2013 after a decade of ministry, they purchased their current property. Over the past few years, they've seen steady, healthy growth among young families, which led them to plan for additional Sunday worship space through a capital campaign they call Next. Their goal is to serve the next generation well. They are committed to being a good neighbor to the community around them. They regularly open their facility to serve others in the community and host additional church congregations on the weekend. They provide space for local HOA meetings in the evenings. They support groups like Scouts. They also have been a polling location since 2002. Their request is for a modest expansion for Sunday worship, with no increase to weekday intensity and no change to the character of the surrounding area.

Commissioner Richard Jerman asked about the new sanctuary on the Site Plan of 6,000+ square feet and their existing building of 7,000 square feet, which is not a small expansion. He asked how the existing building will be used. Pastor Ayres responded that the existing building will be used for family and children's ministries on Sunday.

Public Comment <u>in Support</u> of this request:

1) Matt Clark, of Sanford, FL
2) Cheryl Barnes, of Longwood, FL
3) Brian Barnes, of Longwood, FL
4) James Graumlich, of Lake Mary, FL
5) Alan Thixton, of Lake Mary, FL
6) Jennifer Kroll, of Longwood, FL

Public Comment <u>in Opposition</u> of this request:

1) Ronald Stein, of Longwood, FL
2) Jeff Kissinger, of Longwood, FL
3) Amanda Kissinger, of Longwood, FL
4) Richard Hoffman, of Longwood, FL

Rick Dixon, for the applicant, of New Smyrna Beach, Florida, and the Engineer for the project, stated that at this point no significant engineering activities have taken place. They've placed the components of the Site Plan on a Conceptual Site Plan just to see what would fit. There are many steps to go through including the storm water and to meet the St. Johns Water Management District's requirements. The configuration of the site may change, due to the County's comment that the pond may be better suited closer to EE Williamson. Those items will be taken care of and will meet all of the requirements of the County, the water management district, and they will not shed any water onto the adjacent properties.

Phil Ayres, the applicant, stated that they held a meeting on February 9 for approximately a couple hundred people. Parking is planned to be crushed shell parking and not paved. There may be a misunderstanding about the school, as it says K-12, but it only goes to 12th grade for piano lessons and the golf program. The rest of the school is K-8 for core science on Tuesday and Thursday. They want to serve home schooled families with only a two day a week program. They don't feel this creates an issue with traffic.

Vice Chairman Brandy Ioppolo asked the applicant that if this is a home school type of education, then why are you having face to face meetings on Tuesdays and Thursdays. Mr. Ayres responded that it is home school direction with supplemental classes in certain core subjects, like science, social studies, and bible. Parents who are home schooling their kids can bring the kids for supplemental instruction for those particular subjects, but they don't take attendance, don't provide grades, all they do is help parents home school their children with a few additional courses.

Commissioner Lourdes Aguirre commented that unless you understand ministry, this will be difficult to understand. If the church and ministry are growing, people will come to the church with or without this building.

A motion was made by Commissioner Lourdes Aguirre, seconded by Vice Chairman Brandy Ioppolo to approve and refer LifePoint Christian Church Special Exception to the Board of County Commissioners. The motion passed unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

4. Rosenwald Community Center Rezone - Consider a Rezone from R-1 (Single-Family Dwelling) and R-2 (One-and Two- Family Dwelling) to PLI (Public Lands and Institutions) for a Public Park and Community Center on approximately 12.96 acres, located on the north side of Merritt St, approximately 0.25 miles east of Ronald Reagan Blvd; (Z2025-024) (Seminole County & DRMP, Inc., Applicants) District4 - Lockhart (Annie Sillaway, Principal Planner)

Annie Sillaway, Principal Planner, presented this item as stated in the Staff report. She further stated that this rezone is to allow for the development of a public park and

community center. The subject property has a Public/Quasi-Public Future Land Use designation, which permits a maximum Floor Area Ratio (F.A.R.) of 0.65. This designation is intended to identify locations suitable for a range of public and quasi-public uses, including, but not limited to, public and private recreation facilities, educational institutions, and libraries. The subject site is approximately a little over 12 acres, which was previously occupied by the historic Rosenwald School in the East Altamonte community. Seminole County acquired the property in 2019 for the purpose of redeveloping the site into a functional community asset offering a public park with pavilions, a fishing pier, and a 6,000 square foot community center for cultural events, community services, and youth activities. The current residential zoning classifications do not support the proposed use, necessitating the rezone. The PLI Zoning is intended to include major public lands and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public. Staff finds the requested PLI zoning classification to be consistent with the SCLDC, the existing Future Land Use of Public/Quasi-Public and permits the proposed use of a public park and community center, which will provide a direct benefit to the community by offering accessible services and programs. Staff received one email in favor of the rezone, which was provided to the Board. Staff requests approval of the Rosenwald Community Center Rezone.

The applicant is Seminole County.

Public Comment in Support of this request:

1) Anthony Wilson, of Altamonte Springs, FL
2) Irving Simpson, 2091 S. Ronald Reagan Boulevard, President of East Altamonte Community Association

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz to approve and refer the Rosenwald Community Center Rezone to the Board of County Commissioners. The motion carried unanimously, 6-0.

A motion was made by Vice Chairman Brandy Ioppolo, seconded by Commissioner Mike Lorenz to approve and refer the Rosenwald Community Center Rezone to the Board of County Commissioners. The motion carried unanimously, 6-0.

Aye: Commissioner Jerman, Commissioner Lawhun, Commissioner Lopez, Commissioner Lorenz, Commissioner Ioppolo, and Commissioner Aguirre

Absent: Commissioner Smith

CLOSING BUSINESS

Development Services Director's Report

Dagmarie Segarra, Deputy Development Services Director, stated that new legislation has been completed, which Neysa Borkert will provide more information on the potential impacts to our Code and processes. She asked the Board to reach out to her or Maya Athanas as they review the Land Development Code Amendments if any questions or concerns arise.

She asked the Board if they would like another presentation of the one presented tonight or would they like a quick summary with discussion any questions. The Chairman, Carissa Lawhun, responded that a quick summary would allow them to present any questions they may have.

Deputy County Manager Update

Neysa Borkert, Deputy County Attorney, stated that although she doesn't have a comprehensive update tonight, recent legislation passed, some did not, and some are still pending to see if the Governor signs it. She should have a synopsis at the next meeting of the Bills that passed which concern the County. If there are any Code changes needed, we will advise the Board. There will be some compatibility changes needed and how we are required to look at compatibility related to residential next to residential. House Bill 399 requires the County to do certain things related to compatibility for residential uses, and that Bill is in effect now, which she is working on for a full analysis of the impacts. She will bring back to the Board at the next meeting. She is available to answer questions the Board may have on the Land Development Code Amendments as well. We want to be prepared at the meeting to give you the answers that you need. The Board stated that there was no need to re-print the LDC materials for the next meeting.

ADJOURNMENT

Having no further business, the meeting adjourned at 8:40 PM.

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

File Number: 2026-0351

Title:

Adopt an Ordinance to create the West Crystal Lake Management Municipal Services Benefit Unit [MSBU]; and adopt the initial variable rate assessment roll required for funding the requested public services and approve Interlocal Agreement with the City of Lake Mary. District4 - Lockhart (**Tameka Morton, MSBU Program Manager**)

Division:

Administrative Services - MSBU

Authorized By:

Lorie Bailey Brown, CFO/Administrative Services Director

Contact/Phone Number:

Tameka Morton/ 407-665-7179

Background:

West Crystal Lake is a 130-acre lake located within Lake Monroe Watershed in the NW quadrant of Seminole County in Commission District 4 and is abutted by properties in the City of Lake Mary taxing district. Despite being located within the City of Lake Mary, West Crystal Lake is hydraulically connected to the County's broader lake system and proper maintenance of West Crystal Lake benefits the entire system. The residents surrounding West Crystal Lake and the City of Lake Mary have requested ongoing lake management services, also referred to as Phase II services, to address natural lake deterioration and support restoration of water quality and ecological health.

The City of Lake Mary and County staff have been working on an interlocal agreement for the County to provide lake management services to West Crystal Lake since early 2024. The interlocal agreement, included in this agenda item, is the result of these efforts and contains specific authorization for two City owned properties to be included in the assessment calculations for the West Crystal Lake Municipal Services Benefit Unit (MSBU). In November 2024, waterfront community representatives submitted an application requesting establishment of a municipal services benefit unit to fund these services. The County's evaluation confirmed the need for essential lake management

services. The MSBU petition process yielded 71.4 percent support for creation of the MSBU district.

The proposed governing ordinance establishes the West Crystal Lake Management MSBU, encompassing 51 assessable properties. The two properties owned by the City of Lake Mary will be charged through the interlocal agreement at the same rate as the assessable properties. Thus, the total cost of the lake management services will be distributed over a total of 51 properties. Costs will be equitably allocated and funded through non-ad valorem assessments via the annual tax bill for the residential properties and annual invoicing for the city-owned properties. Phase II services are scheduled to begin upon adoption of the proposed MSBU ordinance. The estimated annual cost is $32,000, which includes contracted services, administrative costs, and contingency. Assessments will be levied in tax year 2026, with a maximum allowable annual increase as defined in the ordinance. Future year Phase II assessments will be determined annually and subject to Board approval.

Requested Action:

Staff requests the Board adopt an Ordinance to create the West Crystal Lake Management MSBU and adopt the initial variable rate Assessment Roll for Phase II services; and approve the Interlocal Agreement with the City of Lake Mary.

ORDINANCE NO. 2026 - _____ **SEMINOLE COUNTY, FLORIDA**

AN ORDINANCE CREATING THE WEST CRYSTAL LAKE MANAGEMENT MUNICIPAL SERVICES BENEFIT UNIT (MSBU) FOR THE PURPOSE OF PROVIDING LAKE MANAGEMENT SERVICES TO THE LAKE AREAS WITHIN THE MSBU; PROVIDING FOR IDENTIFICATION OF PROPERTY INCLUDED IN SAID UNIT; PROVIDING FOR THE GOVERNING OF SAID MSBU BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR ANNUAL VARIABLE RATE ASSESSMENT AND INITIAL ASSESSMENT ROLL FOR ASSESSMENT AND COLLECTION BY THE UNIFORM METHOD ADOPTED BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 24, 2009, PURSUANT TO SECTION 197.3632, FLORIDA STATUTES; PROVIDING FOR CODIFICATION IN THE SEMINOLE COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County, Florida has the authority to establish Municipal Services Benefit Units (MSBU) pursuant to Chapter 125, Florida Statutes; and

WHEREAS, there are waterfront properties within the City of Lake Mary along West Crystal Lake which will benefit from lake management services; and

WHEREAS, West Crystal Lake is wholly within the boundary of the City of Lake Mary, however, is hydraulically connected to waterbodies within unincorporated Seminole County; and

WHEREAS, remediation of undesirable lake conditions through lake management services within West Crystal Lake will work to improve water quality conditions in the interconnected lakes within unincorporated Seminole County; and

WHEREAS, the City of Lake Mary, at the request of residents surrounding West Crystal Lake, contacted Seminole County ("County") requesting that the County establish and operate a MSBU to fund lake management for West Crystal Lake; and

WHEREAS, pursuant to Chapter 163, Florida Statutes, local governments are encouraged to cooperate on the basis of mutual advantage to provide services that will address the needs of local communities; and

WHEREAS, pursuant to Chapter 125.01(5)(a), Florida Statutes, the City of Lake Mary ("City") has adopted the required city ordinance authorizing Seminole County to assess and collect, through the uniform method, the non-ad valorem assessments assigned to specially benefited waterfront parcels within the City's taxing district; and

WHEREAS, the City of Lake Mary has agreed, through the Interlocal Agreement Between Seminole County and City of Lake Mary Lake Management of West Crystal Lake, to voluntarily be included in the West Crystal Lake MSBU for City owned lakefront properties and to contribute additional funds to the MSBU; and

WHEREAS, the municipal services benefitting West Crystal Lake to be provided by Seminole County, through the MSBU, are considered Phase II services, which consist of ongoing lake management funded by an annual non-ad valorem assessment as identified in Exhibits A, B and C, attached hereto and incorporated herein by reference; and

WHEREAS, lake management, as a municipal service, is expected to be ongoing and indefinite due to the ever changing environmental and aquatic vegetation conditions associated with Florida lakes; Phase II consists of those services deemed critical to maintaining and promoting conditions that enhance the over-all health of the waterbody; with emphasis on providing a public service for those benefitted properties located along the shoreline and waterbody. Seminole County will provide an initial and ongoing lake management plan based on funding parameters and best lake management practices, manage service contracts, monitor results and communicate updates to benefitted properties on a routine basis. Management of the

waterbody may include chemical, mechanical, biological, and/or other methods consistent with best lake management practices and as deemed appropriate by the County; and

WHEREAS, the subject lake management services were requested via a community-based application, in conjunction with the City of Lake Mary, and the required petition to create an MSBU distributed to potentially benefitted properties by the MSBU Program demonstrated a favorable community support percentage, as shown in Exhibit D, Petition & Summary Results, attached hereto and incorporated herein by reference, that met the minimum sixty-five percent (65%) support level required by Section 22.10(N) of the Seminole County Administrative Code; and

WHEREAS, Phase II variable rate assessment may be adjusted annually due to changes in the number of benefit units, changes in Department of Revenue classification or fluctuations in operating and/or administrative expenses necessary for lake management services; and

WHEREAS, the initial year, the Phase II variable rate assessment is comprised of one benefit component at a proposed rate of SIX HUNDRED SEVENTY FIVE DOLLARS AND 85/100 ($675.85) per waterfront location benefit unit, as provided in Exhibit A; and

WHEREAS, the Seminole County Environmental Services Department will select the service provider(s) for lake management services according to County standard purchasing and contract provisions; and

WHEREAS, boat access to West Crystal Lake is required for the County to provide lake management services; and

WHEREAS, the Seminole County Environmental Services Department will maintain decision-making authority relative to initial and on-going lake management services; and

WHEREAS, community participation and representation is encouraged to support certain MSBU activities; representatives of the assessed properties will be provided the opportunity to serve as liaisons of the assessed properties as per Roles and Responsibilities, attached hereto and incorporated herein as Exhibit E; and

WHEREAS, a Business and Economic Impact Statement has been prepared for public review in accordance with the provisions set forth in the Seminole County Home Rule Charter and Section 125.66(3)(c), Florida Statutes; and

WHEREAS, the Board of County Commissioners has approved the hereinafter described MSBU.

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

Section 1. Short Title. This Ordinance shall be known and referred to as the West Crysal Lake Management Municipal Services Benefit Unit (MSBU) Ordinance.

Section 2. Creating Unit; Improvements. There is hereby created within Seminole County the West Crystal Lake Management Municipal Services Benefit Unit (MSBU) for the purpose of providing Phase II ongoing lake management services within the MSBU, as set forth in Exhibit A, Scope of Services and Cost Estimates. Said MSBU boundary shall encompass the parcels listed in Exhibit C, Initial Assessment Roll – Phase II, per the property records maintained by the Seminole County Property Appraiser, all of which are located within the city of Lake Mary, Florida.

Section 3. Powers and Duties of Board. The MSBU shall be governed by the Board of County Commissioners of Seminole County, Florida, which Board shall have the following powers and duties:

(a) To provide for the collection and disbursal by the County of such funds as may be necessary to pay the expenses for lake management services within the MSBU.

(b) To provide for or contract for the design, construction, and maintenance of the chemical, biological, mechanical or any combination of methodologies for lake management services as set forth in Section 2 and Exhibit A.

(c) To levy non-ad valorem assessments upon property abutting, adjoining and contiguous to such restoration and lake management areas when such property is specially benefited by such services.

(d) To levy non-ad valorem assessments upon any property which is specially benefited and/or abuts, adjoins and is contiguous to West Crystal Lake, or which may have been omitted from the hereinafter described assessment listing, upon giving sufficient notice to the owners of such property and holding a public hearing to consider any comments, objections or other relevant information to arrive at such decision to levy such non-ad valorem assessments.

(e) To provide method of financing from MSBU Program project funds as authorized by the administrative procedures for municipal services benefit units.

Section 4. MSBU Administrative Costs. All property included in the assessed boundary will be assessed administrative costs, as promulgated under the Municipal Services Benefit Unit Program procedures.

Section 5. Assessment and Collection. The funding structure for Phase II, as described in Section 2, is provided in Exhibit B. A list of the properties specifically benefited from Phase II services, along with the respective benefit unit allocation, is provided in Exhibit C.

An annual variable rate assessment, as listed in Exhibit C, for Phase II services is hereby assigned to each property to be specially benefited by Phase II services. The initial assessment roll

proposed for levy via the 2026 assessment roll is provided in Exhibit C. After the initial year of assessment, the assessment amounts may be adjusted annually. The annual assessment shall be derived each year by allocating the total annual budgeted costs of the MSBU equitably to each benefit unit per the assessment matrix provided in Exhibit B. The assessment amount per benefit component shall be approved annually by Board Resolution.

Said assessments shall constitute a lien upon the lands assessed. Pending collection by the County of such assessments, as provided herein, the County may spend from its Municipal Services Benefit Unit Fund such sums as may be necessary to operate, maintain and administer the MSBU hereby created, and the County will be reimbursed to such extent at such time assessments are collected.

All non-ad valorem assessments which may be created through this Ordinance shall be assessed and collected by the uniform method adopted by the Seminole County Board of County Commissioners, pursuant to Section 197.3632, Florida Statutes.

Section 6. Allowable Annual Increase. The Phase II assessment developed per Exhibit B and the provisions of the West Crystal Lake Management Municipal Services Benefit Unit Ordinance may be adjusted annually. An assessment increase in any given year is limited to an amount no greater than twenty percent (20%) above the prior year rate. An assessment increase amount greater than twenty percent (20%) in any given year, as set forth in this Ordinance, can be authorized by Board resolution at a public hearing. Assessments will be adjusted to accommodate Department of Revenue classification changes and to include any new parcels derived from a property split, merger, or combination within the said MSBU.

Section 7. Minimum Duration. A minimum duration of ten (10) years for Phase II ongoing services funded by non-ad valorem assessment is deemed appropriate to ensure

continuance of improvement gained. Unless otherwise authorized by the Board, dissolution of the West Crystal Lake Management MSBU will not be granted until the Ordinance has been in effect for a minimum of ten (10) assessment years following the effective date of the ordinance creating the MSBU.

Section 8. MSBU Liaisons. Representatives of the assessed properties shall be provided opportunity to serve as MSBU Liaisons. The role of an MSBU Liaison includes activities such as providing representation on behalf of all owners of assessed property on lake issues, monitoring lake conditions and reporting observations, attending an annual lake management meeting with the County, disseminating relevant information, and encouraging communitywide awareness and participation respective to environmental stewardship recommendations, as outlined in Exhibit E, Roles and Responsibilities.

Section 9. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Seminole County Code, and that the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; providing, however, that Sections 9, 10 and 11 of this Ordinance shall not be codified.

Section 10. 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 such invalidity shall 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 11. Effective Date. This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk to 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

Attachments:

Exhibit A – Scope of Services and Cost Estimates
Exhibit B – Assessment Boundary and Assessment Matrix – Phases II
Exhibit C – Initial Assessment Roll – Phase II
Exhibit D – Petition & Summary Results
Exhibit E – Roles and Responsibilities

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Topic:

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.)

The project is described as establishing a non-ad valorem assessment district referenced as the West Crystal Lake Management Municipal Services Benefit Unit [MSBU] for providing and funding essential lake management services on behalf of West Crystal Lake. Creation of this MSBU includes approval of essential public services that will be conducted in one phase as directed by the County and funded through specially benefitting non-ad valorem assessments levied against waterfront properties. The benefit boundary of the public services includes properties within the City of Lake Mary taxing jurisdiction. An Interlocal Agreement shall be implemented to provide Seminole County BCC authority to levy and collect assessments. The Interlocal agreement also authorizes the MSBU Program to invoice and collect an annual cost contribution from the City of Lake Mary for two city owned parcels on West Crystal Lake. The municipal services associated with PHASE II will begin after adoption of the proposed MSBU ordinance and will be ongoing to maintain and enhance the aquatic conditions of West Crystal Lake. The cost for PHASE II services is estimated to be $32,000 annually, which includes the estimated cost of ongoing lake management services, administrative costs, and contingency funds.

***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)**

The need for Phase II municipal services is known to be ongoing and indefinite. The contracted service costs and herbicide products acquired in conjunction with County recommended lake management services will be funded by non-ad valorem assessments that may vary annually based on actual cost. The Phase II non-ad valorem assessment includes an administrative fee of 7% of the annual assessment revenue to cover financial management and assessment processing on an annual and long-term basis as provided by the County's MSBU Program. The assessment also includes Lake Management Program costs, such as staff time, equipment, and other services necessary to establish the lake management plan.

The governing ordinance sets forth the necessary provisions to establish the municipal services for West Crystal Lake in a manner whereby each specially benefited property shares equitably in the allocated costs for Phase II services. The assessment boundary of the MSBU consists of 49 residential waterfront properties and 2 City of Lake Mary owned waterfront properties. The estimated initial assessment for Phase II services is $675.85 per benefit unit. The governing ordinance includes a maximum allowable annual increase for the Phase II assessment. Future assessments will be set annually, subject to Board approval, and will vary based on lake conditions, treatment effectiveness, and management requirements.

Positive impacts will be realized in terms of the natural environmental qualities of West Crystal Lake as essential lake management services yield improved ecological and recreational conditions that are maintained and protected through on-going efforts.

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.):**

EXHIBITS

A – Scope of Services and Cost Estimates
B – Assessment Boundary and Assessment Matrix – Phases II
C – Preliminary Assessment Roll – Phase II
D – Petition & Summary Results
E – Roles & responsibilities

Exhibit A
Scope of Services and Cost Estimates

PROJECT SCOPE

West Crystal Lake is a 130-acre waterbody located within Lake Monroe Watershed in the NW quadrant of Seminole County. The lake management services offered by Seminole County are limited to the waterbody boundary at West Crystal Lake. The lake management services to be provided on behalf of West Crystal Lake as defined in this ordinance consists of PHASE II: Ongoing Lake Management. PHASE II services will consist of on-going lake management services deemed essential by Seminole County for maintaining and promoting targeted outcomes. Phase II services will be based on best lake management practices and service methodologies may include a broad variety of modalities, such as, but not limited to chemical application, biological (such as triploid grass carp fish), and physical removal. The scope of public lake management services funded by non-ad-valorem assessment includes those services associated with managing aquatic plant communities as deemed beneficial and/or critical to restoring, developing and/or maintaining conditions that enhance the water quality and over-all health of the waterbody; with emphasis on providing public services for public purposes which by definition of public are limited to the waterbody and respective shoreline when/where noxious and/or invasive exotic vegetation could/would threaten or impede the waterbody.

COST ESTIMATES

Phase II services are ongoing and are estimated to require approximately $32,000 annually, based on a five-year budget projection that includes the cost of ongoing lake management services, MSBU administrative fees, and Lake Management Program time expended for activities such as assessments, mapping, depth and vegetation analyses, testing, contractor coordination, and other services needed to support the lake management plan. The annual assessment for Phase II is $675.85 per benefit unit.

Exhibit B
Assessment Boundary and Assessment Allocation & Matrix

Assessment Boundary

The assessment boundary for the proposed MSBU includes 49 residential waterfront properties, and 2 City of Lake Mary owned waterfront properties. The total number of assessed properties in the MSBU boundary is 51.

Assessment Allocation & Matrix

The costs associated with the lake management services are allocated for assessment purposes per one component: (1) **Waterfront [WFT]**, with all specially benefited residential parcels being assigned 1 WFT benefit unit. The City's two specially benefited parcels being assigned 4.5 benefit units collectively. One parcel being assigned 2 WFT benefit units, and the other 2.5 WFT benefit units. The initial PHASE II assessment is calculated per benefit unit and is as follows: $675.85 annually. The assessment matrix used for calculating assessment for the MSBU is as noted in the following table.

Assessment Phase II

Category	Phase II Ongoing $32,000
Waterfront Residential 49 @ 1BU	Annual Assessment
	$675.85
City Parcel – 1 @ 2 BUs	$1,351.70
City Parcel – 1 @ 2.5BUs	$1,689.63

The Phase II maximum allowable increase without the Seminole County Board of County Commissioners approval is capped at 20%.

Exhibit C
PHASE II INITIAL VARIABLE RATE ASSESSMENT ROLL

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	ANNUAL ASSESSMENT	ASSESSMENT CATEGORY
09203030002900000	1	$675.85	$675.85	Waterfront Residential
0920305020000013A	1	$675.85	$675.85	Waterfront Residential
09203050200000120	1	$675.85	$675.85	Waterfront Residential
09203050200000110	1	$675.85	$675.85	Waterfront Residential
09203050200000100	1	$675.85	$675.85	Waterfront Residential
09203050200000090	1	$675.85	$675.85	Waterfront Residential
09203050200000080	1	$675.85	$675.85	Waterfront Residential
09203050200000070	1	$675.85	$675.85	Waterfront Residential
09203050200000060	1	$675.85	$675.85	Waterfront Residential
09203050200000040	1	$675.85	$675.85	Waterfront Residential
09203050200000030	1	$675.85	$675.85	Waterfront Residential
09203050200000020	1	$675.85	$675.85	Waterfront Residential
0920305100C000000	1	$675.85	$675.85	Waterfront Residential
0820305AL01000040	1	$675.85	$675.85	Waterfront Residential
0820305AL05000040	1	$675.85	$675.85	Waterfront Residential
0820305AL05000220	1	$675.85	$675.85	Waterfront Residential
0820305AL09000140	1	$675.85	$675.85	Waterfront Residential
0820305AL09000280	1	$675.85	$675.85	Waterfront Residential
0820305AL16000000	1	$675.85	$675.85	Waterfront Residential
0820305AL20000040	1	$675.85	$675.85	Waterfront Residential
0820305AL20000220	1	$675.85	$675.85	Waterfront Residential
0820305AL24000300	1	$675.85	$675.85	Waterfront Residential
0820305AL24000280	1	$675.85	$675.85	Waterfront Residential
0820305AL24000240	1	$675.85	$675.85	Waterfront Residential
0820305AL24000120	1	$675.85	$675.85	Waterfront Residential
0820305AL24000040	1	$675.85	$675.85	Waterfront Residential
0820305AL34000160	1	$675.85	$675.85	Waterfront Residential
0820305AL34000350	1	$675.85	$675.85	Waterfront Residential
0820305AL34000320	1	$675.85	$675.85	Waterfront Residential
0820305AL34000290	1	$675.85	$675.85	Waterfront Residential
0820305AL43000080	1	$675.85	$675.85	Waterfront Residential
0820305AL34000230	1	$675.85	$675.85	Waterfront Residential
0820305AL34000190	1	$675.85	$675.85	Waterfront Residential

PARCEL IDENTIFICATION	BENEFIT UNITS [BU]	ASSESSMENT PER BU	ANNUAL ASSESSMENT	ASSESSMENT CATEGORY
0820305AL33000340	1	$675.85	$675.85	Waterfront Residential
0820305AL33000320	1	$675.85	$675.85	Waterfront Residential
082030503330000F0	1	$675.85	$675.85	Waterfront Residential
082030503330000A0	1	$675.85	$675.85	Waterfront Residential
082030503320000F0	1	$675.85	$675.85	Waterfront Residential
08203030002400000	1	$675.85	$675.85	Waterfront Residential
08203030002200000	1	$675.85	$675.85	Waterfront Residential
08203030002300000	1	$675.85	$675.85	Waterfront Residential
082030300023A0000	1	$675.85	$675.85	Waterfront Residential
08203030001700000	1	$675.85	$675.85	Waterfront Residential
08203030001600000	1	$675.85	$675.85	Waterfront Residential
08203030002100000	1	$675.85	$675.85	Waterfront Residential
08203050109000000	1	$675.85	$675.85	Waterfront Residential
08203050105000040	1	$675.85	$675.85	Waterfront Residential
08203050105000020	1	$675.85	$675.85	Waterfront Residential
08203050105000010	1	$675.85	$675.85	Waterfront Residential

CITY OF LAKE MARY PARCELS

0820305AL13000000	2	$675.85	$1,351.70	City Parcel
08203050329000000	2.5	$675.85	$1,689.63	City Parcel

Exhibit D
Primary Petition Results & Sample Petition

PETITION RESULTS		
West Crystal Lake: MSBU Petition		
Total Residential Waterfront Properties	49	
Total Responses	35	
For	***34***	***69.4%***
Against	1	2.0%
No Response	14	28.6%

PETITION TO CREATE WEST CRYSTAL LAKE MSBU

This Petition to Create a MSBU defines basic expectations for the non-ad valorem assessment district (MSBU) proposed for funding lake management services on behalf of West Crystal Lake. The petition serves to communicate property owner support or opposition respective to creation of the MSBU by the Seminole County Board of County Commissioners. The petition results will determine if the application to create the MSBU will be presented to the Board of County Commissioners (BCC) for further consideration.

MSBU SCOPE: Lake management as a public service yields special benefit to waterfront properties through long-term lake management services. The proposed assessment boundary includes 49 residential parcels and 2 City of Lake Mary parcels. Each residential parcel in the assessment boundary is assigned 1 benefit unit and the City parcels are assigned a total of 4.5 benefit units. A lake management plan has been developed by Seminole County to provide ongoing lake management services (Phase II), which will be funded by annual variable rate assessment.

PHASE I COST & ASSESSMENT: There are no Phase I restoration activities associated with this potential MSBU.

PHASE II COST & ASSESSMENT: The initial startup Phase II variable rate assessment as proposed is based on the lake management startup cost and budget projection for the first year of lake management services. If the proposed MSBU is created prior to May 2026, the initial Phase II assessment will be included on the 2026 property tax bill.

The assessment amount for Phase II may vary annually as service cost is dependent on conditions that cannot be predicted with certainty. Assessments for future years will be determined by the County according to lake conditions, treatment plans, contractual terms, actual costs, and financial status of the MSBU.

The projected cost for **startup lake maintenance services** is $32,000.00 for **year one**, with an estimated annual assessment of **$675.85**, which equates to $56.32 monthly. Residential parcels will share equally in the allocation of cost. The estimated total cost for Phase II **ongoing lake maintenance** services is $37,000 for **year two and subsequent years**. The City of Lake Mary will provide an annual contribution; therefore, the estimated annual assessment remains **$675.85**, which equates to $56.32 monthly.

ASSESSMENT LIEN & EARLY PAYMENT DISCOUNT: Assessment boundaries are documented in County land records. Phase II annual assessments will constitute temporary liens that are satisfied upon payment of the annual property tax bill. Assessments that are collected via the property tax bill are eligible for the same early payment discounts (up to 4%) as property taxes.

DISSOLUTION OF MSBU: The MSBU may be dissolved through a similar process as creation (application, petition, and BCC approval). A minimum duration of 10 years will be imposed on the continuance of Phase II services.

PUBLIC HEARING: If at least 65% of property owners within the proposed boundary support this petition, a public hearing will be scheduled for the Board of County Commissioners to consider establishing the MSBU. Notice of the hearing will be mailed to all property owners. If approved, all parcels within the boundary will be assessed.

Keep this page for your records. Return petition signature page to register your response.

PETITION TO CREATE A MSBU
West Crystal Lake

I/We the undersigned acknowledge and attest to the expectations communicated by petition contents regarding the proposed MSBU. I/We hereby submit this petition signature page and attest to being the true and current property owner(s) of the parcel identified below. The box checked below communicates whether I/we support or oppose creation of the MSBU. **ALL registered owners** of the property must sign the petition for the response to be considered valid.

PID: **ADDRESS:**

Check one box either "FOR' or "AGAINST"

☐ **FOR**

By checking the "FOR" box and signing below, I/We support the creation of a MSBU to fund lake management services and hereby petition the Seminole County BCC to create the proposed MSBU. The undersigned acknowledge(s) that I/we are committing to this project and may not subsequently withdraw support and understand the assessments proposed for the referenced property are as noted below:

Phase II: $675.85 Annually ($56.32 per month)

☐ **AGAINST**

By checking the "AGAINST" box, I/we oppose the creation of a MSBU to fund lake management services and hereby petition the Seminole County BCC to deny creation of the proposed MSBU.

Signature_____ Date _____, 2026 Owner 1:

Signature_____ Date _____, 2026 Owner 2:

Signature_____ Date _____, 2026 Owner 3:

Signature_____ Date _____, 2026 Owner 4:

Petition Deadline & Filing Requirements

The filing deadline for this Petition to Create a MSBU is March 18, 2026. The deadline may be extended at the discretion of the MSBU Program. In the event a response is not received for a property by the deadline, the petition status for the property will count as "AGAINST" the creation of the MSBU. Please be certain to submit your completed petition for receipt by the MSBU Program on or before the deadline.

You may return your completed petition via email to **MSBUProgram@seminolecountyfl.gov** or mail to:

MSBU Program
1101 East First Street
Sanford, FL 32771-1468

Exhibit E

Roles and Responsibilities

General Outline

Seminole County will

- Govern the MSBU.
- Provide financial management of MSBU fund and assessment levy.
- Ensure activities conducted with assessment funding align with the scope of services documented in the governing ordinance.
- Ensure the lake is monitored and services are appropriately rendered.
- Maintain decision-making authority relative to the public services to be provided and will defer to best lake management practices when making such decisions.
- Provide an ongoing lake management plan based on the defined service scope, permitting, conditions at the lake, funding parameters, and best lake management practices. The Lake Management Plan will be developed and maintained by the Lake Management Program with liaison participation.
- Initiate and manage service contracts, monitor results, and communicate updates on a routine basis.
- Conduct annual meetings that offer opportunity for liaison discussion as to prior, current, and future action plans.
- Encourage liaisons and assist with educational outreach efforts to protect the health and water quality of the waterbody.

Liaison will

- Encourage communitywide awareness and participation relative to environmental stewardship recommendations and opportunities.
- Provide communitywide communication and assist the County in the distribution of relevant lake information.
- Attend annual lake management and budget planning sessions conducted by the County.
- Serve as representatives of the community on lake issues, representing the respective lake community as a whole.
- Monitor lake conditions and provide feedback to the County as observations.

INTERLOCAL AGREEMENT BETWEEN
SEMINOLE COUNTY AND CITY OF LAKE MARY
LAKE MANAGEMENT OF WEST CRYSTAL LAKE

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2026 and between **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter referred to as "COUNTY", and the **CITY OF LAKE MARY**, a municipal corporation, whose address is 100 North Country Club Road, Lake Mary, Florida 32746, hereinafter referred to as "CITY".

W I T N E S S E T H:

WHEREAS, pursuant to Chapter 163, Florida Statutes, local governments are encouraged to cooperate on the basis of mutual advantage to provide services that will influence the needs of local communities; and

WHEREAS, the parties are concerned and interested in the timely and adequate provision of lake management services, consisting of aquatic weed control using chemical, mechanical and biological methods and any other services deemed necessary by COUNTY to improve lake conditions ("Lake Management Services"), to West Crystal Lake located in the political boundaries of the CITY; and

WHEREAS, West Crystal Lake is hydraulically connected to other waterbodies in unincorporated Seminole County and as such, the remediation of undesirable lake conditions within West Crystal Lake will work to improve water quality conditions in the interconnected lakes in unincorporated Seminole County; and

WHEREAS, West Crystal Lake has aquatic conditions which yield an essential need for inter-related lake management measures to secure optimal aquatic conditions in West Crystal Lake; and

WHEREAS, CITY, at the request of residents surrounding West Crystal Lake, contacted COUNTY and requested that the COUNTY establish and manage a municipal service benefit unit (MSBU) to fund lake management on West Crystal Lake; and

WHEREAS, the provision of Lake Management Services to West Crystal Lake will specially benefit lakefront properties owned by the CITY, privately owned lakefront properties, and properties with right of use of West Crystal Lake, all within the boundaries of the City of Lake Mary; and

WHEREAS, Section 125.01, F.S. grants COUNTY the authority to establish municipal service benefit units in unincorporated areas of Seminole County and within incorporated areas if the governing body of the affected municipality gives consent via ordinance; and

WHEREAS, CITY adopted Ordinance No. 1725, on May 7, 2026 granting the COUNTY consent to establish the West Crystal Lake MSBU over the properties listed in Exhibit "A", Assessment Boundary, attached hereto and incorporated herein by reference; and

WHEREAS, CITY has voluntarily agreed to be included in the West Crystal Lake MSBU for CITY owned lakefront properties, as listed in Exhibit "B" ("City Properties").

NOW THEREFORE, in consideration of mutual understandings and agreements set forth herein, COUNTY and CITY agree as follows:

Section 1. Recitals. The recitals above are true and correct and form a material part of this Agreement.

Section 2. Purpose. The purpose of this Agreement is to establish the terms and conditions for Lake Management Services on West Crystal Lake for the special benefit of

properties located on West Crystal Lake and those properties with the right of use of West Crystal Lake.

Section 3. Term. This Agreement shall commence and become effective upon the date of last execution of this Agreement by the parties and shall be for a period of one (1) year thereafter. This Agreement shall automatically be renewed thereafter for successive periods not to exceed one (1) year each, unless earlier terminated as provided herein. However, this Agreement may not be terminated and shall continue in full force and effect until such time as the CITY Ordinance referenced in Section 5(b) is repealed.

Section 4. Obligations of COUNTY.

(a) COUNTY shall be responsible for coordination and preparation of all plans, specifications, and other professional services necessary to establish a management program, facilitate necessary inspections and provide ongoing Lake Management Services for West Crystal Lake ("Lake Management Plan").

(b) COUNTY shall be responsible for establishing and governing an MSBU for Lake Management Services on West Crystal Lake and for assessing benefitted property cost share allocations according to an annual budgeted amount established by COUNTY.

(c) The COUNTY shall determine the benefit units attributable to each of the properties listed in Exhibit "A" and shall determine the annual cost per benefit unit. The cost per benefit unit will be adjusted on an annual basis based on the actual cost of the Lake Management Services being provided, the Lake Management Program's staff time expended, and the administrative fee charged. A one-time initial start up fee of $10,000.00 will be charged to the West Crystal Lake MSBU for the cost of the Lake Management Program's time expended in organizational and informational meetings, lake assessment, lake mapping, depth analysis,

vegetation analysis, testing, on-site review, contractor coordination, and any other services required to establish the lake management plan for West Crystal Lake.

(d) COUNTY shall invoice CITY on an annual basis for the City Properties listed in Exhibit "B", attached hereto and incorporated herein. CITY will be annually assessed a total of 4.5 benefit units for the City Properties. For the sake of clarity, the CITY's assessment for the City Properties shall include the CITY's proportionate share of the $10,000.00 initial start up fee identified in Section 4(c) above. In addition, CITY will pay $5,000.00 annually toward the cost of Lake Management Program's staff time expended ("Separate LMP Contribution"). The Separate LMP Contribution shall be included in the invoice issued by COUNTY to CITY. If and when Seminole County begins charging the other lake management MSBU's in Seminole County for the costs associated with Lake Management Program's staff time, the Separate LMP Contribution shall cease and the amount of the Separate LMP Contribution shall be divided equally amongst all benefit units in the West Crystal Lake MSBU.

Section 5. Obligations of CITY.

(a) CITY grants consent to COUNTY to include West Crystal Lake waterfront properties and waterfront-associated properties located within the municipal boundary of the CITY as listed in Exhibit A, Assessment Boundary, in the West Crystal Lake MSBU.

(b) CITY adopted Ordinance No. 1725, on May 7, 2026, granting the COUNTY consent to levy the West Crystal Lake MSBU non-ad valorem assessments, as deemed appropriate through the West Crystal Lake MSBU process, on the properties listed in Exhibit "A" and to collect the non-ad valorem assessments according to the uniform method beginning with Tax Year 2026 ("Ordinance"). The Ordinance also granted consent to COUNTY to include the City Properties in the West Crystal Lake MSBU along with the privately owned properties listed in Exhibit "A". CITY shall ensure the Ordinance remains in effect for the duration of this Agreement and/or

through the assessment commitment period associated with financed expenses and expenses incurred or under contract prior to notification of request to terminate this Agreement. Repeal of the Ordinance shall render this Agreement null and void.

(c) CITY agrees to be assessed at the same rate as other benefitted properties within the West Crystal Lake MSBU for the City Properties. CITY will be annually assessed a total of 4.5 benefit units for the City Properties. CITY consents to the cost per benefit unit being adjusted on an annual basis, consistent with the West Crystal Lake MSBU assessment, based on the actual cost of the Lake Management Services being provided, the staff time expended and the administrative fee charged. In addition, CITY consents to paying the Separate LMP Contribution on the terms set forth in Section 4(d).

(d) As provided in Section 4(d), COUNTY will invoice CITY on an annual basis for the assessment owed for the City Properties as well as the Separate LMP Contribution, if any. CITY's payment of the invoice to COUNTY must be made within 45 days of receipt of the invoice. All payment should be made payable to the Seminole County Board of County Commissioners and mailed to the Seminole County's MSBU Program at the address listed in Section 9.

Section 6. Termination. This Agreement may be terminated by either party at any time, with or without cause, upon not less than ninety (90) days written notice delivered to the other party, only after the CITY Ordinance referenced in Section 5(b) is repealed.

Section 7. Indemnification. Neither party to this Agreement, its officers, employees, and agents shall be deemed to assume any liability for the acts, omissions and negligence of the other party, its officers, employees, and agents.

Section 8. Assignments. Neither party to this Agreement shall assign this Agreement nor any interest arising herein without the written consent of the other.

Section 9. Notices. Whenever either party desires to give notice unto the other, notice shall be sent to:

For COUNTY:

MSBU Program Manager
Seminole County Services Building
1101 East First Street
Sanford, Florida 32771

For CITY:

City of Lake Mary
Attn: City Manager
100 North Country Club Road
Lake Mary, Florida 32746

Either party to this Agreement may change, by written notice as provided herein, the addresses or persons for receipt of notices.

Section 10. Compliance with Laws and Regulations. In providing all services pursuant to this Agreement, the parties shall abide by all statutes, ordinances, rules, and regulations pertaining to or regulating the provisions of such services, including those now in effect and hereafter adopted.

Section 11. Amendment and Waiver. Neither this Agreement nor any portion of it may be modified or waived orally. The provisions of this Agreement may be amended or waived only pursuant to an instrument in writing, approved by COUNTY and CITY, and jointly executed by such parties. Either COUNTY or CITY shall have the right, but not the obligation, to waive any right or condition intended for the benefit of such party without being deemed to have waived any other rights. Such waiver shall be valid only if expressly granted in writing as set forth above.

Section 12. Third Party Beneficiary. This Agreement is binding upon and solely for the benefit of COUNTY and CITY, and no right or cause of action shall accrue upon or by reason hereof to the benefit of any third party. Nothing in this Agreement is intended or shall be construed

to confer upon or give any person, corporation or governmental entity or agency, other than COUNTY and/or CITY, any right, remedy or claim under or by reason of this Agreement or any provisions hereof.

Section 13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the dates written below.

ATTEST:

CITY OF LAKE MARY

_____
AMBER BRANTON, City Clerk

By:_____
DAVID MEALOR, Mayor

Date:_____

Approved as to form and
legal sufficiency.

_____
DARREN J. ELKIND, City Attorney

[Signatures and attestations continued on following page.]

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:_____
ANDRIA HERR, Chairman

Date:_____

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

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

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

_____
County Attorney

Attachment:

Exhibit A – Assessed Properties
Exhibit B- City Properties

EXHIBIT “A”

PARCEL	PROPERTY ADDRESS
09203030002900000	271 LAKE SHORE DR LAKE MARY, FL 32746
0920305020000013A	253 RIDGE RD LAKE MARY, FL 32746
09203050200000120	251 RIDGE RD LAKE MARY, FL 32746
09203050200000110	233 RIDGE RD LAKE MARY, FL 32746
09203050200000100	225 RIDGE RD LAKE MARY, FL 32746
09203050200000090	219 RIDGE RD LAKE MARY, FL 32746
09203050200000080	213 RIDGE RD LAKE MARY, FL 32746
09203050200000070	209 RIDGE RD LAKE MARY, FL 32746
09203050200000060	203 RIDGE RD LAKE MARY, FL 32746
09203050200000040	195 RIDGE RD LAKE MARY, FL 32746
09203050200000030	191 RIDGE RD LAKE MARY, FL 32746
09203050200000020	187 RIDGE RD LAKE MARY, FL 32746
0920305100C000000	350 CRYSTAL RIDGE WAY LAKE MARY, FL 32746
0820305AL01000040	336 TRUE PL LAKE MARY, FL 32746
0820305AL05000040	NO PHYSICAL PROPERTY ADDRESS
0820305AL05000220	300 TRUE PL LAKE MARY, FL 32746
0820305AL09000140	139 W FLOYD AVE LAKE MARY, FL 32746
0820305AL09000280	144 W ALMA AVE LAKE MARY, FL 32746
0820305AL16000000	154 W LAKE MARY AVE LAKE MARY, FL 32746
0820305AL20000040	214 N 4TH ST LAKE MARY, FL 32746
0820305AL20000220	184 W WILBUR AVE LAKE MARY, FL 32746
0820305AL24000300	200 N 5TH ST LAKE MARY, FL 32746
0820305AL24000280	202 N 5TH ST LAKE MARY, FL 32746
0820305AL24000240	216 W CRYSTAL LAKE AVE LAKE MARY, FL 32746
0820305AL24000120	228 W CRYSTAL LAKE AVE LAKE MARY, FL 32746

0820305AL24000040	238 W CRYSTAL LAKE AVE LAKE MARY, FL 32746
0820305AL34000160	233 W CRYSTAL LAKE AVE LAKE MARY, FL 32746
0820305AL34000350	258 W LAKEVIEW AVE LAKE MARY, FL 32746
0820305AL34000320	NO PHYSICAL ADDRESS
0820305AL34000290	NO PHYSICAL ADDRESS
0820305AL43000080	275 W LAKEVIEW AVE LAKE MARY, FL 32746
0820305AL34000230	NO PHYSICAL ADDRESS
0820305AL34000190	NO PHYSICAL ADDRESS
0820305AL33000340	306 W LAKEVIEW AVE LAKE MARY, FL 32746
0820305AL33000320	310 W LAKEVIEW AVE LAKE MARY, FL 32746
082030503330000F0	320 W LAKEVIEW AVE LAKE MARY, FL 32746
082030503330000A0	336 W LAKEVIEW AVE LAKE MARY, FL 32746
082030503320000F0	350 W LAKEVIEW AVE LAKE MARY, FL 32746
08203030002400000	NO PHYSICAL ADDRESS
08203030002200000	384 TERRY LN LAKE MARY, FL 32746
08203030002300000	390 TERRY LN LAKE MARY, FL 32746
082030300023A0000	398 TERRY LN LAKE MARY, FL 32746
08203030001700000	198 9TH ST LAKE MARY, FL 32746
08203030001600000	414 W LAKEVIEW AVE LAKE MARY, FL 32746
08203030002100000	420 GEHR LN LAKE MARY, FL 32746
08203050109000000	430 GEHR LN LAKE MARY, FL 32746
08203050105000040	456 GEHR LN LAKE MARY, FL 32746
08203050105000020	464 GEHR LN LAKE MARY, FL 32746
08203050105000010	470 GEHR LN LAKE MARY, FL 32746

EXHIBIT “B”

PARCEL	PROPERTY ADDRESS
0820305AL13000000	LAKE MARY EVENTS CENTER 260 N COUNTRY CLUB RD LAKE MARY, FL 32746
08203050329000000	MARGARET WESLEY PARK 195 PARK PL LAKE MARY, FL 32746

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0348

Title:

Public Hearing to adopt a Resolution confirming the non-ad valorem capital assessment for the Rice Lake Lake Management MSBU for Phase I actual cost of restoration services. District5 - Herr **(Tameka Morton, MSBU Program Manager)**

Division:

Administrative Services - MSBU

Authorized By:

Lorie Bailey Brown, CFO/Administrative Services Director

Contact/Phone Number:

Tameka Morton/407-665-7179

Background:

The Rice Lake Lake Management MSBU [Ordinance 2023-27] was created at the request of property owners for the purpose of securing lake restoration and ongoing lake management services via non-ad valorem assessment. A preliminary non-ad valorem capital assessment of $3,226 based on estimated restoration cost was adopted by Ordinance 2023-27. The actual Phase I contracted services totaled $139,905, with $20,000 funded by the County via the General Fund. The remaining balance of $119,905 will be funded by the benefited properties. The allocated cost share per property is $3,867.89.

The capital assessment may be paid in full within 30 days following the filing of the authorizing Resolution without incurring administrative fees or interest. Installment billing of the Phase I capital assessment is provided with 5 equal annual installments of $981.73 to be billed and collected via property tax bills beginning with tax year 2026. The annual installments include administrative fees and interest.

Requested Action:

Staff requests the Board adopt a Resolution confirming the non-ad valorem capital assessment for Rice Lake Lake Management MSBU for Phase I actual cost of restoration services.

RESOLUTION NO. 2026–R-_____ **SEMINOLE COUNTY, FLORIDA**

RESOLUTION
of the
BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY:

FORMALIZING THE FINAL RATE OF ASSESSMENT BASED ON ACTUAL COSTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County, created the Rice Lake Lake Management Services Municipal Service Benefit Unit via Ordinance 2023-27; and

WHEREAS, the Phase I improvement has been completed and $119,905 of the total cost of restoration shall be funded by non-ad valorem capital assessment financed by Seminole County; and

WHEREAS, the Board of County Commissioners held a public hearing to consider affected property owner concerns and make any adjustments deemed necessary to ensure proportional assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, that the benefits derived from the Phase I improvement specially benefit property described in Ordinance Number 2023-27, Seminole County, Florida, entitled Rice Lake Lake Management Services Municipal Service Benefit Unit.

BE IT FURTHER RESOLVED, that the respective assessment amount hereinafter set at the per parcel amount as detailed in Exhibits A and B are hereby assessed against the parcels listed in Exhibit B, all situated in Seminole County, Florida and specially benefiting from said improvement.

BE IT FURTHER RESOLVED, that said assessment (same as principal amount) may be paid in full to the Clerk of the Board of County Commissioners within thirty (30) days of recording this Resolution in the Official Records of Seminole County, Florida, maintained by the Clerk of the Circuit Court; otherwise, the assessments, as set forth above and in Exhibits A and B, along with all commissions, fees, and interest accruing under the Municipal Services Benefit Unit General Fund shall be divided into five (5) equal installments per parcel as listed in Exhibit B which shall be collected by the uniform method adopted by the Board of County Commissioners of Seminole County, pursuant to Section 197.3632, Florida Statutes. The assessment installments will commence with tax year 2026.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be recorded in the Official Records 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

Date:_____

Attachments:
Exhibit A – Project Cost
Exhibit B – Assessment Boundaries

NJB/kly
3/10/26
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EXHIBIT A

Cost & Funding

The actual total project cost and funding sources for Phase I Restoration Services authorized by the Rice Lake Lake Management Services Municipal Services Benefit Unit Ordinance are as noted below:

Contracted Services – Restoration	**$139,904.73**
Watershed Management Division Contribution*	**$ 20,000.00**
Balance Funded by MSBU Program	**$119,904.73**
MSBU Administration & Interest	**$ 32,263.56**
Repayment via Non-Ad Valorem Assessments	**$152,168.29**

Capital Assessment Matrix

Base Components: Residential Waterfront $3,867.89

	Capital Assessment	Installment (5-years)
Residential Waterfront	$3,867.89	$981.73

The parcel included in the assessment boundary as defined and adopted in the Rice Lake Lake Management Services Municipal Services Benefit Unit Ordinance [2023-27] are listed in Exhibit B along with the assessment assignment established per the above assessment matrix.

**County Funding; General Fund*

EXHIBIT B
PHASE I CAPITAL ASSSESSMENT

PARCEL IDENTIFICATION	BENEFIT UNIT [BU]	TOTAL ASSESSMENT	INSTALLMENT [5 YEARS]	ASSESSMENT CATEGORY
14202950200000090	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950200000100	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950200000110	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950200000120	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950200000130	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950200000140	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950400000060	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950400000050	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950400000040	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950400000030	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950400000020	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950400000010	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202930001700000	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000270	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000220	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
1420295010000020A	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000200	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000190	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000180	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000170	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000160	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
14202950100000150	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
1320295010000055A	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950100000540	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950100000530	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950100000520	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950200000700	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950200000690	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950200000680	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950200000670	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL
13202950200000660	1	$3,867.89	$981.73	WATERFRONT RESIDENTIAL

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

File Number: 2026-0375

Title:

Approve and authorize the Chairman to execute a Resolution approving the imposition and collection of a tourism improvement district assessment upon tourism properties with sixty (60) or more rooms available for occupancy and are located in the Seminole County Tourism Improvement District (SCTID); providing for severability; and providing for an effective date. Countywide. **(Gui Cunha, Economic Development & Tourism Director)**

Division:

Office of Economic Development and Tourism - Tourism

Authorized By:

Gui Cunha, Economic Development & Tourism Director

Contact/Phone Number:

Gui Cunha/407-665-2901

Background:

On May 14, 2024, the Seminole County Board of County Commissioners adopted Ordinance No. 2024-12, establishing procedures for creating and managing Tourism Improvement Districts (TIDs). Following this, the County and Tourism Property Owners initiated the formation of the Seminole County Tourism Improvement District (SCTID) by circulating petitions and securing signatures from properties representing over 50% of available rooms. The County's Administrator of the Office of Economic Development and Tourism confirmed sufficient support for the district.

On February 25, 2025, the Board adopted Ordinance No. 2025 - 5, officially establishing the SCTID and authorizing annual assessments. The Ordinance outlines the services and improvements funded by the SCTID, all aimed at promoting tourism and increasing demand for overnight stays.

This Resolution authorizes that a fixed Assessment of $1.75 per night, per room available for occupancy be levied upon all Tourism Properties with 60 or more rooms available for occupancy and operating within the SCTID. An Assessment Roll including

the names, addresses, and number of rooms or units for each Tourism Property to be assessed within the SCTID is attached to the Resolution as Exhibit A. The Seminole County Tax Collector will collect these assessments monthly and remit them to the Office of Economic Development and Tourism.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the Resolution approving the imposition and collection of a tourism improvement district assessment upon tourism properties with sixty (60) or more rooms available for occupancy and which are located in the Seminole County Tourism Improvement District (SCTID); providing for severability; and providing for an effective date.

RESOLUTION NO. 2026-R-____ SEMINOLE COUNTY, FLORIDA

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

APPROVING THE IMPOSITION AND COLLECTION OF A TOURISM IMPROVEMENT DISTRICT ASSESSMENT UPON TOURISM PROPERTIES WITH SIXTY (60) OR MORE ROOMS AVAILABLE FOR OCCUPANCY AND WHICH ARE LOCATED IN THE SEMINOLE COUNTY TOURISM IMPROVEMENT DISTRICT (SCTID); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 14, 2024, the Board of County Commissioners of Seminole County (the "Board") adopted Ordinance No. 2024-12, creating the procedures and requirements to establish, operate, modify, renew, and dissolve Tourism Improvement Districts in the County; and

WHEREAS, the County and Owners of Tourism Properties initiated proceedings to establish the proposed Seminole County Tourism Improvement District by promulgating and circulating for required signatures a petition which included a summary of the Seminole County Tourism Improvement District Plan; and

WHEREAS, the Tourism Properties within the SCTID will benefit from the Services and Improvements provided, which will be aimed at promoting the entire District and maximizing demand for overnight stays in tourism properties paying the SCTID assessment; and

WHEREAS, Tourism Properties representing fifty percent (50%) or more of the number of available rooms and units located within the proposed Seminole County Tourism Improvement District signed petitions in favor of the establishment of the Seminole County Tourism Improvement District; and

WHEREAS, the County's Economic Development Administrator determined that sufficient signatures were provided to support the creation of a Tourist Improvement District; and

WHEREAS, on February 25, 2025, the Board of County Commissioners of Seminole County (the "Board") adopted Ordinance No. 2025-5, establishing the Seminole County Tourism Improvement District and providing authority for the County to levy Assessments annually by resolution of the Board ("SCTID Ordinance"); and

WHEREAS, the Services and Improvements to be provided to the Seminole County Tourism Improvement District are delineated in the SCTID Ordinance; and

WHEREAS, Section 71.8, Seminole County Code, provides that a Tourist Improvement District Assessment shall be levied annually by resolution of the Board at a duly noticed public hearing and following notice to Owners pursuant to Section 71.7, Seminole County Code; and

WHEREAS, the Board of County Commissioners held a public hearing with all required legal notice on May 12, 2026, for the purpose of receiving written comments and testimony from all interested persons regarding adoption of this Resolution.

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 hereby fully incorporated herein by this reference and are deemed a material part of this Resolution.

Section 2. Definitions. As used in this Resolution, capitalized terms shall be defined as provided by Section 71.2, Seminole County Code.

Section 3. Assessment Rate and Levying Methodology. A fixed Assessment of $1.75 per night, per room available for occupancy shall be levied against all Tourism Property parcels having sixty (60) or more rooms and operating within the SCTID.

Section 4. Assessed Tourism Properties. An Assessment Roll including the names, addresses, and number of rooms or units for each Tourism Property to be assessed within the SCTID is attached hereto and incorporated herein by reference as Exhibit A.

Section 5. Collection of Assessments. The Seminole County Tax Collector will invoice all Tourism Property Owners subject to the Assessment and collect the Assessment monthly, including any interest and/or charges for nonpayment, from all Tourism Property owners subject to the Assessment, and will remit the Assessment to the Seminole County Office of Economic Development and Tourism using such forms and procedures specified by the Seminole County Office of Economic Development and Tourism.

Section 6. Severability. If any provision in this Resolution is for any reason held to be contrary to any express provision of law, or contrary to the policy of express law, or is, for any reason whatsoever, held invalid, then such provision will be null and void, will be deemed severable from the remaining provisions of this Resolution, and will, in no way, affect the validity of the remaining provision of this Resolution.

Section 7. Effective Date. This Resolution will become effective upon adoption by the Board of County Commissioners and is retroactive to April 1, 2026.

ADOPTED this ___ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

_____

By:_____
ANDRIA HERR, Chairman

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

Attachment:
Exhibit A – Assessment Roll

JBN
4/10/26
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Exhibit A
Assessment Roll

Property Name	Location Address	Number of Rooms/ Units
Best Western Plus Sanford Airport	3401 Orlando Dr. Sanford, FL 32773	72
Days Inn by Wyndham	8245 S. US Highway 17-92 Fern Park, FL 32730	75
Courtyard by Marriott Orlando Lake Mary North	135 International Parkway Lake Mary, FL 32746	83
Home2 Suites by Hilton	4764 W SR 46 Sanford, FL 32771	87
SpringHill Suites by Marriott Orlando Altamonte Springs/Maitland	205 W. State Road 436 Altamonte Springs, FL 32714	91
Extended Stay America #1619	1036 Greenwood Blvd. Lake Mary, FL 32746	98
Extended Stay America #9635	1040 Greenwood Blvd. Lake Mary, FL 32746	101
Budget Inn	3200 Orlando Dr. Sanford, FL 32773	100
SpringHill Suites by Marriott Orlando North/ Sanford	201 North Towne Rd. Sanford, FL 32771	105
Comfort Inn & Suites Orlando North	590 Ava Ct. Sanford, FL 32771	107
Quality Inn & Suites	150 S. Westmonte Drive Altamonte Springs, FL	110
Comfort Inn & Suites Orlando Sanford Airport	3043 E. Lake Mary Blvd. Sanford, FL 32773	111
Homewood Suites by Hilton Lake Mary Orlando North	755 Currency Circle Lake Mary, FL 32746	112
TownePlace Suites by Marriott	151 Douglas Ave. Altamonte Springs, FL 32714	117
Residence Inn by Marriott Orlando Lake Mary	825 Heathrow Park Lane Lake Mary. FL 32746	119
Holiday Inn Express & Suites Sanford - Lake Mary	4750 W SR 46 Sanford, FL 32771	121
Extended Stay America Select Suites 8016	2727 Orlando Dr. Sanford, FL 32773	121
MainStay Suites Orlando Altamonte Springs	644 Raymond Ave. Altamonte Springs, FL 32701	122
WoodSpring Suites Sanford North I-4	171 Hickman Dr. Sanford, FL 32771	122
Home2 Suites by Hilton Lake Mary Orlando	582 New Technology Blvd. Lake Mary, FL 32746	123

Candlewood Suites Orlando North – Lake Mary	1130 Greenwood Blvd. Lake Mary, FL 32746	123
Hilton Garden Inn Orlando North / Lake Mary	705 Currency Cir. Lake Mary, FL 32746	123
Extended Stay America #9513	1437 Rinehart Rd. Sanford, FL 32771	124
La Quinta Inn & Suites	1060 Greenwood Blvd. Lake Mary, FL 32746	128
Hyatt Place Lake Mary / Orlando North	1255 S. International Parkway Lake Mary, FL 32746	128
Residence Inn by Marriott Altamonte Springs / Maitland	270 Douglas Ave. Altamonte Springs, FL 32714	128
Hampton Inn & Suites – Altamonte Springs	161 Douglas Ave. Altamonte Springs, FL 32714	128
Hampton Inn & Suites Lake Mary at Colonial	850 Village Oak Lane Lake Mary, FL 32746	130
Extended Stay America #9634	302 Northlake Blvd. Altamonte Springs, FL 32701	135
Home Towne Studios Orlando Casselberry	210 N. Oxford Rd. Casselberry, FL 32707	144
Palm Tree Inn	235 Wymore Rd. Altamonte Springs, FL 32714	171
Altamonte Springs Hotel and Suites	450 Douglas Ave. Altamonte Springs, FL 32714	172
Opal Hotel & Suites	230 W. SR 436 Altamonte Springs, FL 32714	200
Westin Lake Mary Orlando North	2974 International Pkwy, Lake Mary, FL 32746	253
Embassy Suites Orlando North	225 Shorecrest Dr. Altamonte Springs, FL 32701	277
Orlando Marriott Lake Mary	1501 International Parkway Lake Mary, FL 32746	307
Hilton Orlando /Altamonte Springs	350 Northlake Blvd. Altamonte Springs, FL 32701	309

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

File Number: 2026-0425

Title:

Approve the adoption of the Ordinance amending Chapter 40, Building and Construction, to the Seminole County Code of Ordinances by amending the Chapter to provide uniformity in Code Enforcement application; adjusting to align with statutory languages; providing clarity to the Building Code of Appeals; providing alignment with Senate Bill 180; and providing an effective date. Countywide **(Mike Rhodes, Interim Development Services Director)**

Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Phil Kersey/ 407-665-7460

Background:

As part of the County's ongoing effort to modernize the Code of Ordinances, improve regulatory clarity, and support the broader Code Enforcement transition, the following updates to Chapter 40, Building and Construction, are proposed:

- Establish a new Building Code Board of Appeals (formerly the Board of Contractor Examiners/Contractor Licensing Board), including updates to disciplinary and appeals processes and clarification of enforcement authority
- Update the emergency permitting framework in accordance with Senate Bill 180 (2025)
- Revise the competency card process
- Adopt survey requirements for permit package submissions
- Remove outdated, redundant, or duplicative provisions

The County Manager's Office, County Attorney's Office, and Development Services

Department recommend approval of this ordinance to strengthen enforcement consistency, improve administrative processes, and ensure compliance with current statutory requirements.

Notice of Public Hearing was published on the Seminole County public notices website on May 2, 2026. If approved, the ordinance will take effect upon filing with the Florida Department of State by the Clerk to the Board of County Commissioners.

Requested Action:

Staff requests the Board approve the adoption of the Ordinance amending Chapter 40, Building and Construction, to the Seminole County Code of Ordinances by amending the Chapter to provide uniformity in Code Enforcement application; adjusting to align with statutory languages; providing clarity to the Building Code of Appeals; providing alignment with Senate Bill 180; and providing an effective date.

ORDINANCE NO. 2026-____ **SEMINOLE COUNTY, FLORIDA**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AMENDING CHAPTER 40 (BUILDING AND CONSTRUCTION) OF THE SEMINOLE COUNTY CODE IN THE FOLLOWING MANNER: SECTION 40.2 (DEFINITIONS) TO ADD AND AMEND DEFINITIONS; PART 2 (CONTRACTOR LICENSING), TO AMEND, RENUMBER, AND UPDATE SECTIONS 40.16 (GENERALLY) THROUGH SECTION 40.25 (LENDING OF LICENSE, PERMIT OR NAME), TO ADD SECTION 40.26 (VEHICULAR DISPLAY OF LICENSURE), TO ADD SECTION 40.27 (PROVISIONS SUPPLEMENTAL), TO ADD SECTIONS 40.28 (ENFORCEMENT OFFICERS) THROUGH SECTION 40.33 (HEARINGS) TO ESTABLISH LICENSING ENFORCEMENT PROCEDURES, TO RENUMBER SECTIONS 40.34 – 40.50 (RESERVED); PART 3 BUILDING DIVISION, TO ADD SECTION 40.51 (SURVEYS, SIGNED, SEALED AND LABELED, PERMIT REQUIREMENTS), TO AMEND AND UPDATE SECTION 40.52 (FINISH FLOOR ELEVATIONS), PART 4 (PERMITTING), TO AMEND, RENUMBER, AND ORGANIZE ARTICLE II (PERMITS AND INSPECTIONS) TO DELETE SECTION 40.70 (PERMIT EVALUATIONS), TO RENUMBER SECTION 40.71 TO 40.70 (COMPLIANCE WITH ZONING REQUIREMENTS), TO ADD SECTION 40.71 (DISASTER EMERGENCY PERMITTING), TO CODIFY PART 5 (ELECTRICAL), SECTION 40.85 (ELECTRICAL SYSTEMS, DESIGN, INSTALLATION, AND INSPECTION), TO RENUMBER SECTIONS 40.86 – 40.99 (RESERVED); TO REPEAL AND RESERVE SECTION 40.110 (STAGNANT, FOUL, ETC., WATERS; REMOVAL); TO REPEAL AND RESERVE SECTIONS 40.241 (ADOPTED), 40.242 (AMENDMENTS), 40.243 (ADMINISTRATIVE REVIEW PROCEDURE), 40.244 (DECISIONS), AND 40.245 (APPEALS); PROVIDING FOR CODIFICATION IN THE SEMINOLE COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 40, Seminole County Code of Ordinances, addresses County Building and Construction policies and procedures, as authorized by Chapters 489 and 553, Florida Statutes; and

WHEREAS, the Board of County Commissioners finds that the adoption of this Ordinance is necessary to update the County's contractor certification program processes and establish

enforcement procedures to ensure local contractors are competent to engage in construction in Seminole County; and

WHEREAS, other amendments made by this Ordinance include establishing a disaster emergency permitting process as required by State law, integrating existing surveying requirements, decreasing finished floor elevation requirements, and codifying the National Electrical Code; and

WHEREAS, the Board finds that this Ordinance benefits the health, safety, and welfare of the general public and the residents of Seminole County, is in compliance with State law and will not adopt more restrictive or burdensome regulations or processes.

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

Section 1. Incorporation of Recitals. The above recitals represent the legislative findings of the Seminole County Board of County Commissioners supporting the need for this Ordinance.

Section 2. Revising Chapter 40, Building and Construction. Parts, 1, 2, 3, 4, 5, 7, & 11 of Chapter 40 (Building and Construction), Seminole County Code, are hereby amended to read as follows: *underlined terms are added terms* and ~~*terms that are stricken are deleted terms*~~*

Chapter 40 – BUILDING AND CONSTRUCTION

PART 1. – IN GENERAL

Sec. 40.1. The Florida Building Code.

In accordance with Chapter 553, Florida Statutes, as of March 1, 2002, there is hereby adopted and incorporated by reference herein the Florida Building Code, as amended. Chapter 1, Administration, of the Florida Building Code, is hereby adopted with amendments as set forth in

Appendix "A". In the event of a conflict between any provisions of Chapter 40 of this Code and the Florida Building Code, the Florida Building Code shall govern

Sec. 40.2. Definitions. As used in this Chapter and unless the context requires otherwise, the following terms shall mean as follows:

Abandon or abandonment: (1) Termination of a construction project by a contractor without just cause or proper notification to the owner including the reason for termination. (2) Failure of a contractor to perform work without just cause for 180 days. (3) Failure to obtain an approved inspection within 180 days from the previous approved inspection.

Advertisement: Any announcement, listing, display, entry, or other written or printed statement of whatever nature or kind, and specifically to include a name and address or telephone number placed under a heading when the heading describes or encompasses services regulated by F.S. ch. 489, the County, or a Local authority.

Building (verb): The removal, disassembly, repair, replacement, installation or assembly of the building, structure, building system or building components in whole or parts thereof.

Building component: An element or assembly of elements integral to or part of a building.

~~*Building contractor:* A contractor, general contractor, building contractor or residential building contractor all as defined by Florida Statutes Section 489.105(3).~~

Building permit: Any permit issued by Seminole County through its division of building safety for construction work, electrical work, plumbing work, or other construction trade as regulated and authorized by this Chapter and the Florida Building Code, as amended.

Building shell: The structural components that completely enclose a building, including, but not limited to, the foundation, structural frame, floor slabs, exterior walls and roof system.

Building system: A functionally related group of elements, components and/or equipment, such as the electrical, plumbing and mechanical systems of a building.

Certificate of Competency or Certificate: The meaning attributed in Florida Statutes, Chapter 489, or successor provisions.

Certificate of occupancy (C.O.): A written statement issued by the County evidencing that a structure substantially satisfies all County construction requirements and may be occupied.

Certification: The act of obtaining or holding a Competency card from the County.

Certified contractor: Any contractor who is licensed ~~possesses a certificate of competency issued~~ by the State of Florida.

Change of occupancy: A change from one code occupancy classification or sub-classification to a different one.

Competency card: A card issued by the Building Division of Seminole County which evidences that a specified person is competent to practice construction in Seminole County.

Contractor: Any person who undertakes to, or submits a bid to, or does himself or herself or by others, construct, repair, alter, remodel, add to, subtract from, demolish, move or improve any building or structure, including related improvements to real estate, for others, or for resale to others, or who undertakes or offers to undertake or purports to have the capacity to undertake, or submits a bid to, or agrees under contract, or does himself or herself, or by or through others, engages in trades regulated by this Chapter, a Local authority, and/or F.S. ch. 489

County: The County of Seminole County, Florida.

Demolition: The act of razing, dismantling or removal of a building or structure, or portion thereof, to the ground level.

Electrical contractor: means a person who conducts business in the electrical trade field and who has the experience, knowledge, and skill to install, repair, alter, add to, or design, in compliance with law, electrical wiring, fixtures, appliances, apparatus, raceways, conduit, or any part thereof, which generates, transmits, transforms, or utilizes electrical energy in any form, including the electrical installations and systems within plants and substations, all in compliance with applicable plans, specifications, codes, laws, and regulations.

Electrician: A person qualified under the terms and provisions of this Chapter who is engaged in the trade or business of electrical construction.

FCILB: The Florida Construction Industry Licensing Board.

Imminent danger: (1) A structurally unsound condition of a structure which could cause physical injury to persons or property; or (2) a structurally unsound condition of a structure which could cause a portion of the structure to detach or move and create potential for physical injury to persons or property; or (3) a structural condition which harbors or is inhabited by pests, vermin, or organisms injurious to human health.

Licensed: Possessing the certificates required pursuant to F.S. ch. 489 and/or this Part.

Licensed Contractor: Any contractor who possesses a Certificate of Competency issued by the County or Local authority and is licensed by the Florida Department of Business and Professional Regulation, Construction Industry Licensing Board or the Electrical Contractor's Licensing Board. ~~A contractor certified by the State of Florida or the local jurisdiction who has satisfied all state or local requirements to be actively engaged in contracting.~~

Local authority: Any and all municipalities located within the legal boundaries of Seminole County, Florida.

Mechanical contractor: A person who is a Class A air conditioning contractor, or a Class B air conditioning contractor or a Class C air conditioning contractor or a mechanical contractor, all as defined in Florida Statutes Ch. 489, as amended.

Permit: A written statement issued by the County authorizing performance of a specific activity regulated by this Code.

Plumbing contractor: means a contractor whose contracting business consists of the execution of contracts requiring the experience, financial means, knowledge, and skill to install, maintain, repair, alter, extend, or, when not prohibited by law, design plumbing.

Primary qualifying agent: A person who possesses the requisite skill, knowledge, and experience, and has the responsibility, to supervise, direct, manage, and control the contracting activities of the business organization with which they are connected, who has the responsibility to supervise, direct, manage, and control construction activities on a job for which they have obtained the building permit; and whose technical and personal qualifications have been determined by investigation and examination as provided for in F.S. ch. 489.

Pump installer: Any person engaged in the business of installing or repairing pumps and pumping equipment.

Registered contractor: Any contractor who has registered with the State of Florida, Department of Business and Professional Regulation pursuant to fulfilling the competency requirements of Seminole County.

Remodeling: Work which changes the original size, configuration or materials of a structure.

Repeat violation: A recurring violation of a provision of this Part by a violator previously found to have violated the same provision, or a violator against whom penalties were assessed for violation of the same provision, within five (5) years from the finding of violation.

Sign specialty contractor, non-electrical contractor: A person who is qualified pursuant to a Certificate of Competency to structurally fabricate, erect, install, alter, repair, assemble, or change non-electric signs according to the Building Code, but not to engage in any electrical wiring.

Specialty contractor:. A contractor whose scope of work and responsibility is limited to a particular phase of construction and whose scope is limited to a subset of the activities as described in F.S.ch.489.

Stop work order: An order by the Building Official, or ~~his~~ their designee, which requires the immediate cessation of all work and activities described in the order.

Structural component: Any part of a system, building or structure, load bearing or non-load bearing, which is integral to the structural integrity thereof, including but not limited to walls, partitions, columns, beams and girders.

Structural work or *alteration:* The installation or assembling of new structural components into a system, building or structure; or any change, repair or replacement of any existing structural component of a system, building or structure.

* * *

PART 2. – CONTRACTOR LICENSING

Sec. 40.16. Generally.

(a) The ~~board of contractor examiners~~ Building Codes Board of Appeals (BCBA) is hereby established to perform all functions delegated herein to a board which relate to Contractors or to any of the code provisions hereunder.

(b) The BCBA ~~board~~ shall be composed of six (6) L~~l~~icensed C~~c~~ontractor members and three (3) consumer representatives, all appointed by the Board of County Commissioners. The L~~l~~icensed Contractor members shall include one (1) L~~l~~icensed residential building or general contractor, one (1) L~~l~~icensed electrical contractor, one (1) L~~l~~icensed plumbing contractor, one (1) L~~l~~icensed mechanical contractor, one (1) L~~l~~icensed swimming pool contractor, and one (1) other L~~l~~icensed C~~c~~ontractor. All members shall be residents of the County and possess a State of Florida license in their respective discipline or profession. The consumer representative members shall have no previous or current affiliation with the construction industry. ~~Each member shall serve on the board for a term of one year. Initial terms will commence on January 1, 2007~~.

(c) A quorum for the board must include at least four (4) L~~l~~icensed C~~c~~ontractor members and one (1) consumer representative.

(d) The members of the BCBA ~~board~~ shall receive no salaries for their services, but may receive travel and other expenses in accordance with the provisions of Section 112.061, Florida Statutes, as amended, when they are on official business outside the C~~c~~ounty, if funds are available for this purpose and such expenses are approved by the Board of County Commissioners.

(e) Each member of the BCBA ~~board~~ shall, before entering upon the discharge of ~~his/her~~ their duties of office, prepare and file with the C~~c~~ounty clerk an oath in writing to perform properly the duties of the office as a member of the BCBA ~~board~~ and to uphold the laws

of the County, the constitution and laws of the State, and the constitution and laws of the United States.

(f) Any member of the BCBA ~~board~~ may be removed from office for failure to hold or attend meetings of the BCBA ~~board~~ without just cause, or for any other cause, by a three-fifths vote of the Board of County Commissioners after a hearing by the Board of County Commissioners.

(g) Any vacancy on the BCBA ~~board occurring in an unexpired term~~ shall be filled by the Board of County Commissioners ~~for the remainder of the term within thirty (30) days after the vacancy occurs~~.

Sec. 40.17. Officers and records generally.

(a) The BCBA ~~board created herein~~ shall elect a chairman, vice-chairman and such other officers as it deems necessary.

~~(b) A majority of the members of the board created herein shall constitute a quorum.~~

(b)~~(c)~~ The BCBA ~~board created herein~~ shall keep minutes of its meetings, showing the vote of each member on each question or indicating any absence or failure to vote and shall keep records of its examinations, resolutions, transactions, findings, determinations and other official acts. All minutes and records of the BCBA ~~board~~ shall be immediately filed in the office of the B~~b~~uilding Division~~department~~.

(c)~~(d)~~ All meetings and records of the BCBA ~~board~~ shall be open to the public consistent with the provisions of the Sunshine Law and the Public Records Act.

(d)~~(e)~~ The Building Official shall designate a member of County staff to serve as the BCBA secretary. The secretary shall be responsible for record keeping, preparation of necessary documents and other responsibilities as assigned by the Building Official.

(e)~~(f)~~ The Building Official or their designee shall attend all meetings of the BCBA.

Sec. 40.18. Powers and duties generally.

In addition to any other powers and duties, the BCBA ~~board created herein~~ shall have the power and duty to:

(a) Conduct enforcement hearings upon charges of violations of ~~the appropriate provisions~~ of this ~~Chapter~~ Part by any person in accordance with law. The BCBA ~~board~~ shall have the authority to sanction violators by written or verbal reprimand, impose civil penalties in accordance with this Part ~~fines,~~ revoke or suspend County licensure, and/or revoke a Contractor's ~~of the~~ right to pull permits in Seminole County for a specified period of time.

(b) Make rules and bylaws which are not in conflict with the provisions of this ~~Chapter~~ Part or any resolution of the Board of County Commissioners, or any applicable general or special law of the State, that may be needed in performing its duties.

(c) To hear any appeal from a decision of the Building Official applying or interpreting the technical code.

(d) To hear any appeal of a denial or revocation of a permit.

(e) To hear any appeal from a decision of the Building Official regarding an application for a Certificate of Competency.

(f) To review and propose amendments to the building, residential, existing building, plumbing, electrical, mechanical, gas or other technical and administrative building and construction related codes in effect in, or applicable to, the unincorporated area of Seminole County, and any other laws, ordinances, and regulations in the Seminole County Code pertaining to building and construction, including those relating to swimming pools, roofing, sheet metal,

and irrigation, but excluding those relating to housing, moving of structures, and/ or underground utilities pipelines.

(g) To conduct hearings on any alleged violations of this Part.

Sec. 40.19. ~~State of Florida certification required.~~ Contractor Certification, Registration, Licensing.

(a) Any person, firm, or entity desiring to engage in the business or act in the capacity of a general contractor, builder, or any form of building contractor regulated by this Part within the County shall first obtain either the appropriate State Certificate or County Competency card pursuant to the requirements of this Part.

(b) All policies and procedures pertaining to Contractor licensing and Certification shall be in accordance with chapter 489, Florida Statutes, as amended, and all applicable rules and regulations promulgated by the Construction Industry Licensing Board and Board of Electrical Contractors, as these rules and regulations are amended from time to time.

(c) All policies and procedures pertaining to Contractor licensing shall be governed in accordance with this Part, applicable sections of chapter 489, Florida Statutes, as amended, and the Department of Business and Professional Regulation via its rulemaking authority.

(d) Exemptions to licensure requirements shall be in accordance with the applicable provisions governing licensure exemption in chapter 489, Florida Statutes, as amended.

~~(a) *Building.*~~

~~(1) It is unlawful for any person to engage in the business or act in the capacity of a building contractor without current and appropriate certification issued by the State. Sole proprietors, partnerships, corporations, business trusts or other legal entities may engage in such business if:~~

~~(A) At least one supervisory member or employee of said entity holds current and appropriate State certification and acts as the qualifying agent in accordance with Florida Statutes Section 489.119; and~~

~~(B) That member has the authority to and does directly supervise all building construction as described in this Chapter.~~

~~(b) *Electrical.*~~

~~(1) It is unlawful for any person to engage in the business or act in the capacity of an electrical contractor without current and appropriate certification issued by the State. Sole Proprietors, partnerships, corporations, business trusts or other legal entities may engage in such business if:~~

~~(A) At least one supervisory member or employee of said entity holds a current State electrical contractor's certification and acts as the qualifying agent in accordance with Florida Statutes Section 489.119; and~~

~~(B) That member has the authority to and does directly supervise all electrical construction as described in this Chapter.~~

~~(c) *Mechanical.*~~

~~(1) It is unlawful for any person to engage in the business or act in the capacity of a mechanical contractor without the appropriate and current certification issued by the State. Sole Proprietors, partnerships, corporations, business trusts or other legal entities may engage in such business if:~~

~~(A) At least one supervisory member or employee of said entity holds a current State certification and acts as the qualifying agent in accordance with Florida Statutes Section 489.119; and~~

~~(B) That member has authority to and does directly supervise all mechanical construction as described in this Chapter.~~

~~(d) *Plumbing.*~~

~~(1) It is unlawful for any person to engage in business or act in the capacity of a plumbing contractor without a current and appropriate certification issued by the State. Sole proprietors, partnerships, corporations, business trusts or other legal entities may engage in such business if:~~

~~(A) At least one supervisory member or employee of said entity holds a current State plumbing contractor's certification and qualifying agent in accordance with Florida Statutes Section 489.119; and~~

~~(B) That member has the authority to and does directly supervise all plumbing construction as described in this Chapter.~~

~~(e) *Pools.*~~

~~(1) It is unlawful for any person to engage in the business or act in the capacity of a swimming or wading pool contractor without a current and appropriate swimming pool contractor's certification issued by the State. Sole proprietors, partnerships, corporations, business trusts or other legal entities may engage in such business if:~~

~~(A) At least one supervisory member or employee of said entity holds a current State swimming pool contractor's certification and acts as the qualifying agent in accordance with Florida Statutes Section 489.119; and~~

~~(B) That member has the authority to and does directly supervise all swimming and wading pool construction as described by this Chapter.~~

~~(f) *Well drilling.*~~

~~(1) It is unlawful for any person to engage in the business of or act in the capacity of a well drilling or pump installation or repair contractor without a current license issued by the State or local water management district. Sole Proprietors, partnerships, corporations, business trusts and other legal entities may engage in such business if:~~

~~(A) At least one supervisory member or employee of said entity holds a current license in well drilling or pump installation or repair.~~

~~(B) That member has the authority to and does directly supervise all well drilling and pump installation repair or construction as described in this Chapter.~~

~~(g) *Exemptions*. The State certification requirement of Subsections (a) through (f) shall not apply to:~~

~~(1) Persons who are exempt by State law; and~~

~~(2) Employees and subordinates of any State certified or registered contractor, if the employees or subordinates do not hold themselves out for hire or engage in contracting except as an employee of the certified or registered contractor.~~

~~(3) An authorized employee of the United States, this State, or any municipality, county, irrigation district, reclamation district, or other municipal or political corporation or subdivision of the State, as long as the employee does not hold himself out for hire or otherwise engage in contracting except in accordance with his employment.~~

~~(4) An officer appointed by a court when he is acting within the scope of his office as defined by law or court order.~~

~~(5) Public utilities, or construction, maintenance, and development work performed by their agents or employees and incidental to their business.~~

~~(6) Persons who sell or install any finished products, materials, or articles of merchandise which are not actually fabricated into, and do not become a permanent fixed part of, the structure.~~

~~(7) An owner of property making application for permit, supervising and doing the work in connection with the construction, maintenance, repair, and alteration of an addition to a single-family or duplex residence for his own use and occupancy and not intended for sale or use by a third party.~~

~~(8) Any construction, alteration, improvement, or repair carried on within the limits of any site the title to which is in the United States, or to any construction, alteration, improvement, or repair on any project when federal law prevails.~~

~~(9) Any construction or operation incidental to the construction or repair of irrigation and drainage ditches; regularly constituted irrigation districts; reclamation districts; or clearing or other work on land in rural districts for fire prevention purposes or otherwise, except when performed by a certificate holder under this Part.~~

~~(10) A registered architect, professional engineer, or residential designer acting in his professional capacity or any person exempted by the State law regulating architects and professional engineers.~~

~~(11) Any person who furnishes materials or supplies but does not fabricate or use them in the performance of the work of a contractor.~~

~~(12) Registered contractors.~~

Sec. 40.20. Application for ~~initial~~ issuance of a competency card, information required.

(a) Any individual desiring to obtain a Competency card from the County must be 18 years of age or older, must apply in person and present a valid government-issued photo identification, must complete and sign the application form prescribed by the Building Official stating the class or kind of Competency card the applicant is applying for, and must sign the Competency card itself.

(b) The Competency card application form must be filed with the Building Division with the following documentation:

(1) A letter from a Florida jurisdiction where the applicant is registered or from a recognized testing agency confirming the applicant's license type, that the applicant achieved a passing grade on a written exam for the applicable license type, and the date the applicant passed the written exam.

(2) A list of any past or pending disciplinary action(s) against the applicant by any government entity within the twelve (12) months immediately preceding the date of application, and their final disposition(s) if applicable.

(c) Any applicant applying for a Competency card will be required to sign an affidavit attesting to any disciplinary action(s) against the applicant in the twelve (12) months immediately preceding the date of application, and their final disposition(s), or, in the absence of any disciplinary action(s), an affidavit attesting to the non-existence of any disciplinary action(s).

(d) The Building Division will not issue a Competency card to any applicant who is the subject of an active disciplinary action or has been sanctioned by any government entity in the twelve (12) months immediately preceding the date of application.

(e) An individual may apply for a Competency card on behalf of, or for the use and benefit of, any sole proprietor, partnership, corporation, business trust or other legal entity provided that the applicant complies with the requirements of this Section and provides the names and addresses of all officers and/or partners of the entity the applicant represents.

(f) All applications for Competency cards shall be verified under oath by the applicant.

(g) Upon issuance of a Competency card by the Building Division pursuant to this Section, the recipient is required to register or update their registration status with the Department of Business and Professional Regulation (DBPR). For purposes of this Part, a Contractor is not considered a "Registered Contractor" until a Competency card is obtained pursuant to this section and the Contractor maintains an active registration with DBPR. All Permits issued to Registered Contractors will be authorized pursuant to the Registered Contractor's DBPR registration.

~~(a) Any person desiring to obtain an initial competency card shall file a written application with the Building Division upon the forms provided by the Building Division. The applicant shall appear in person, present valid government issued photo identification and sign all related documents including the competency card. All applications shall be verified under oath by the applicant.~~

~~(b) In addition to all other information required, the person applying for the competency card shall state on the application form the class or kind, if any, of competency card for which he is applying.~~

~~(c) A contractor may apply on behalf of, or for the use and benefit of, any sole proprietor, partnership, corporation, business trust or other legal entity provided that the~~

~~contractor signs the application and competency card and provides the names and addresses of all officers and/or partners in said entity.~~

~~(d) The Seminole County Building Division will not issue a competency card to any person to practice construction in Seminole County unless the applicant submits:~~

~~(1) A letter from a Florida jurisdiction where the applicant is registered or from a recognized testing agency stating the applicant's license type, that the applicant achieved a passing grade on a written exam for the applicable license type, and the date the applicant passed the written exam.~~

~~(2) A list of any disciplinary actions against the applicant in any jurisdiction within the past twelve (12) months. The Building Division will not issue a competency card to any contractor who is undergoing an active disciplinary hearing or who has any sanctions by the State or local governments within the past twelve (12) months.~~

~~(e) Notwithstanding any other provision of this Chapter, all persons having a competency card in Seminole County, upon the effective date of this subsection, will be allowed to continue practicing construction in Seminole County as long as they maintain an active competency card in good standing in Seminole County.~~

Sec. 40.21. Fees.

~~Upon~~ Prior to the issuance or renewal of a Ceompetency card pursuant to the provisions of this Part, a person shall pay to the Building Division the appropriate fee established from time to time by the Board of County Commissioners by resolution.

Sec. 40.22. Competency card expiration and renewal.

(a) Competency cards issued pursuant to the provisions of this Part shall expire on September 30th of every odd year.

(b) Any Ceompetency card required herein which is not renewed within 90 days after its expiration shall be void and shall not be eligible for renewal. ~~be renewed.~~ A Registered Ceontractor who has not renewed ~~a~~ their Ceompetency card within 90 days after its expiration is required to apply for a new Ceompetency card pursuant to the requirements in section 40.20 and pay a late renewal fee, as may be established by the Board of County Commissioners by resolution.

(c) Nothing in this Section shall be construed to authorize a person to operate without an appropriate and current Ceompetency card or State certification.

Sec. 40.23. ~~Sanctions.~~ Prohibited activities.

(a) The following activities are prohibited and sanctionable under this Part: ~~Seminole County contractor licensing boards shall have the power to direct restitution from a locally licensed or registered contractor; make recommendation to the Florida Construction Industry Licensing Board (FCILB) for revocation or suspension of a contractor's State certification; and/or deny, suspend, or revoke the issuance of permits to contractors if the contractor should:~~

(1) falsely holding oneself or a business organization out as a Licensed, or a Registered Contractor;

(2) falsely impersonating a Licensed or Registered Contractor;

(3) falsely presenting oneself as a Licensed or Registered Contractor under another person's Certificate of Competency or registration;

(4) giving false or forged evidence to the County for the purpose of obtaining a Certificate of Competency;

(5) using or attempting to use a certificate, license, or registration which has been suspended or revoked;

(6) Advertising oneself or a business organization as available to engage in the business or act in the capacity of a Contractor without being duly registered or certified;

(7) operating a business organization engaged in contracting after sixty (60) days from the date its only Primary qualifying agent ceased to be affiliated with such business organization without designating another Primary qualifying agent;

(8) proceeding on any job without first obtaining applicable local Building Permits and inspections or performing any work for which a Building Permit is required without such Building Permit being current;

(9) knowingly and willfully hiring a person who is not a duly certified, Licensed or Registered Contractor;

(10) engaging in the business or acting in the capacity of a Contractor or advertising oneself or a business organization as available to engage in the business or acting in the capacity of a Contractor without a license;

(11) abandoning any contract for the performance of work without legal grounds to do so;

(12) diverting property or funds received pursuant to a contract for activities not included or agreed upon in the contract;

(13) departing from the plans and specifications of any contract or accompanying application for a Permit without the consent of the party for whom the work is being performed;

(14) misrepresenting the requirements of this Part in order to obtain or increase the scope of work under any contract;

(15) violating any provisions of this Part.

(b) No person associated with a contracting firm by Primary qualifying agent shall:

(1) conceal or caused to be concealed, or assist in concealing from the Primary qualifying agent, any material activities or information about the contracting firm; or

(2) exclude or facilitate the exclusion of any aspect of the contracting firm's financial or other business activities from the Primary qualifying agent; or

(3) knowingly cause any part of the contracting firm's activities, financial or otherwise, to be conducted without the Primary qualifying agent's supervision; or

(4) assist or participate with any Primary qualifying agent in the violation of any provision of F.S. ch. 489.

(c) For the purposes of implementing subsections (a) and (b) above, a person or business organization operating under an inactive or suspended Certificate or registration, or operating beyond the scope of work or geographical scope of the registration shall not be considered a Certified, Registered, and/or Licensed Contractor

(d) Nothing in this Part shall be construed to authorize the County to exercise direct disciplinary authority against a person who is a State Certified Contractor.

~~(1) Misrepresent any material fact in the application for a competency card or for a permit.~~

~~(2) Perform construction in a negligent, incompetent or unworkmanlike manner inconsistent with general construction practices, or manufacturer's recommendations or specifications.~~

~~(3) Engage in the business or act in the capacity of a contractor without a valid business tax receipt.~~

~~(4) Contract in a name other than that registered with the Building Division or State of Florida.~~

~~(5) Abandon any contract for the performance of work without legal grounds to do so.~~

~~(6) Divert property or funds received pursuant to a contract for construction, alteration, repairing, remodeling, or demolition of any building.~~

~~(7) Depart from the plans and specifications of any contract or accompanying application for a permit without the consent of the party for whom the work is being performed.~~

~~(8) Misrepresent the requirements of this Chapter in order to obtain or increase the scope of work under any contract.~~

~~(9) Violate any provisions of this Chapter.~~

~~(10) Fail to report to the Building Division or attempt to conceal from the Building Division any violation of any provision of this Chapter by any contractor.~~

~~(11) Allow any person to do contracting work, as defined in Florida Statutes Section 489.105(6), under a permit obtained by the subject contractor when said other person is not working both under the contractor's direct supervision and as one of the contractor's regular employees with the exception of licensed subcontractors as defined in Florida Statutes Section 489.103.~~

~~(12) If a vehicle bears the name of a contractor or business organization, or any text or artwork which would lead a reasonable person to believe that the vehicle is used for contracting, the registration or certification number of the contractor or certificate of authority number of the business organization must be conspicuously and legibly displayed with the name, text, or artwork. Locally licensed contractors must also display their competency card or license~~

~~numbers. Nothing in this paragraph shall be construed to create a mandatory vehicle signage requirement.~~

~~(13) Violate any provisions of Florida Statutes Chapter 489, and other applicable Florida Statutes.~~

~~(b) The Seminole County contractor licensing boards shall have the power to impose a fine of no less than $500.00 and no more than $5,000.00 per material violation upon determination that a contractor licensed pursuant to Florida Statutes Chapter 489, has committed a material violation of the Code and failed to correct the violation within a reasonable time.~~

~~(c) Except as otherwise provided, no right to issuance of permits may be denied, suspended or revoked without a hearing conducted after proper notice before the board which has the power to deny, suspend, or revoke the issuance of permits to contractors.~~

~~(d) Whenever it comes to the attention of the Building Division that any of the grounds for denial, suspension or revocation of the right to issuance of permits may exist, or when ordered to do so by motion of the appropriate board, the Building Division shall make a full investigation and file with the appropriate contractor licensing board a written report thereof together with a statement as whether such grounds do exist.~~

~~(e) If the report of the Building Division shows the existence of grounds for denial, suspension or revocation of the right to issuance of permits or there is filed with the appropriate contractor licensing board a complaint by any person alleging the existence of any such grounds, it shall be the duty of such board to conduct a hearing on whether the right to issuance of permits should be denied, suspended or revoked.~~

~~(f) No hearing regarding denial, suspension, or revocation of the right to issuance of permits shall be conducted unless the Building Division has served upon the alleged violator a~~

~~notice containing the alleged grounds for denial, suspension or revocation of the right to issuance of permits, and the time, date and place of the hearing before the appropriate contractor licensing board. Said notice shall not be issued less than ten nor more than 20 days prior to said hearing.~~

~~(g) The person whose permits may be denied, suspended or revoked shall have the right to appear at the required hearing and be represented by counsel, produce evidence and cross-examine all witnesses appearing against him.~~

~~(h) All witnesses who testify at the hearing shall do so under oath.~~

~~(i) If after the required hearing the appropriate contractor licensing board should determine that grounds for denial, suspension or revocation of the right to issuance of permits do exist, it shall enter a written order signed by the chairman, reprimanding the violator or denying, suspending or revoking his right to issuance of permits.~~

Sec. 40.24. Business Tax Receipt.

(a) It shall be unlawful for any person to engage in a business regulated by the provisions of this Chapter or in the capacity of being a C~~c~~ontractor regulated herein without the business tax receipt required by law.

(b) No person shall be issued a business tax receipt for any business, trade or profession regulated in this Chapter if such person does not hold the appropriate S~~s~~tate Certificate ~~issued license~~ or County C~~c~~ompetency C~~c~~ard required herein.

Sec. 40.25. Lending of License, permit or name.

It shall be unlawful for any person to lend ~~his~~ their L~~l~~icense to another, or accept a P~~p~~ermit required herein in ~~his~~ their name for the use of another, or allow the use of ~~his~~ their name directly or indirectly for the purpose of obtaining such a P~~p~~ermit.

Sec. 40.26. Vehicular display of licensure.

If a vehicle bears the name of a Contractor or business organization, or any text or artwork which would lead a reasonable person to believe that the vehicle is used for contracting, the registration or certification number of the Contractor or certificate of authority number of the business organization must be conspicuously and legibly displayed with the name, text, or artwork. Registered Contractors must also display their Competency card or license numbers. Nothing in this paragraph shall be construed to create a mandatory vehicle signage requirement.

Sec 40.27. Provisions supplemental.

Nothing contained in this Part shall prohibit the County from enforcing the provisions of this Part by any other means.

Sec. 40.28.~~—40.50. Reserved.~~ Enforcement officers.

(a) The Board of County Commissioners hereby authorizes the County Manager or the County Manager's designee to designate enforcement officers who shall have the power to enforce the provisions of this Part. Any references to enforcement officer(s) in this Part shall be distinguishable from code enforcement officer(s) contained in Chapter 53 of this Code.

(b) The Building Official is hereby authorized to formulate and adopt qualification criteria for the training of enforcement officers herein.

(c) Pursuant to the authority established in Section 489.127(5), Florida Statutes, as amended, an enforcement officer may issue a citation alleging violations of the prohibited activities enumerated in section 40.23 and violations of this Part generally.

Sec 40.29. Issuance of citation

(a) An enforcement officer may issue a citation to an alleged violator whenever they have reasonable and probable grounds to believe, based upon personal investigation, that a violation of a provision of this Part has occurred.

(b) Citations shall be provided to the alleged violator by hand delivery, certified mail, return receipt requested, or by leaving the citation at the alleged violator's residence with any person residing thereon who is fifteen (15) years of age or older and informing the person of the contents of the citation. Issuance of a citation to a business may be accomplished by leaving a copy at the business, during regular business hours, with any employee and informing the employee of the contents or certified mail, return receipt requested. Each employee of the business shall be deemed to be an agent of the business for service of citations.

(c) Violations of this Part shall be deemed a non-criminal infraction.

(d) The citation shall be in such form prescribed by the Building Official, or designee and shall include the following:

(1) the time and date of issuance;

(2) the name and address of the person to whom the citation is issued;

(3) the time and date of the violation;

(4) a brief description of the violation and the facts constituting reasonable and probable grounds;

(5) the name of the enforcement officer;

(6) the procedure for the alleged violator to follow in order to pay the civil penalty or to contest the citation; and

(7) the applicable civil penalty if the alleged violator elects not to contest the citation.

(e) Each violation and each separate day a violation of this Part continues shall be a separate and distinct offense. However, a citation must be issued to the alleged violator for each day an alleged violation continues to exist in order for a separate fine to be imposed.

(f) The maximum civil penalty issued by the Building Official or designee for each violation shall not exceed five hundred dollars ($500.00) per day per violation.

Sec 40.30. Schedule of civil penalties.

The following table sets forth the applicable civil penalties which shall be cited by enforcement officers under this Part:

Violation		Civil Penalty	
		First Violation	Repeat Violation
1	Falsely holding oneself or a business organization out as a Licensed, certificate holder or a Registered Contractor.	$150.00	$300.00
2	Falsely impersonating a Licensed or Registered Contractor.	$150.00	$300.00
3	Falsely presenting oneself as a Licensed or Registered Contractor under another person's Certificate or registration.	$200.00	$400.00
4	Giving false or forged evidence to the County for the purpose of obtaining a Certificate of Competency.	$200.00	$300.00
5	Using or attempting to use a Certificate, license, or registration which has been suspended or revoked.	$200.00	$400.00
6	Advertising oneself or a business organization as available to engage in the business or act in the capacity of a Contractor without being duly registered or certified.	$250.00	$500.00
7	Operating as a business organization engaged in contracting after sixty (60) days from the date its only Primary qualifying agent ceased to be affiliated with such business organization without designating another Primary qualifying agent.	$250.00	$500.00
8	Proceeding on any job without first obtaining applicable local Building Permits and inspections; or performing any work for which a Building Permit is required without such Building Permit being current.	$150.00	$300.00

9	Knowingly and willfully hiring a person who is not a duly certified, Licensed or Registered Contractor.	$250.00	$500.00
10	Engaging in the business, acting in the capacity of a Contractor or advertising oneself or a business organization as available to engage in the business or acting in the capacity of a Contractor without a license.	$250.00	$500.00
11	Abandoning any contract for the performance of work without legal grounds to do so.	$100.00	$200.00
12	Diverting property or funds received pursuant to a contract for construction, alteration, repairing, remodeling, or demolition of any building.	$100.00	$200.00
13	Departing from the plans and specifications of any contract or accompanying application for a permit without the consent of the party for whom the work is being performed.	$100.00	$200.00
14	Misrepresenting the requirements of this Part in order to obtain or increase the scope of work under any contract.	$100.00	$200.00
15	Concealing or causing to be concealed, or assisting in concealing from the Primary qualifying agent, any material activities or information about the contracting firm.	$100.00	$200.00
16	Excluding or facilitating the exclusion of any aspect of the contracting firm's financial or other business activities from the Primary qualifying agent.	$100.00	$200.00
17	Knowingly causing any part of the contracting firm's activities, financial or otherwise, to be conducted without the Primary qualifying agent's supervision.	$100.00	$200.00
18	Assisting or participating with any Primary qualifying agent in the violation of any provision of F.S. ch. 489.	$100.00	$200.00
19	Commencement and/or performance of any work for which a building permit is required without such building permit being current.	$75.00	$150.00

Sec. 40.31. Enforcement procedures.

(a) A person who has been served with a citation shall elect either to:

(1) Correct the violation and pay the civil penalty in a manner indicated on the citation; or

(2) Within ten (10) days of receipt of the citation, exclusive of weekends and County holidays, make a request in writing for an administrative hearing to challenge the issuance of the citation. Such written request is to be filed with the Building Official.

(b) Failure by a person who has been served with a citation to challenge the issuance of the citation within the time period allotted shall constitute a waiver of the person's right to a hearing. A waiver to a hearing shall be deemed an admission of the violation and penalties may be imposed accordingly.

Sec. 40.32. Collection and recovery of civil penalties.

(a) The County shall provide for the appropriate guidelines and procedures for the administration, collection, recordkeeping, reporting, and accountability, of penalties assessed under this Part.

(b) The County may institute proceedings in a court of competent jurisdiction to compel payment of civil penalties.

(c) A certified copy of an order imposing a civil penalty may be recorded in the public records and thereafter shall constitute a lien against the real and personal property of the violator. The order may be enforced in the same manner as a court judgment by the sheriffs of this State, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes. After three (3) months from the filing of any such lien which remains unpaid, the County may foreclose or otherwise execute on the lien. No lien created pursuant to this Part may be foreclosed on property which is homestead under article X, section 4 of the Constitution of the State of Florida.

(d) All monies collected pursuant to this Part shall be deposited in the Building Division Fines and Penalties Fund and used for administration of this Part, and for education and training purposes.

Sec. 40.33. Hearings.

(a) Upon receipt of a timely filed written request for a hearing to contest a citation pursuant to this Part, the Building Official shall set the matter for hearing within sixty (60) days of receipt of such request.

(b) The BCBA shall conduct the hearing pursuant to requirements of sections 162.07 and 162.08, Florida Statutes.

(c) If the person cited, or their designated representative, shows that the citation is invalid or that the violation has been corrected prior to appearing before the BCBA, the BCBA may dismiss the citation unless the violation is irreparable or irreversible.

(d) Upon receipt of such request for hearing, the County, through the Building Official or designee, shall serve a notice of hearing to the cited person, which notice shall include, but not be limited to, the following:

(1) Place, date, and time of the hearing;

(2) Right of cited person to be represented by an attorney;

(3) Right of the cited person to present witnesses and evidence and conduct cross examination; and

(4) A conspicuous statement reflecting the requirements of F.S. ch. 286 that a person deciding to appeal any decision of the BCBA will need to ensure that a verbatim record of the proceedings is made.

(e) No hearing shall be scheduled on a date sooner than ten (10) days from the date of service of the citation on the cited person unless there is reason to believe that a violation presents a serious threat to public health, safety and welfare. All hearings shall be administratively scheduled by the Building Official.

(f) All hearings shall be open to the public. All testimony shall be under oath.

(g) While conducting hearings, the BCBA shall have the power to:

(1) take testimony under oath;

(2) adopt rules for the conduct of the hearing;

(3) subpoena witnesses and evidence to the hearing;

(4) issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance;

(5) determine whether cited violations occurred;

(6) determine whether a reasonable time period for compliance was given;

(7) assess and order the payment of civil penalties not less than the amount of the citation but not more than $2,500 per day, pursuant to F.S. ch. 489, and administrative costs as provided under this Part; and

(8) Impose liens on property for unpaid citations as provided herein.

(h) Each case shall be presented by the Building Official, or designee. The Building Official may choose to designate a member of staff or the County Attorney's office as designee.

(i) Formal rules of evidence shall not apply, but fundamental principles of due process shall be observed and govern the proceedings. All competent substantial evidence shall be admissible at the hearing.

(j) Each party shall have the right to call and examine witnesses, to introduce exhibits, and to cross-examine opposing witnesses on any relevant matter, as determined by the BCBA

(k) Lack of a State Certificate of Competency may be established by confirming with the Florida Department of Business and Professional Regulation, that the named cited person does not hold a State Certificate. An affidavit from the Building Official, or designee, stating that the Florida Department of Business and Professional Regulation was contacted and no record of the Certificate exists shall be admissible into evidence and sufficient to establish the presumption that the cited person is not a Certified contractor. The cited person has the right to present testimony and evidence to overcome this presumption.

(l) Lack of a County Competency Card may be established by confirming with the Building Official, or designee, that the cited person does not hold a County Competency Card. An affidavit of the Building Official, or designee, stating that the records of the Seminole County Building Division have been reviewed and no record exists of issuance of a County Competency Card for the cited person, shall be admissible into evidence and sufficient to establish the presumption that the cited person is not competent to practice construction in Seminole County.

(m) At the hearing, the BCBA shall make findings of fact based on evidence presented. In order to make a finding affirming the issuance of the citation, the BCBA must find by a preponderance of the evidence that the cited person was responsible for the violation of the cited code provision. The BCBA shall render a written decision on the appeal within thirty (30) days after the hearing concludes and such decision shall be provided to the violator.

(n) If the BCBA finds that a violation exists, the BCBA is authorized to impose one or more of the following penalties on the cited person: revocation or suspension of the cited

person's Competency card, revocation or suspension of the cited person's ability to obtain a permit in Seminole County, verbal reprimand, restitution, and/or ordering the cited person to pay a civil penalty of not less than the amount set forth on the applicable citation, but not more than the amount set forth in s. 489.127, F.S. for each violation.

(o) In determining the amount of the civil penalty and imposition of additional penalties, the BCBA shall consider the following:

(1) gravity of the violation;

(2) any actions taken by the cited person to correct the violation; and

(3) any previous violations committed by the cited person.

(p) If the BCBA makes a finding that a violation exists and imposes penalties, the cited person may be required to pay administrative costs for the hearing as determined by the Building Official, or designee.

(q) If the cited person holds a State Certificate, the BCBA shall issue a recommended penalty for action by the Florida Construction Industry Licensing Board which specifies the violations of this Part upon which the recommendation is based. This recommended penalty may include: a recommendation for no further action, a recommendation for suspension, restitution, revocation, or restriction of the cited person's Certificate, a suggested fine to be levied by the Florida Construction Industry Licensing Board, or a combination thereof. If a recommendation is made pursuant to this Section, it shall be included with the BCBA's final written decision and include a statement of the violator's right to appeal, and the consequences should they decide not to appeal.

(r) Nothing in this Section shall be construed to allow the BCBA to exercise direct disciplinary authority over State Certified Contractors.

Sec. 40.34 – 40.50. Reserved.

PART 3. BUILDING DIVISION

Sec. 40.51. ~~Reserved.~~ Surveys, signed, sealed and labeled, permit requirements.

(a) All permit applications submitted for the construction of any new building, structure, or element, and for the construction of an addition or alterations of an existing building, structure, or element shall be accompanied by a signed/sealed, scalable, recent survey of the property.

(b) Such survey shall, at minimum, outline the property boundaries, location of proposed or current structures and buildings, provide topographic information of current property grades and elevations, proposed grades and elevations and stormwater controls, and any necessary compensating storage elements. Information must clearly outline all stormwater control, direction of flow, and show elimination of direct drainage to current and proposed structures, neighboring properties or direct, and indirect impacts to current stormwater flow patterns.

(c) Any survey of a property in a flood plain shall have the flood plain elevation shown, delineated, and flood elevation of record provided on the survey.

(d) Any survey of a property that has, adjoins or abuts a body of water shall have the Normal High Water Line noted on the survey. For purposes of this Section, Normal High Water Line has the same definition as found in Section 2.3 of the Seminole County Land Development Code.

(e) Any permit application missing this information shall be noted as denied until such time the noted information is provided.

(f) A recent survey is a signed/sealed survey produced by a State-licensed surveyor that reflects the most current and unchanged condition of the surveyed property.

(g) A signed/ sealed engineered grading plan may be required by the Building Official, and/ or Development Review Committee to ensure appropriate grading or flood plain compensation of a site.

(h) If appropriate positive drainage from a site is not demonstrated in compliance with this Section, an onsite retention area may be required by the Building Official and/ or Development Review Committee to mitigate impacts to any adjacent property.

(i) The Building Official, in their discretion, may assess the scope of work in any permit application affected by the requirements contained in this Section, and may waive certain requirements based on this assessment.

Sec. 40.52. Finish floor elevations.

(a) On building sites which are reasonably level or slope toward a street, road or right-of-way, the minimum finish floor elevation of any structure shall be not less than ~~16~~ 12 inches above the crown of said adjacent street, road or ~~right-of-way.~~ top of closest stormwater inlet of an approved stormwater system. On building sites which slope away from a street, road or right-of-way toward a lake, stream or water collection area and positive drainage exists, the finish floor elevation of any structure shall be not less than eight inches above finished site grade. Swales shall be constructed to divert runoff water around any structure.

(b) Finish floor elevations, if approved by the ~~b~~Building ~~o~~Official, may be set below finished site grade if provisions are made to protect the structure against water damage or water intrusion.

(c) In approving such protection measures, the ~~b~~Building ~~o~~Official shall consider as general guidelines and criteria, methods for waterproofing of exterior walls, methods for providing adequate subsurface drainage, soil types on site, and past and present drainage conditions within the general area.

(d) All new structures, with a permanent slab and/ or foundation system shall have a formboard survey provided at time of, or prior to the slab/ first floor framing inspection. The slab inspection approval will be contingent upon approval of the provided formboard survey, and all applicable building code requirements, which must meet the approved "proposed finished floor" associated with the approved permit package.

* * *

PART 4. PERMITTING

ARTICLE I. GENERALLY

Secs. 40.65 – 40.67. Reserved.

ARTICLE II. PERMITS AND INSPECTIONS

Sec. 40.68. Payments of permit fees.

Prior to issuance or renewal of a certificate, a person shall pay to the Building Division the appropriate fee established from time to time by the Board of County Commissioners by resolution.

Sec. 40.69. Use of fees.

Any fee required to be paid to the County by this Chapter shall be paid into the County's Building fund.

~~**Sec. 40.70. Permit valuations.**~~

~~Permit valuations may be required as set forth by resolution of the Board of County Commissioners. The Building Official may deny a permit if the applicant has submitted an under-valuation of the work or materials.~~

Sec. 40.70~~1~~. Compliance with zoning requirements.

All work done pursuant hereto shall conform to setback and other zoning requirements and no permit shall be issued for any installation which does not, or will not, comply with said requirements.

Sec. 40.72~~1~~. Disaster Emergency Permitting.

(a) Definitions: The following definitions apply to this Section:

Conventionally Built Structure: A walled and roofed commercial or residential building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site.

Damage Assessment: A process to assess and determine the impact and magnitude of damage related to a Disaster Event and the resulting unmet needs of individuals, businesses, the public sector, and the community as a whole.

Disaster Event: An event, natural or man-made, that necessitates the issuance of a Local State of Emergency by the County.

Emergency Permit: A building permit issued to eligible applicants pursuant to the Emergency Permit Program, authorizing the expeditious repair of Structures determined to be damaged as a direct result of a Disaster Event.

Emergency Permit Program: A coordinated County response initiative administered by the Seminole County Building Division to facilitate, via Emergency Permits, inspection

procedures, and fee schedules, the expeditious inspection and repairs of Structures damaged by a Disaster Event.

Local State of Emergency: Has the same meaning as defined in Section 72.3 of the Seminole County Code, as amended.

Manufactured Home: A non-recreational structure that is transportable in one or more sections, built on a permanent chassis, and designed for use with or without a permanent foundation when attached to the required utilities.

Structure: Conventionally Built Structures and Manufactured Homes located wholly within unincorporated Seminole County.

(b) Federal Emergency Management Agency (FEMA) Damage Criteria means the following:

(1) Destroyed:

a. For a Conventionally Built Structure: Structure is a total loss, or damage to such an extent that repair is not feasible.

b. For a Manufactured Home: Structure is a total loss.

(2) Major Damage:

a. For a Conventionally Built Structure: Has sustained significant structural damage and requires extensive repairs.

b. For a Manufactured Home: Residence has sustained structural or significant damage that requires extensive repairs.

(3) Minor Damage:

a. For a Conventionally Built Structure: Encompasses a wide range of damage that does not affect the structural integrity of the structure.

b. For a Manufactured Home: Residence is damaged and requires minimal repairs.

(c) Creation. The County Emergency Permitting Program is hereby established. The Building Official, in coordination with the Fire Marshal and the Office of Emergency Management, shall establish and promulgate emergency processes and procedures to assist with emergency building permitting and inspections during and in the immediate aftermath of a Disaster Event.

(d) Damage Assessment and Classification. During a Disaster Event, or as soon as practicable thereafter, a Damage Assessment will be conducted by designated County personnel. The Damage Assessment will categorize Structures damaged by a Disaster Event based on the FEMA Damage Criteria, and prioritize Emergency Permit processing and issuance in the following order:

(1) Destroyed

(2) Major Damage

(3) Minor Damage

(e) Structures receiving a categorization based on the FEMA Damage Criteria will receive priority status for the duration of the Emergency Permit Program Activation Period.

(f) Building Permit Fee Tolling: Any owner of a Structure categorized as Destroyed or Major Damage will have all Emergency Permit fees and inspection fees tolled up to 180 days after a Disaster Event if their Emergency Permit application is received during the Emergency Permit Program Activation Period, as defined below.

(g) Emergency Permit Activation Period. The Emergency Permit Program governed by this Chapter shall automatically commence upon the declaration of a Local State of

Emergency in accordance with the procedures outlined in chapter 72 of this Code and shall run concurrently with said declaration, inclusive of extensions, until lifted or rescinded, but not longer than ninety (90) days after the end of the declaration.

(h) The following information shall be available to commercial and residential property owners on the County's website during an Emergency Permit Activation Period:

(1) Information related to storm-specific permitting and fees;

(2) Emergency Permit fee waivers and reductions;

(3) Emergency Permit application processes;

(4) Field office locations where Emergency Permitting services are provided and their hours of operation;

(5) Requirements for rebuilding including elevation requirements following substantial damage and substantial improvement determinations pursuant to the National Flood Insurance Program; and

(6) Information related to the digital receipt of substantial damage and substantial improvement letters.

(i) Emergency Modification(s). Upon the advice and guidance of the Building Official and/or Fire Marshal, as applicable, the County Manager is authorized to implement emergency modifications to the Emergency Permitting Program in response to any unforeseen circumstances resulting from a Disaster Event.

Secs. 40.72 – 40.84. Reserved.

PART 5. ~~RESERVED~~ ELECTRICAL

Sec. 40.85—~~40.99~~. ~~Reserved.~~ Electrical systems, design, installation, and inspection.

The County hereby adopts the National Electric Code (NEC) which shall govern all regulations pertaining to the design, installation, and inspection of electrical systems in Seminole County.

Sec. 40.86 – 40.99. Reserved.

* * *

PART 7. SWIMMING POOLS

Sec. 40.110. ~~Stagnant, foul, etc., waters; removal.~~ Reserved.

~~(a) If any swimming or wading pool is allowed to contain stagnant or foul water, or water containing more than 1,000 parts per million of colbacilli, the health officer shall give the owner thereof notice by certified mail that the County will, at the expiration of 15 days from the date of such notice, proceed to clean or empty such pool, and that the cost thereof will be assessed against the owner.~~

~~(b) If any such owner does not comply with the provisions of this Section by draining or cleaning such pool, the County may then proceed with such work and the cost thereof shall be a charge against the owners of such land and shall remain a lien against such land until paid. If the total amount due on the lien is paid in full, including all applicable costs, interest, administrative expenses, and attorney's fees pursuant to this Part, the County Manager or designee shall execute a satisfaction or release of lien and shall cause such to be recorded by Seminole County staff.~~

~~(c) It shall be unlawful for the owner of any swimming or wading pool containing any water which is in violation of Subsection (a) to fail to drain or clean said pool within 15 days after receiving the required notice from the health officer to do so.~~

* * *

PART 11. HOUSING CODE

Sec. 40.241. ~~Adopted.~~ Reserved

~~(a) To the extent not inconsistent with this Part, there is hereby adopted for the purpose of establishing and prescribing rules and regulations for the maintenance and habitability of existing housing, those certain standards known as the Standard Housing Code, 1991 Edition, published by the Southern Building Code Congress International, Inc., as amended in Section 40.242.~~

~~(b) In the event of inconsistencies between the provisions of the Standard Housing Code adopted in subsection (a) of this Section and any other provisions of the Seminole County Code, or any other ordinance or resolution promulgated pursuant thereto, the Seminole County Code, other ordinance or resolution shall prevail.~~

~~Sec. 40.242. Amendments.~~ Reserved

~~The Standard Housing Code adopted in Section 40.241 is amended in the following respects:~~

~~(a) Section 105 "Hardships" is deleted.~~

~~(b) Section 106 "Housing Board of Adjustments and Appeals" is deleted.~~

~~(c) Section 107 "Appeals" is deleted.~~

~~(d) Section 103.1 is amended to read as follows~~

~~**103.1 Right Of Entry**~~

~~The Housing Official shall enforce the provision of this Code, and he, or his duly authorized representative upon presentation of proper identification to the owner, agent, or tenant in charge of such property, may enter any building, structure, dwelling, apartment, apartment house, or premises, during all reasonable hours, *except where*~~

~~*prohibited by law* and except in cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, in which case the above limitations shall not apply.~~

~~(c) Section 104 is amended to read as follows:~~

~~**104 Inspections**~~

~~The Housing Official shall make or cause to be made inspections to determine the condition of residential buildings and premises in the interest of safeguarding the health and safety of the occupants of such buildings and of the general public. For the purpose of making such inspections, the Housing Official, or his agent, is hereby authorized to enter, examine, and survey at all reasonable times except where prohibited by law all residential buildings and premises. The owner or occupant of every residential building or the person in charge thereof shall give the Housing Official free access to such residential building and its premises, at all reasonable times for the purpose of such inspection, examination, and survey.~~

~~**Sec. 40.243. Administrative review procedure.**~~ **Reserved**

~~(a) The owner of a building or structure may request administrative review of the notice of violations of the Building Inspector to the Building Official.~~

~~(b) The administrative review of the notice of violations of the Building Inspector shall be for the purpose of rendering a decision of the Building Official concerning:~~

~~(1) If the literal application of the requirements of this Part cause undue hardship on an owner or tenant; or~~

~~(2) A claim by the owner that the intent and meaning of this Part or any of the regulations promulgated pursuant to this Part have been misconstrued or improperly interpreted.~~

~~(c) A request for administrative review to the Building Official must be filed, in writing, within 30 calendar days of receipt of the notice of violations of the Building Inspector. The owner shall state the location of the property, the date of the notice of violations, the undue hardship or conditions upon which the request for administrative review is requested, and the variance or modification requested and the reasons therefor. The Building Official shall forward to the owner his written decision within 30 calendar days of receipt of the request for administrative review.~~

~~(d) Administrative review of the Building Official's decision may be appealed to the Director of Planning and Development. Appeals to the Director of Planning and Development must be filed within 15 calendar days of receipt of the Building Official's decision or, in the event of a lack of decision by the Building Official, 45 calendar days from filing the request for administrative review~~

~~Sec. 40.244. Decisions.~~ Reserved

~~All decisions of either the Building Official or the Director of Planning and Development to vary the application of any provision of this Part or to modify a notice of violation of the Building Inspector shall specify in what manner such variance or modification is made, the conditions upon which the variance or modification is made, and the reasons therefor. All decisions shall identify deficiencies in the owner's property under this Part. Every decision shall be in writing. A copy of the written decision shall be filed in the office of the Building Official.~~

~~Sec. 40.245. Appeals.~~ Reserved

~~(a) An owner who receives a decision of the Director of Planning and Development identifying deficiencies in his property under this Part or who claims to be aggrieved by denial of~~

~~a variance or modification of this Part shall have a right of appeal to the Board of County Commissioners.~~

~~(b) The owner receiving a decision of the Director of Planning and Development may within 30 calendar days from receipt of the decision or, in the event of lack of decision of the Director of Planning and Development, 45 calendar days from filing the request for review by the Director of Planning and Development, whichever is later, to request an appeal pursuant to this Section.~~

~~(c) The request for appeal must be filed with the office of the Director of Planning and Development. The owner must state the location of the property, the date of the notice of violations, the variance or modification requested and the reasons therefor, and the undue hardship or conditions upon which the appeal is made.~~

~~(d) The appeal shall be limited to the administrative review of the Director of Planning and Development or, in the event of no decision by the Director of Planning and Development direct review concerning the variance or modification requested or the undue hardship or conditions upon which the appeal is made.~~

~~(e) The decision of the Board of County Commissioners shall be the final administrative review.~~

* * *

Section 3. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance will become and be made a part of the Seminole County Code, and that the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, except that Sections 1, 3, 4 and 5 of this Ordinance are not to be codified.

Section 4. Severability. If any provision or application of this Ordinance to any person or circumstance is held invalid, then it is the intent of the Board of County Commissioners that such invalidity will not affect other provisions or applications of this Ordinance that 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. This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

BE IT ORDAINED by the Board of County Commissioners of Seminole County, this _____ day of _____, 2026.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ANDRIA HERR, Chairman

Topic: Code of Ordinances Amendment - Chapter 40, Building and Construction

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.)

The proposed ordinance amends Chapter 40, which implements Florida Building Code requirements.
Amendments to the ordinance include, establishment of a new Building Code Board of Appeals, including
updates to disciplinary and appeals processes and clarification of enforcement authority;
an updated emergency permitting framework in accordance with Senate Bill 180 (2025);
a revision of the competency card process; clarification of procedures for temporary electrical service applications;
adoption of survey
requirements for permit package submissions; and removal of outdated, redundant, or duplicative provisions.
The ordinance is in compliance with state law and serves the public purpose of implementing Florida Building Code.

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)**

The initial direct costs will be paid from Seminole County's Building Fund, however there is no significant direct fiscal impact to the County associated with the proposed ordinance. Implementation of the amendments will be supported through existing staff and operational resources within Development Services. While updated processes may improve efficiencies, no material budget impacts are anticipated.

The proposed ordinance does not establish new fees or increase existing fees for businesses. The updates are primarily administrative and procedural in nature, including clarifications to current processes, appeals, and enforcement structures. Businesses and residents may experience some procedural changes (such as updated submittal requirements); however, these changes are intended to improve consistency and predictability.

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.

There is no direct impact on private, for profit businesses.

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.):**

There is no direct impact on private, for profit businesses.

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0399

Title:

Approve and authorize the Chairman to execute the FY 2025/26 Midyear Budget Amendment Resolution (BAR) 26-028 in the amount of $60,854,398.04 to adjust FY26 countywide beginning fund balances to match FY25 audited ending fund balances. Countywide **(Timothy Jecks, Management & Budget Director)**

Division:

Management and Budget

Authorized By:

Timothy Jecks, Management & Budget Director

Contact/Phone Number:

Sara Carrick/407-665-7180

Background:

As part of the County's annual financial management process, a midyear budget amendment is submitted to true-up the beginning fund balance figures to match the final ending fund balances from the prior year. See attached summary report for all adjustments.

FUND BALANCE ADJUSTMENTS ($35M):

The primary purpose of this amendment is to increase current FY26 Countywide Beginning Fund Balances to match the audited ending fund balances from the prior FY25. Adjustments include the General Fund, Sales Tax Fund, Tourism Fund, Water & Sewer Fund, and Solid Waste Fund. The primary cause for these adjustments includes Countywide interest revenue actuals being higher than budgeted, personnel vacancy lapses, and anticipated accounting within the Water & Sewer Capital Fund.

RESERVES ($25.7M):

This amendment will increase countywide reserves by $25.7M, including $6.7M in the 2014 Infrastructure Sales Tax Fund; $5.8M in Water & Sewer Operating Fund and $13.2M in other Countywide Funds.

OTHER MIDYEAR ADJUSTMENTS:

This amendment includes $23M in interfund transfers between County Subfunds; $3.8M in adjustments to grant agreements; $1M in personnel budget updates in the Fire Fund, and $3M increase in Countywide health insurance claims.

Requested Action:

Staff requests the Board approve and authorize the Chairman to execute the FY 2025/26 Midyear Budget Amendment Resolution (BAR) 26-028 in the amount of $60,854,398.04 to adjust FY26 countywide beginning fund balances to match FY25 audited ending fund balances.

2026-R- **BUDGET AMENDMENT REQUEST** **BAR# 26-028**

TO: Seminole County Board of County Commissioners

FROM: Office of Management & Budget

SUBJECT: Budget Amendment Resolution

Dept / Program: VARIOUS

Fund(s): VARIOUS

RM Recommendation	
S.CARRICK	3/23/2026
Budget Analyst	Date
OMB Director	Date
AS Director	Date

PURPOSE:
FY 2025/26 MID YEAR FUND BALANCE ADJUSTMENTS.

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					SEE DETAILS ON FOLLOWING PAGES			
Revenue								
Revenue								

Total Sources **61,854,398.04**

Expenditure								
Expenditure								
Expenditure								
Expenditure								
Expenditure					SEE DETAILS ON FOLLOWING PAGES			
Expenditure								
Expenditure								
Expenditure								

Expenditure Sub-Total -

Reserve								
Reserve					SEE DETAILS ON FOLLOWING PAGES			

Reserve Sub-Total -

Total Uses **61,854,398.04**

BUDGET AMENDMENT RESOLUTION

This Resolution, 2026-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: By:

Grant Maloy, Clerk to the Board of County Commissioners

Andria Herr, Chairman

Date:_____ Date:_____

Entered by the Management and Budget Office _____ Date:_____

Posted by the County Comptroller's Office _____ Date:_____

2026-R-

BUDGET AMENDMENT REQUEST Continued

BAR# 26-028

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Revenue	00100	00100	399999		BEGINNING FUND BALANCE		3999990001	6,890,159.19
Revenue	00100	00100	381100	13000	TRANSFER IN		9109999921	26,018.10
Revenue	00100	00100	335180		HALF CENT SALES TAX		3351800001	(2,200,000.00)
Revenue	00101	00101	399999		BEGINNING FUND BALANCE		3999990001	57,997.76
Revenue	00103	00103	399999		BEGINNING FUND BALANCE		3999990001	46,638.82
Revenue	00104	00104	399999		BEGINNING FUND BALANCE		3999990001	(3,109.81)
Revenue	00105	00105	399999		BEGINNING FUND BALANCE		3999990001	75,409.15
Revenue	00108	00108	399999		BEGINNING FUND BALANCE		3999990001	97,241.13
Revenue	00109	00109	399999		BEGINNING FUND BALANCE		3999990001	573,080.57
Revenue	00111	00111	399999		BEGINNING FUND BALANCE		3999990001	(397,769.83)
Revenue	00111	00111	381100	00100	TRANSFER IN		9109999904	342,769.83
Revenue	00112	00112	399999		BEGINNING FUND BALANCE		3999990001	(42,904.38)
Revenue	00113	00113	399999		BEGINNING FUND BALANCE		3999990001	653,642.40
Revenue	00114	00114	399999		BEGINNING FUND BALANCE		3999990001	10,744.54
Revenue	00115	00115	399999		BEGINNING FUND BALANCE		3999990001	65,291.32
Revenue	10101	10101	399999		BEGINNING FUND BALANCE		3999990001	(422,074.80)
Revenue	10101	10101	381100	00100	TRANSFER IN		9109999906	1,551,020.00
Revenue	10101	10101	381100	10102	TRANSFER IN		9109999987	1,811,739.03
Revenue	10101	10101	381100	10103	TRANSFER IN		9109999988	4,223,433.00
Revenue	10102	10102	399999		BEGINNING FUND BALANCE		3999990001	(28,636.68)
Revenue	10103	10103	399999		BEGINNING FUND BALANCE		3999990001	4,277,562.31
Revenue	10104	10104	399999		BEGINNING FUND BALANCE		3999990001	(33,352.56)
Revenue	10400	10400	399999		BEGINNING FUND BALANCE		3999990001	340,412.80
Revenue	11000	11000	399999		BEGINNING FUND BALANCE		3999990001	304,683.07
Revenue	11001	11001	399999		BEGINNING FUND BALANCE		3999990001	405,353.30
Revenue	11002	11002	399999		BEGINNING FUND BALANCE		3999990001	51,520.58
Revenue	11200	11200	399999		BEGINNING FUND BALANCE		3999990001	1,931,148.51
Revenue	11200	11200	381100	11201	TRANSFER IN		9109999919	1,383.01
Revenue	11201	11201	399999		BEGINNING FUND BALANCE		3999990001	1,383.01
Revenue	11400	11400	399999		BEGINNING FUND BALANCE		3999990001	77,026.61
Revenue	11400	11400	381100	00100	TRANSFER IN		9109999942	(77,026.61)
Revenue	11500	11500	399999		BEGINNING FUND BALANCE		3999990001	3,908,572.99
Revenue	11541	11541	399999		BEGINNING FUND BALANCE		3999990001	277,514.99
Revenue	11560	11560	399999		BEGINNING FUND BALANCE		3999990001	402,916.55
Revenue	11580	11580	399999		BEGINNING FUND BALANCE		3999990001	409,062.23
Revenue	11916	02107098	334393		REIMBURSEMENTS		3439000001	(1,000,000.00)
Revenue	11916	02407077	334392		OTHER PHYSICAL ENVIRONMENT		3921130101	1,000,000.00
Revenue	11916	02407080	334360		STORMWATER MANAGEMENT		3609999901	518,969.36
Revenue	11916	02107092	331490		TRANSPORTATION REVENUE GRANT		4901191602	371,691.19
Revenue	11933	10024001	331510		DISASTER RELIFE		3315100001	74,926.59
Revenue	11940	02509031	334392		OTHER PHYSICAL ENVIRONMENT		3921130101	(2,222,222.22)
Revenue	12101	12101	399999		BEGINNING FUND BALANCE		3999990001	209,407.98
Revenue	12102	12102	399999		BEGINNING FUND BALANCE		3999990001	385,152.00
Revenue	12103	12103	399999		BEGINNING FUND BALANCE		3999990001	18,052.77

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BUDGET AMENDMENT REQUEST Continued

BAR# 26-028

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Revenue	12200	12200	399999		BEGINNING FUND BALANCE		3999990001	13,295.51
Revenue	12200	12200	381100	00100	TRANSFER IN		9109999985	120,010.00
Revenue	12300	12300	399999		BEGINNING FUND BALANCE		3999990001	27,434.10
Revenue	12302	12302	399999		BEGINNING FUND BALANCE		3999990001	73,219.83
Revenue	12303	12303	399999		BEGINNING FUND BALANCE		3999990001	922,556.14
Revenue	12304	12304	399999		BEGINNING FUND BALANCE		3999990001	558,560.99
Revenue	12500	12500	399999		BEGINNING FUND BALANCE		3999990001	249,817.48
Revenue	12601	12601	399999		BEGINNING FUND BALANCE		3999990001	62,282.66
Revenue	12602	12602	399999		BEGINNING FUND BALANCE		3999990001	45,222.26
Revenue	12603	12603	399999		BEGINNING FUND BALANCE		3999990001	1,841.98
Revenue	12604	12604	399999		BEGINNING FUND BALANCE		3999990001	400.55
Revenue	12605	12605	399999		BEGINNING FUND BALANCE		3999990001	3,457.80
Revenue	12606	12606	399999		BEGINNING FUND BALANCE		3999990001	(50,290.56)
Revenue	12607	12607	399999		BEGINNING FUND BALANCE		3999990001	29,750.29
Revenue	12608	12608	399999		BEGINNING FUND BALANCE		3999990001	42,648.59
Revenue	12609	12609	399999		BEGINNING FUND BALANCE		3999990001	(67,032.80)
Revenue	12610	12610	399999		BEGINNING FUND BALANCE		3999990001	37,632.60
Revenue	12801	12801	399999		BEGINNING FUND BALANCE		3999990001	149,671.53
Revenue	12802	12802	399999		BEGINNING FUND BALANCE		3999990001	2,762.39
Revenue	12804	12804	399999		BEGINNING FUND BALANCE		3999990001	379,972.43
Revenue	12805	12805	399999		BEGINNING FUND BALANCE		3999990001	8,217.20
Revenue	13000	13000	399999		BEGINNING FUND BALANCE		3999990001	26,018.10
Revenue	15000	15000	399999		BEGINNING FUND BALANCE		3999990001	(61,314.22)
Revenue	15100	15100	399999		BEGINNING FUND BALANCE		3999990001	153,237.80
Revenue	16000	16000	399999		BEGINNING FUND BALANCE		3999990001	210,639.81
Revenue	16005	16005	399999		BEGINNING FUND BALANCE		3999990001	41,130.31
Revenue	16006	16006	399999		BEGINNING FUND BALANCE		3999990001	59,351.72
Revenue	16007	16007	399999		BEGINNING FUND BALANCE		3999990001	2,070.06
Revenue	16010	16010	399999		BEGINNING FUND BALANCE		3999990001	41,402.88
Revenue	16013	16013	399999		BEGINNING FUND BALANCE		3999990001	1,860.34
Revenue	16020	16020	399999		BEGINNING FUND BALANCE		3999990001	3,057.24
Revenue	16021	16021	399999		BEGINNING FUND BALANCE		3999990001	2,214.02
Revenue	16023	16023	399999		BEGINNING FUND BALANCE		3999990001	3,329.76
Revenue	16024	16024	399999		BEGINNING FUND BALANCE		3999990001	13,775.65
Revenue	16025	16025	399999		BEGINNING FUND BALANCE		3999990001	8,149.77
Revenue	16026	16026	399999		BEGINNING FUND BALANCE		3999990001	9,018.12
Revenue	16027	16027	399999		BEGINNING FUND BALANCE		3999990001	6,983.03
Revenue	16028	16028	399999		BEGINNING FUND BALANCE		3999990001	7,223.26
Revenue	16030	16030	399999		BEGINNING FUND BALANCE		3999990001	17,425.31
Revenue	16031	16031	399999		BEGINNING FUND BALANCE		3999990001	4,222.66
Revenue	16032	16032	399999		BEGINNING FUND BALANCE		3999990001	1,321.77
Revenue	16032	16032	381100	16000	TRANSFER IN		9109999984	624.61
Revenue	16033	16033	399999		BEGINNING FUND BALANCE		3999990001	10,929.51
Revenue	16035	16035	399999		BEGINNING FUND BALANCE		3999990001	2,945.01

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BUDGET AMENDMENT REQUEST Continued

BAR# 26-028

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Revenue	16036	16036	399999		BEGINNING FUND BALANCE		3999990001	67,971.17
Revenue	16037	16037	399999		BEGINNING FUND BALANCE		3999990001	270.98
Revenue	16040	16040	399999		BEGINNING FUND BALANCE		3999990001	(2,765.75)
Revenue	16041	16041	325210		ASSESSMENT		3252100001	33,899.00
Revenue	16073	16073	399999		BEGINNING FUND BALANCE		3999990001	12,715.59
Revenue	16077	16077	399999		BEGINNING FUND BALANCE		3999990001	3,997.15
Revenue	16080	16080	399999		BEGINNING FUND BALANCE		3999990001	1,682.37
Revenue	21250	21250	399999		BEGINNING FUND BALANCE		3999990001	22,713.02
Revenue	22500	22500	399999		BEGINNING FUND BALANCE		3999990001	2,643.66
Revenue	22600	22600	399999		BEGINNING FUND BALANCE		3999990001	10,623.45
Revenue	30600	30600	399999		BEGINNING FUND BALANCE		3999990001	17,941.09
Revenue	30700	30700	399999		BEGINNING FUND BALANCE		3999990001	1,342.25
Revenue	32000	32000	399999		BEGINNING FUND BALANCE		3999990001	4,858.85
Revenue	32100	32100	399999		BEGINNING FUND BALANCE		3999990001	22,869.01
Revenue	32200	32200	399999		BEGINNING FUND BALANCE		3999990001	3,401.74
Revenue	32300	32300	399999		BEGINNING FUND BALANCE		3999990001	26,190.72
Revenue	40100	40100	399999		BEGINNING FUND BALANCE		3999990001	20,741,345.73
Revenue	40100	40100	399999		BEGINNING FUND BALANCE		3999990001	6,721,012.79
Revenue	40100	02508077	369306		PFAS SETTLEMENT			2,822,227.00
Revenue	40102	40102	399999		BEGINNING FUND BALANCE		3999990001	358,401.83
Revenue	40103	40103	399999		BEGINNING FUND BALANCE		3999990001	785,110.77
Revenue	40105	40105	399999		BEGINNING FUND BALANCE		3999990001	222.45
Revenue	40106	40106	399999		BEGINNING FUND BALANCE		3999990001	2,246.07
Revenue	40108	40108	399999		BEGINNING FUND BALANCE		3999990001	(14,908,536.46)
Revenue	40108	40108	381100	40100	TRANSFER IN		9109999901	14,908,536.46
Revenue	40110	02508073	369306		PFAS SETTLEMENT			(6,721,012.79)
Revenue	40110	02509035	334392		OTHER PHYSICAL ENVIRONMENT		3921130101	2,222,222.22
Revenue	40201	40201	399999		BEGINNING FUND BALANCE		3999990001	4,393,416.45
Revenue	40204	40204	399999		BEGINNING FUND BALANCE		3999990001	611,914.28
Revenue	40301	40301	399999		BEGINNING FUND BALANCE		3999990001	21,386.56
Revenue	50100	50100	399999		BEGINNING FUND BALANCE		3999990001	561,009.51
Revenue	50200	50200	399999		BEGINNING FUND BALANCE		3999990001	495,096.92
Revenue	50300	50300	399999		BEGINNING FUND BALANCE		3999990001	115,453.01
Revenue	60301	60301	399999		BEGINNING FUND BALANCE		3999990001	25,617.83
Revenue	60303	60303	399999		BEGINNING FUND BALANCE		3999990001	20,211.23
Revenue	60304	60304	399999		BEGINNING FUND BALANCE		3999990001	177,687.38
Revenue	60305	60305	399999		BEGINNING FUND BALANCE		3999990001	2,832.46
Revenue	60308	60308	399999		BEGINNING FUND BALANCE		3999990001	112,387.30
Revenue	60310	60310	399999		BEGINNING FUND BALANCE		3999990001	13,379.45

x

x **Total Sourc** **61,854,398.04**

x

Expenditure	00100	02411004	530310		PROFESSIONAL SERVICES		3109999901	1,621.10

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BUDGET AMENDMENT REQUEST

BAR# 26-028

Continued

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Expenditure	00112	02318019	580821		AID TO PRIVATE ORGANIZATIONS		8210103001	725,000.00
Expenditure	00100	00006929	560642	00001	CAPITAL EQUIPMENT		6429999901	(725,000.00)
Expenditure	12200	110109	530340		OTHER SERVICES		3400111003	133,305.51
Expenditure	00100	014001	590910	12200	TRANSFER OUT		9109999985	120,010.00
Expenditure	50300	00006600	530521		Equipment $1000-$4999		5200561502	(13,384.52)
Expenditure	50300	00006659	530520		OPERATING SUPPLIES		5209999902	(36,200.92)
Expenditure	50300	02301016	530490		OTHER CHARGES/OBLIGATION		4909999902	(150,000.00)
Expenditure	10400	02111005	530466		SOFTWARE SUBSCRIPTION		6469999901	359,286.00
Expenditure	11916	02407080	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	518,969.36
Expenditure	11916	02107092	560680	00001	DESIGN		6809999901	371,691.19
Expenditure	40301	02204041	560680	00001	DESIGN		6809999901	18,999.27
Expenditure	11200	056100	510120		REGULAR SALARIES & WAGES			1,000,000.00
Expenditure	11201	056111	590910	11200	TRANSFER OUT		9109999919	1,383.01
Expenditure	50300	02301018	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	(50,000.00)
Expenditure	50300	010520	530451		BOCC CLAIMS		4519999901	3,000,000.00
Expenditure	11933	10024001	530490		OTHER CHARGES/OBLIGATION		4900774303	4,926.59
Expenditure	11933	10024001	580833		OTHER GRANTS AIDS/INDIVIDUALS		8339999902	70,000.00
Expenditure	40301	043827	570720				7100903417	128,979.48
Expenditure	40301	02404066	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	(5,118.00)
Expenditure	00111	00006601	530466		SOFTWARE SUBSCRIPTIONS		6461405203	39,066.14
Expenditure	00111	00006601	530466		SOFTWARE SUBSCRIPTIONS		6461405205	66,145.01
Expenditure	00111	00006601	530466		SOFTWARE SUBSCRIPTIONS		6461405051	75,000.00
Expenditure	00111	00006839	560642	00001	EQUIPMENT >$4999		6421103401	126,015.52
Expenditure	00111	00006839	560642	00001	EQUIPMENT >$4999		6429999901	87,853.27
Expenditure	00111	00006601	550202	0020	CONTRA			(180,211.15)
Expenditure	00111	00006839	550202	0020	CONTRA			(213,868.79)
Expenditure	40110	02508073	530310		PROFESSIONAL SERVICES		3100106306	(20,000.00)
Expenditure	40110	02508073	530499		CHARGES/OBLIGATIONS - CONT		4999999901	(6,701,012.79)
Expenditure	40100	02508077	530310		PROFESSIONAL SERVICES		3100106306	20,000.00
Expenditure	40100	02508077	530499		CHARGES/OBLIGATIONS - CONT		4999999901	9,523,239.79
Expenditure	40100	014188	590910	40108	TRANSFER OUT		9109999901	14,908,536.46
Expenditure	11940	02509031	530340		OTHER SERVICES		6500438018	(2,000,000.00)
Expenditure	11940	02509031	530490		OTHER CHARGES/OBLIGATION		4900878303	(222,222.22)
Expenditure	40110	02509035	530340		OTHER SERVICES		6500438018	2,000,000.00
Expenditure	40110	02509035	530490		OTHER CHARGES/OBLIGATION		4900878303	222,222.22
Expenditure	00100	014001	590910	10101	TRANSFER OUT		9109999906	1,551,020.00
Expenditure	12300	066204	530499		CHARGES/OBLIGATIONS-CONTINGENC		4999999901	27,434.10
Expenditure	13000	014070	590910	00100	TRANSFER OUT		9109999921	26,018.10
Expenditure	60301	043809	530499		CHARGES/OBLIGATIONS - CONT		4999999901	25,617.83
Expenditure	60303	044210	530499		CHARGES/OBLIGATIONS - CONT		4999999901	20,211.23
Expenditure	60304	00006655	530499		CHARGES/OBLIGATIONS - CONT		4999999901	177,687.38
Expenditure	60305	044510	530499		CHARGES/OBLIGATIONS - CONT		4999999901	2,832.46
Expenditure	60308	033608	530499		CHARGES/OBLIGATIONS - CONT		4999999901	112,387.30
Expenditure	60310	044713	530499		CHARGES/OBLIGATIONS - CONT		4999999901	13,379.45

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BUDGET AMENDMENT REQUEST

BAR# 26-028

Continued

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Expenditure	10104	02207105	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	(33,352.56)
Expenditure	11500	00015002	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	3,908,572.99
Expenditure	11541	00205750	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	277,514.99
Expenditure	12601	02107101	560680	00001	DESIGN		6809999901	62,282.66
Expenditure	12602	02307080	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	45,222.26
Expenditure	12603	02001728	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	1,841.98
Expenditure	12802	126000	530499		CHARGES/OBLIGATIONS - CONT		4999999901	2,762.39
Expenditure	12805	127000	530490		OTHER CHARGES/OBLIGATIONS		4909999902	8,217.20
Expenditure	00100	014001	590910	00111	TRANSFER OUT		9109999904	342,769.83
Expenditure	00100	014001	590910	11400	TRANSFER OUT		9109999942	(77,026.61)
Expenditure	12302	065902	530499		CHARGES/OBLIGATIONS - CONT		4999999901	73,219.83
Expenditure	16000	014039	590910	16032	TRANSFER OUT		9109999984	624.61
Expenditure	16032	075132	530499		CHARGES/OBLIGATIONS - CONT		4999999901	1,946.38
Expenditure	16005	075118	530499		CHARGES/OBLIGATIONS - CONT		4999999901	41,130.31
Expenditure	16006	075106	530499		CHARGES/OBLIGATIONS - CONT		4999999901	59,351.72
Expenditure	16007	075107	530499		CHARGES/OBLIGATIONS - CONT		4999999901	2,070.06
Expenditure	16010	075110	530499		CHARGES/OBLIGATIONS - CONT		4999999901	41,402.88
Expenditure	16013	075113	530499		CHARGES/OBLIGATIONS - CONT		4999999901	1,860.34
Expenditure	16020	075120	530499		CHARGES/OBLIGATIONS - CONT		4999999901	3,057.24
Expenditure	16021	075121	530499		CHARGES/OBLIGATIONS - CONT		4999999901	2,214.02
Expenditure	16023	075123	530499		CHARGES/OBLIGATIONS - CONT		4999999901	3,329.76
Expenditure	16024	075124	530499		CHARGES/OBLIGATIONS - CONT		4999999901	13,775.65
Expenditure	16025	075125	530499		CHARGES/OBLIGATIONS - CONT		4999999901	8,149.77
Expenditure	16026	075126	530499		CHARGES/OBLIGATIONS - CONT		4999999901	9,018.12
Expenditure	16027	075127	530499		CHARGES/OBLIGATIONS - CONT		4999999901	6,983.03
Expenditure	16028	075128	530499		CHARGES/OBLIGATIONS - CONT		4999999901	7,223.26
Expenditure	16030	075130	530499		CHARGES/OBLIGATIONS - CONT		4999999901	17,425.31
Expenditure	16031	075131	530499		CHARGES/OBLIGATIONS - CONT		4999999901	4,222.66
Expenditure	16033	075133	530499		CHARGES/OBLIGATIONS - CONT		4999999901	10,929.51
Expenditure	16035	075135	530499		CHARGES/OBLIGATIONS - CONT		4999999901	2,945.01
Expenditure	16036	075136	530499		CHARGES/OBLIGATIONS - CONT		4999999901	67,971.17
Expenditure	16037	075137	530499		CHARGES/OBLIGATIONS - CONT		4999999901	270.98
Expenditure	16040	075140	530460		REPAIRS & MAINTENANCE		4600438405	(2,765.75)
Expenditure	16041	075141	530340		OTHER SERVICES		3400103102	474.00
Expenditure	16041	075141	530460		REPAIRS & MAINTENANCE		4600438405	6,000.00
Expenditure	16041	075141	530460		REPAIRS & MAINTENANCE		4609999903	5,000.00
Expenditure	16041	075141	530460		REPAIRS & MAINTENANCE		4600751305	16,000.00
Expenditure	16041	075141	530499		Charges/Obligations-Contingenc		4999999901	6,425.00
Expenditure	16073	075173	530499		CHARGES/OBLIGATIONS - CONT		4999999901	12,715.59
Expenditure	16077	075177	530499		CHARGES/OBLIGATIONS - CONT		4999999901	3,997.15
Expenditure	16080	075180	530499		CHARGES/OBLIGATIONS - CONT		4999999901	1,682.37
Expenditure	21250	090338	530499		CHARGES/OBLIGATIONS - CONT		4999999901	22,713.02
Expenditure	22600	090337	530499		CHARGES/OBLIGATIONS - CONT		4999999901	10,623.45
Expenditure	30700	011035	530499		CHARGES/OBLIGATIONS - CONT		4999999901	1,342.25

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BUDGET AMENDMENT REQUEST Continued

BAR# 26-028

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Expenditure	32000	010575	530499		CHARGES/OBLIGATIONS - CONT		4999999901	4,858.85
Expenditure	32300	077535	530499		CONTINGENCY		4999999901	3,317,841.60
Expenditure	32300	02107085	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	(3,291,650.88)
Expenditure	00101	021002	530499		CHARGES/OBLIGATIONS - CONT		4999999901	57,997.76
Expenditure	00115	033700	530499		CHARGES/OBLIGATIONS - CONT		4999999901	65,291.32
Expenditure	10101	077001	550105		ENGINEERING CAPITAL CONTRA		1059999902	668,737.82
Expenditure	10101	077459	550105		ENGINEERING CAPITAL CONTRA		1059999902	462,623.29
Expenditure	10101	077501	550105		ENGINEERING CAPITAL CONTRA		1059999902	4,222,687.39
Expenditure	10101	077710	550105		ENGINEERING CAPITAL CONTRA		1059999902	133,022.49
Expenditure	10101	077511	550105		ENGINEERING CAPITAL CONTRA		1059999902	179,027.01
Expenditure	10103	014124	590910	10101	TRANSFER OUT		9109999988	4,223,433.00
Expenditure	10103	02407078	530310		PROFESSIONAL SERVICES		3109999901	54,129.31
Expenditure	10102	014125	590910	10101	TRANSFER OUT		9109999987	1,811,739.03
Expenditure	11560	01785489	540105		OTHER CHRGS/ENGINEERING		1059999901	(5,666,098.00)
Expenditure	11916	02107098	530340		OTHER SERVICES		3409999904	1,000,000.00
Expenditure	11916	02407077	530340		OTHER SERVICES		3409999902	(1,000,000.00)
Expenditure	11002	02601004	530310		PROFESSIONAL SERVICES		3100879201	281,050.00
Expenditure	11002	011060	530310		PROFESSIONAL SERVICES		3100879201	(281,050.00)
Expenditure	11560	01785440	530310		PROFESSIONAL SERVICES		3109999901	(328.00)
Expenditure	11560	01785441	530310		PROFESSIONAL SERVICES		3109999901	(1,302.00)
Expenditure	11560	01785442	530310		PROFESSIONAL SERVICES		3109999901	(27,457.00)
Expenditure	11560	02007123	530310		PROFESSIONAL SERVICES		3109999901	(40,000.00)
Expenditure	11560	02207091	530310		PROFESSIONAL SERVICES		3109999901	(55,914.00)
Expenditure	11560	02207099	560650	00001	CONSTRUCTION IN PROGRESS		6509999901	(83,221.00)
Expenditure	11560	02307073	530310		PROFESSIONAL SERVICES		3109999901	(49.00)
Expenditure	11560	02507043	530310		PROFESSIONAL SERVICES		3109999901	(3.00)
Expenditure	11560	02507044	530310		PROFESSIONAL SERVICES		3109999902	(2,011.00)
Expenditure	11560	02507045	530310		PROFESSIONAL SERVICES		3109999902	(215.00)
X							**Expenditure Sub-T**	36,197,093.20
x								
Reserve	00100	999901	599998		RESERVE FOR CONTINGENCIES		9989999901	3,502,782.97
Reserve	00103	999967	599998		RESERVE FOR CONTINGENCIES		9989999901	46,638.82
Reserve	00104	999974	599998		RESERVE FOR CONTINGENCIES		9989999901	(3,109.81)
Reserve	00105	999968	599994		RESERVE FOR CAPITAL		9949999901	75,409.15
Reserve	00108	999916	599998		RESERVE FOR CONTINGENCIES		9989999901	97,241.13
Reserve	00109	999983	599998		RESERVE FOR CONTINGENCIES		9989999901	573,080.57
Reserve	00112	999978	599998		RESERVE FOR CONTINGENCIES		9989999901	(767,904.38)
Reserve	00113	999969	599994		RESERVE FOR CAPITAL		9949999901	653,642.40
Reserve	00114	999970	599998		RESERVE FOR CONTINGENCIES		9989999901	10,744.54
Reserve	10101	999902	599998		RESERVE FOR CONTINGENCIES		9989999901	1,498,019.23
Reserve	10102	999927	599998		RESERVE FOR CONTINGENCIES		9989999901	(1,840,375.71)
Reserve	10400	999904	599998		RESERVE FOR CONTINGENCIES		9989999901	(18,873.20)
Reserve	11000	999910	599998		RESERVE FOR CONTINGENCIES		9989999901	304,683.07
Reserve	11001	999954	599998		RESERVE FOR CONTINGENCIES		9989999901	405,353.30

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BUDGET AMENDMENT REQUEST

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Continued

Type	Fund	Business Unit	Object Account	Sub-sidiary	Account Type	Subledger	Long Item No	Amount
Reserve	11002	999104	599998		RESERVE FOR CONTINGENCIES		9989999901	51,520.58
Reserve	11200	999912	599994		RESERVE FOR CONTINGENCIES		9949999901	932,531.52
Reserve	11560	999964	599994		RESERVE FOR CAPITAL		9949999901	6,279,514.55
Reserve	11580	999980	599994		RESERVE FOR CAPITAL		9949999901	409,062.23
Reserve	00111	999984	599998		RESERVE FOR CONTINGENCIES		9989999901	(55,000.00)
Reserve	12500	999925	599994		RESERVE FOR CAPITAL		9949999901	249,817.48
Reserve	12604	999909	599994		RESERVE FOR CAPITAL		9949999901	400.55
Reserve	12605	999911	599994		RESERVE FOR CAPITAL		9949999901	3,457.80
Reserve	12606	999936	599994		RESERVE FOR CAPITAL		9949999901	(50,290.56)
Reserve	12607	999937	599994		RESERVE FOR CAPITAL		9949999901	29,750.29
Reserve	12608	999938	599994		RESERVE FOR CAPITAL		9949999901	42,648.59
Reserve	12609	999939	599994		RESERVE FOR CAPITAL		9949999901	(67,032.80)
Reserve	12610	999105	599994		RESERVE FOR CAPITAL		9949999901	37,632.60
Reserve	12801	999913	599998		RESERVE FOR CONTINGENCIES		9989999901	149,671.53
Reserve	12804	999914	599998		RESERVE FOR CONTINGENCIES		9989999901	379,972.43
Reserve	15000	999981	599998		RESERVE FOR CONTINGENCIES		9989999901	(61,314.22)
Reserve	15100	999951	599998		RESERVE FOR CONTINGENCIES		9989999901	153,237.80
Reserve	16000	999960	599998		RESERVE FOR CONTINGENCIES		9989999901	210,015.20
Reserve	30600	999989	599998		RESERVE FOR CONTINGENCIES		9989999901	17,941.09
Reserve	40100	999903	599998		RESERVE FOR CONTINGENCIES		9989999901	5,832,809.27
Reserve	40102	999918	599994		RESERVE FOR CAPITAL		9949999901	358,401.83
Reserve	40103	999919	599994		RESERVE FOR CAPITAL		9949999901	785,110.77
Reserve	40105	999915	599998		RESERVE FOR CONTINGENCIES		9989999901	222.45
Reserve	40106	999995	599998		RESERVE FOR CONTINGENCIES		9989999901	2,246.07
Reserve	40201	999942	599998		RESERVE FOR CONTINGENCIES		9989999901	4,393,416.45
Reserve	40204	999943	599998		RESERVE FOR CONTINGENCIES		9989999901	611,914.28
Reserve	40301	999986	599998		RESERVE FOR CONTINGENCIES		9989999901	(121,474.19)
Reserve	50300	999926	599998		RESERVE FOR CONTINGENCIES		9989999901	(2,634,961.55)
Reserve	12303	999933	599998		RESERVE FOR CONTINGENCIES		9989999901	922,556.14
Reserve	12304	999934	599998		RESERVE FOR CONTINGENCIES		9989999901	558,560.99
Reserve	22500	999992	599998		RESERVE FOR CONTINGENCIES		9989999901	2,643.66
Reserve	32100	999990	599998		RESERVE FOR CONTINGENCIES		9989999901	22,869.01
Reserve	32200	999998	599998		RESERVE FOR CONTINGENCIES		9989999901	3,401.74
Reserve	50100	999920	599998		RESERVE FOR CONTINGENCIES		9989999901	561,009.51
Reserve	50200	999922	599998		RESERVE FOR CONTINGENCIES		9989999901	495,096.92
Reserve	12101	999101	599998		RESERVE FOR CONTINGENCIES		9989999901	209,407.98
Reserve	12102	999102	599998		RESERVE FOR CONTINGENCIES		9989999901	385,152.00
Reserve	12103	999103	599998		RESERVE FOR CONTINGENCIES		9989999901	18,052.77
Reserve								
Reserve								
Reserve								
Reserve								
Reserve								
Reserve								

FY26 MIDYEAR FUND ADJUSTMENTS

FUND	FUND BALANCE			BUDGET ADJUSTMENTS							
	FY25 ENDING FUND BALANCE	FY26 CURRENT BUDGETED FUND BALANCE	FUND BALANCE ADJUSTMENT	FY26 CURRENT BUDGETED RESERVES/CONT	REVENUE ADJUSTMENT	TRANSFER IN ADJUSTMENT	TRANSFER OUT ADJUSTMENT	EXPENDITURE ADJUSTMENT	OPERATING RESERVE ADJUSTMENT	MID-YEAR RESERVE ADJUSTMENT	AMENDED RESERVES
GENERAL FUNDS											
00100 GENERAL FUND	77,289,729.06	70,399,569.87	6,890,159.19	74,854,122.97	(2,200,000.00)	26,018.10	1,936,773.22	(723,378.90)		3,502,782.97	78,356,905.94
										-	-
00103 NATURAL LAND ENDOWMENT FUND	146,638.82	100,000.00	46,638.82	67,479.16						46,638.82	114,117.98
00104 BOATING IMPROVEMENT FUND	171,890.19	175,000.00	(3,109.81)	230,000.00						(3,109.81)	226,890.19
00105 SEMINOLE FOREVER FUND	8,225,409.15	8,150,000.00	75,409.15	10,900,439.00						75,409.15	10,975,848.15
12200 ARBOR VIOLATION TRUST FUND	178,295.51	165,000.00	13,295.51	-		120,010.00				133,305.51	133,305.51
12300 ALCOHOL/DRUG ABUSE FUND	127,434.10	100,000.00	27,434.10	75,000.00					27,434.10	-	102,434.10
13000 STORMWATER FUND	26,018.10	-	26,018.10	-			26,018.10			0.00	0.00
13100 ECONOMIC DEVELOPMENT	978,745.21	978,745.21	-	-						-	-
										-	-
REPLACEMENT FUNDS										-	-
00108 FACILITIES MAINTENANCE FUND	7,048,619.39	6,951,378.26	97,241.13	370,000.00						97,241.13	467,241.13
00109 FLEET REPLACEMENT FUND	903,071.57	329,991.00	573,080.57	898,280.00						573,080.57	1,471,360.57
										-	
00111 TECHNOLOGY REPLACE FUND	809,040.08	1,206,809.91	(397,769.83)	55,000.00		342,769.83		-		(55,000.00)	0.00
00111 TECHNOLOGY REPLACE FUND- FIRE REFRESH FUND	-	-	-	950,544.27						-	950,544.27
TOTAL 00111 TECH REPLACEMENT FUND	***809,040.08***	***1,206,809.91***	***(397,769.83)***	***1,005,544.27***	***-***	***342,769.83***	***-***	***-***	***-***	***(55,000.00)***	***950,544.27***
00112 BCC PROJECTS	16,817,035.36	16,859,939.74	(42,904.38)	1,261,345.00				725,000.00		(767,904.38)	493,440.62
00113 COUNTYWIDE UTILITIES	653,642.40	-	653,642.40	250,000.00						653,642.40	903,642.40
00114 CIVIL TRAFFIC INF HEARING PROG	85,744.54	75,000.00	10,744.54	85,000.00						10,744.54	95,744.54
00115 COURT PROGRAM FUND	65,291.32	-	65,291.32							65,291.32	65,291.32
										-	-
AGENCY FUNDS										-	-
60301 BOCC AGENCY FUND	95,617.83	70,000.00	25,617.83	70,000.00					25,617.83	-	95,617.83
60303 LIBRARIES-DESIGNATED	21,885.10	1,673.87	20,211.23	1,673.87					20,211.23	-	21,885.10
60304 ANIMAL CONTROL	212,746.12	35,058.74	177,687.38	103,718.62					177,687.38	-	281,406.00
60305 HISTORICAL COMMISSION	32,832.46	30,000.00	2,832.46	30,000.00					2,832.46	-	32,832.46
60308 ADULT DRUG COURT	412,387.30	300,000.00	112,387.30	-					112,387.30	-	112,387.30
60310 EXTENSION SERVICES PROGRAM	13,379.45	-	13,379.45	-					13,379.45	-	13,379.45
TOTAL GENERAL FUNDS	**114,315,453.06**	**105,928,166.60**	**8,387,286.46**	**90,202,602.89**	**(2,200,000.00)**	**488,797.93**	**1,962,791.32**	**1,621.10**	**379,549.75**	**4,332,122.22**	**94,914,274.86**
TRANSPORTATION FUNDS											
10101 TRANSPORTATION TRUST FUND	4,946,448.41	5,368,523.21	(422,074.80)	1,981.17		7,586,192.03		5,666,098.00		1,498,019.23	1,500,000.40
10102 NINTH-CENT FUEL TAX FUND	4,515,372.32	4,544,009.00	(28,636.68)	1,840,375.71			1,811,739.03			(1,840,375.71)	0.00
10103 SUNRAIL OPERATIONS	4,798,052.31	520,490.00	4,277,562.31	-			4,223,433.00	54,129.31		(0.00)	(0.00)
10104 SIDEWALK FUND	155,400.74	188,753.30	(33,352.56)	-				(33,352.56)		-	-
TOTAL TRANSPORTATION FUNDS	**14,415,273.78**	**10,621,775.51**	**3,793,498.27**	**1,842,356.88**	**-**	**7,586,192.03**	**6,035,172.03**	**5,686,874.75**	**-**	**(342,356.48)**	**1,500,000.40**
SALES TAX FUNDS											
11500 1991 INFRASTRUCTURE TAX FUND	9,150,896.87	5,242,323.88	3,908,572.99	-				3,908,572.99		-	-
11541 2001 INFRASTRUCTURE-COUNTY COMMIS	3,821,139.52	3,543,624.53	277,514.99	-				277,514.99		-	-
11560 2014 INFRASTRUCTURE SALES TAX	119,289,167.56	118,886,251.01	402,916.55	-				(5,876,598.00)		6,279,514.55	6,279,514.55
11580 2024 INFRASTRUCTURE SALES TAX	39,509,062.23	39,100,000.00	409,062.23	34,151,586.00						409,062.23	34,560,648.23
11641 PUBLIC WORKS-INTERLOCAL AGREEMENTS	-	-	-	-						-	-
TOTAL INFRASTRUCTURE SURTAX	**171,770,266.18**	**166,772,199.42**	**4,998,066.76**	**34,151,586.00**	**-**	**-**	**-**	**(1,690,510.02)**	**-**	**6,688,576.78**	**40,840,162.78**

FY26 MIDYEAR FUND ADJUSTMENTS

FUND	FUND BALANCE			BUDGET ADJUSTMENTS							
	FY25 ENDING FUND BALANCE	FY26 CURRENT BUDGETED FUND BALANCE	FUND BALANCE ADJUSTMENT	FY26 CURRENT BUDGETED RESERVES/CONT	REVENUE ADJUSTMENT	TRANSFER IN ADJUSTMENT	TRANSFER OUT ADJUSTMENT	EXPENDITURE ADJUSTMENT	OPERATING RESERVE ADJUSTMENT	MID-YEAR RESERVE ADJUSTMENT	AMENDED RESERVES
TRANSPORTATION IMPACT/MOBILITY FEE FUNDS											
12601 ARTERIAL-IMPACT FEE	74,335.06	12,052.40	62,282.66	-				62,282.66		-	-
12602 NORTH COLLECTOR-IMPACT FEE	1,057,844.64	1,012,622.38	45,222.26	-				45,222.26		-	-
12603 WEST COLLECTOR-IMPACT FEE	8,603.44	6,761.46	1,841.98	-				1,841.98		-	-
12604 EAST COLLECTOR-IMPACT FEE	2,900.55	2,500.00	400.55	2,500.00						400.55	2,900.55
12605 SOUTH CN IMPACT FEE (12-31-21)	3,457.80	-	3,457.80	-						3,457.80	3,457.80
12606 MOBILITY FEE CORE DISTRICT	1,741,733.75	1,792,024.31	(50,290.56)	1,250,000.00						(50,290.56)	1,199,709.44
12607 MOBILITY FEE SUBURBAN EST DISTRICT	1,129,750.29	1,100,000.00	29,750.29	1,355,000.00						29,750.29	1,384,750.29
12608 MOBILITY FEE RURAL DISTRICT	5,398,704.01	5,356,055.42	42,648.59	3,750,000.00						42,648.59	3,792,648.59
12609 MOBILITY FEE SUBURBAN WEST DISTRICT	32,967.20	100,000.00	(67,032.80)	245,000.00						(67,032.80)	177,967.20
12610 OVIEDO MOBILITY FEE	37,632.60	-	37,632.60	-						37,632.60	37,632.60
TOTAL TRANSPORTATION IMPACT FEES	**9,487,929.34**	**9,382,015.97**	**105,913.37**	**6,602,500.00**	**-**	**-**	**-**	**109,346.90**	**-**	**(3,433.53)**	**6,599,066.47**
FIRE FUNDS											
11200 FIRE PROTECTION FUND	84,595,333.14	82,664,184.63	1,931,148.51	27,603,018.37		1,383.01		1,000,000.00		932,531.52	28,535,549.89
11200 WINTER SPRINGS IMPACT FEES	3,089,649.00	3,089,649.00	-	3,089,649.00						-	3,089,649.00
11200 CASSELBERRY IMPACT FEES	493,340.63	493,340.63	-							-	-
TOTAL 11200 FIRE PROTECTION FUND	***88,178,322.77***	***86,247,174.26***	***1,931,148.51***	***30,692,667.37***	***-***	***1,383.01***	***-***	***1,000,000.00***	***-***	***932,531.52***	***31,625,198.89***
										-	
11201 FIRE PROT FUND-REPLACE & RENEW	1,383.01	-	1,383.01	-			1,383.01			-	-
TOTAL FIRE FUNDS	**88,179,705.78**	**86,247,174.26**	**1,932,531.52**	**30,692,667.37**	**-**	**1,383.01**	**1,383.01**	**1,000,000.00**	**-**	**932,531.52**	**31,625,198.89**
TOURISM FUNDS											
11000 TOURIST DEVELOPMENT FUND	8,645,899.44	8,341,216.37	304,683.07	17,892.22						304,683.07	322,575.29
11001 PROFESS SPORTS FRANCHISE TAX	3,011,733.55	2,606,380.25	405,353.30	0.86						405,353.30	405,354.16
11002 SCTID TOURISM IMP DIST FUND	1,587,520.58	1,536,000.00	51,520.58	4,332,950.00						51,520.58	4,384,470.58
TOTAL TOURISM FUNDS	**13,245,153.57**	**12,483,596.62**	**761,556.95**	**4,350,843.08**	**-**	**-**	**-**	**-**	**-**	**761,556.95**	**5,112,400.03**
DEVELOPMENT IMPACT FEE											
12801 FIRE/RESCUE-IMPACT FEE	831,053.59	681,382.06	149,671.53	380,000.00						149,671.53	529,671.53
12802 LAW ENFORCEMENT - IMPACT FEE	2,762.39	-	2,762.39						2,762.39	-	
12804 LIBRARY-IMPACT FEE	879,972.43	500,000.00	379,972.43	451,000.00						379,972.43	830,972.43
12805 DRAINAGE-IMPACT FEE	8,217.20	-	8,217.20						8,217.20	-	8,217.20
TOTAL DEVELOPMENT IMPACT FEES	**1,722,005.61**	**1,181,382.06**	**540,623.55**	**831,000.00**	**-**	**-**	**-**	**-**	**10,979.59**	**529,643.96**	**1,368,861.16**
			-								
OTHER SPECIAL REVENUE FUNDS											
11400 COURT SUPP TECH FEE (ARTV)	377,026.61	300,000.00	77,026.61	3,610.40		(77,026.61)				0.00	3,610.40
12302 TEEN COURT	73,219.83	-	73,219.83	-					73,219.83	-	73,219.83
12500 EMERGENCY 911 FUND	7,261,859.31	7,012,041.83	249,817.48	4,965,673.12						249,817.48	5,215,490.60
10400 BUILDING PROGRAM	9,654,450.06	9,314,037.26	340,412.80	3,990,631.65				359,286.00		(18,873.20)	3,971,758.45
12303 OPIOD SETTLEMENT	8,922,556.14	8,000,000.00	922,556.14	6,467,252.18						922,556.14	7,389,808.32
12304 ATTAINABLE HOUSING TRUST FUND	3,316,460.99	2,757,900.00	558,560.99	1,590,760.00						558,560.99	2,149,320.99

FY26 MIDYEAR FUND ADJUSTMENTS

FUND	FUND BALANCE			BUDGET ADJUSTMENTS							
	FY25 ENDING FUND BALANCE	FY26 CURRENT BUDGETED FUND BALANCE	FUND BALANCE ADJUSTMENT	FY26 CURRENT BUDGETED RESERVES/CONT	REVENUE ADJUSTMENT	TRANSFER IN ADJUSTMENT	TRANSFER OUT ADJUSTMENT	EXPENDITURE ADJUSTMENT	OPERATING RESERVE ADJUSTMENT	MID-YEAR RESERVE ADJUSTMENT	AMENDED RESERVES
MUNICIPAL SVC BENEFIT UNIT (MSBU) FUNDS											
15000 MSBU STREET LIGHTING	(61,314.22)	-	(61,314.22)	420,453.00						(61,314.22)	359,138.78
15100 MSBU RESIDENTIAL SOLID WASTE	8,653,237.80	8,500,000.00	153,237.80	7,718,295.00						153,237.80	7,871,532.80
			-							-	-
LAKE MANAGEMENT MSBU'S										-	-
16000 MSBU PROGRAM	1,157,065.99	946,426.18	210,639.81	894,954.91			624.61			210,015.20	1,104,970.11
16005 MSBU MILLS (LM/AWC)	792,481.31	751,351.00	41,130.31	763,898.00					41,130.31	-	805,028.31
16006 MSBU PICKETT (LM/AWC)	629,351.72	570,000.00	59,351.72	567,503.00					59,351.72	-	626,854.72
16007 MSBU AMORY (LM/AWC)	27,070.06	25,000.00	2,070.06	25,991.00					2,070.06	-	28,061.06
16010 MSBU CEDAR RIDGE (GRNDS MAINT)	111,402.88	70,000.00	41,402.88	69,470.00					41,402.88	-	110,872.88
16013 MSBU HOWELL CREEK (LM/AWC)	11,860.34	10,000.00	1,860.34	6,475.00					1,860.34	-	8,335.34
16020 MSBU HORSESHOE (LM/AWC)	43,057.24	40,000.00	3,057.24	35,465.00					3,057.24	-	38,522.24
16021 MSBU MYRTLE (LM/AWC)	35,214.02	33,000.00	2,214.02	30,600.00					2,214.02	-	32,814.02
16023 MSBU SPRING WOOD LAKE (LM/AWC)	53,329.76	50,000.00	3,329.76	47,043.00					3,329.76	-	50,372.76
16024 MSBU LAKE OF THE WOODS(LM/AWC)	143,775.65	130,000.00	13,775.65	122,950.00					13,775.65	-	136,725.65
16025 MSBU MIRROR (LM/AWC)	88,149.77	80,000.00	8,149.77	77,350.00					8,149.77	-	85,499.77
16026 MSBU SPRING (LM/AWC)	259,018.12	250,000.00	9,018.12	261,310.00					9,018.12	-	270,328.12
16027 MSBU SPRINGWOOD WTRWY (LM/AWC)	63,983.03	57,000.00	6,983.03	54,555.00					6,983.03	-	61,538.03
16028 MSBU BURKETT (LM/AWC)	88,223.26	81,000.00	7,223.26	80,530.00					7,223.26	-	87,753.26
16030 MSBU SWEETWATER COVE (LM/AWC)	17,425.31	-	17,425.31	7,249.00					17,425.31	-	24,674.31
16031 MSBU LAKE ASHER AWC	16,222.66	12,000.00	4,222.66	16,340.00					4,222.66	-	20,562.66
16032 MSBU ENGLISH ESTATES (LM/AWC)	16,321.77	15,000.00	1,321.77	14,698.00		624.61			1,946.38	-	16,644.38
16033 MSBU GRACE LAKE (LM/AWC)	50,929.51	40,000.00	10,929.51	39,415.00					10,929.51	-	50,344.51
16035 MSBU BUTTONWOOD POND (LM/AWC)	24,945.01	22,000.00	2,945.01	20,290.00					2,945.01	-	23,235.01
16036 MSBU HOWELL LAKE (LM/AWC)	767,971.17	700,000.00	67,971.17	723,318.00					67,971.17	-	791,289.17
16037 MSBU LK LINDEN	3,870.98	3,600.00	270.98	3,013.00					270.98	-	3,283.98
16040 MSBU TWIN LAKES	(2,765.75)	-	(2,765.75)	-				(2,765.75)	(2,765.75)	2,765.75	-
16041 MSBU BEAR GULLY (LM)	-	-	-	-	33,899.00			27,474.00	6,425.00	-	6,425.00
16073 MSBU LAKE SYLVAN (AWC)	222,715.59	210,000.00	12,715.59	233,007.00					12,715.59	-	245,722.59
16077 MSBU LITTLE LK HOWELL/TUSK	63,997.15	60,000.00	3,997.15	118,318.00					3,997.15	-	122,315.15
16080 MSBU E CRYSTAL CHAIN OF LAKES	26,682.37	25,000.00	1,682.37	25,850.00					1,682.37	-	27,532.37
TOTAL MSBU's	**13,304,222.50**	**12,681,377.18**	**622,845.32**	**12,378,340.91**	**33,899.00**	**624.61**	**624.61**	**24,708.25**	**327,331.54**	**304,704.53**	**13,010,376.98**
CAPITAL FUNDS											
30600 INFRASTRUCTURE IMP OP FUND	717,941.09	700,000.00	17,941.09	700,000.00						17,941.09	717,941.09
30700 SPORTS COMPLEX/SOLDIERS CREEK	1,342.25	-	1,342.25						1,342.25	-	
32000 JAIL PROJECT/2005	4,858.85	-	4,858.85						4,858.85	-	4,858.85
32100 NATURAL LANDS/TRAILS	499,820.11	476,951.10	22,869.01	205,000.00						22,869.01	227,869.01
32200 COURTHOUSE PROJECTS FUND	102,676.41	99,274.67	3,401.74	25,000.00						3,401.74	28,401.74
32300 FIVE POINTS DEVELOPMENT FUND	100,577,746.06	100,551,555.34	26,190.72	-					26,190.72	-	26,190.72
TOTAL CAPTAL FUNDS	**101,904,384.77**	**101,827,781.11**	**76,603.66**	**930,000.00**	**-**	**-**	**-**	**-**	**32,391.82**	**44,211.84**	**1,005,261.41**
TOTAL GOVERNMENTAL ACTIVITIES	**557,949,967.53**	**534,509,447.82**	**23,440,519.71**	**198,999,824.48**	**(2,166,101.00)**	**7,999,970.97**	**7,999,970.97**	**5,491,326.98**	**823,472.53**	**14,959,619.20**	**214,778,811.57**

FY26 MIDYEAR FUND ADJUSTMENTS

FUND	FUND BALANCE			BUDGET ADJUSTMENTS							
	FY25 ENDING FUND BALANCE	FY26 CURRENT BUDGETED FUND BALANCE	FUND BALANCE ADJUSTMENT	FY26 CURRENT BUDGETED RESERVES/CONT	REVENUE ADJUSTMENT	TRANSFER IN ADJUSTMENT	TRANSFER OUT ADJUSTMENT	EXPENDITURE ADJUSTMENT	OPERATING RESERVE ADJUSTMENT	MID-YEAR RESERVE ADJUSTMENT	AMENDED RESERVES
ENTERPRISE FUNDS											
WATER AND SEWER											
40100 WATER AND SEWER FUND	98,457,529.40	70,995,170.88	27,462,358.52	52,474,334.43	2,822,227.00		14,908,536.46	9,543,239.79		5,832,809.27	58,307,143.70
40102 CONNECTION FEES-WATER	3,290,788.30	2,932,386.47	358,401.83	2,245,000.00						358,401.83	2,603,401.83
40103 CONNECTION FEES-SEWER	12,485,110.77	11,700,000.00	785,110.77	10,340,000.00						785,110.77	11,125,110.77
40105 WATER & SEWER BONS,SERIES	222.45	-	222.45	-						222.45	
40106 2010 BOND SERIES	2,246.07	-	2,246.07	-						2,246.07	
40107 WATER & SEWER DEBT SERVICE RES		-	-	-						-	-
40108 WATER & SEWER CAPITAL IMPROVEM	77,090,437.59	91,998,974.05	(14,908,536.46)	400,000.00		14,908,536.46				0.00	400,000.00
TOTAL UTILITIES - WATER AND SEWER	**191,326,334.58**	**177,626,531.40**	**13,699,803.18**	**65,459,334.43**	**2,822,227.00**	**14,908,536.46**	**14,908,536.46**	**9,543,239.79**	**-**	**6,978,790.39**	**72,435,656.30**
SOLID WASTE											
40201 SOLID WASTE FUND	28,983,003.65	24,589,587.20	4,393,416.45	9,345,600.86						4,393,416.45	13,739,017.31
40204 LANDFILL MANAGEMENT ESCROW	26,611,914.28	26,000,000.00	611,914.28	27,110,460.00						611,914.28	27,722,374.28
TOTAL SOLID WASTE	**55,594,917.93**	**50,589,587.20**	**5,005,330.73**	**36,456,060.86**	**-**	**-**	**-**	**-**	**-**	**5,005,330.73**	**41,461,391.59**
40301 WEKIVA GOLF COURSE FUND	342,696.56	321,310.00	21,386.56	121,474.00				142,860.75		(121,474.19)	(0.19)
TOTAL ENTERPRISE FUNDS	**247,263,949.07**	**228,537,428.60**	**18,726,520.47**	**102,036,869.29**	**2,822,227.00**	**14,908,536.46**	**14,908,536.46**	**9,686,100.54**	**-**	**11,862,646.93**	**113,897,047.70**
INTERNAL SERVICE FUNDS											
50100 PROPERTY/CASUALTY INSURANCE FU	4,582,705.14	4,021,695.63	561,009.51	3,456,479.28						561,009.51	4,017,488.79
50200 WORKERS COMPENSATION FUND	9,516,792.54	9,021,695.62	495,096.92	9,311,932.10						495,096.92	9,807,029.02
50300 HEALTH INSURANCE FUND	14,865,038.45	14,749,585.44	115,453.01	11,858,719.82				2,750,414.56	-	(2,634,961.55)	9,223,758.27
TOTAL INTERNAL SVC FUNDS	**28,964,536.13**	**27,792,976.69**	**1,171,559.44**	**24,627,131.20**	**-**	**-**	**-**	**2,750,414.56**	**-**	**(1,578,855.12)**	**23,048,276.08**
MISCELLANEOUS FUNDS											
00101 POLICE EDUCATION FUND	232,997.76	175,000.00	57,997.76	145,000.00						57,997.76	202,997.76
11916 PUBLIC WORKS GRANTS	-	-	-	-	890,660.55			890,660.55		-	-
11933 FEDERAL MITIGATION GRANTS	-	-	-	-	74,926.59			74,926.59		-	-
11940 ENVIRONMENTAL SERVICES GRANT	-	-	-	-	(2,222,222.22)			(2,222,222.22)		-	
12101 LAW ENFORCEMENT TST-LOCAL	609,407.98	400,000.00	209,407.98	200,000.00						209,407.98	409,407.98
12102 LAW ENFORCEMENT TST-FED DOJ	385,152.00	-	385,152.00	-						385,152.00	385,152.00
12103 LAW ENFORCEMENT TST-FED TREASU	18,052.77	-	18,052.77	-						18,052.77	18,052.77
21250 SPEC PBL REV & REF BOND	22,713.02	-	22,713.02	-					22,713.02	-	22,713.02
22500 SALES TAX BONDS	2,643.66	-	2,643.66	-						2,643.66	2,643.66
22600 CAPITAL IMP REV BOND SER 2021	10,623.45	-	10,623.45	-					10,623.45	-	10,623.45
40110 WATER & SEWER GRANT FUNDS					(4,498,790.57)			(4,498,790.57)		-	
TOTAL MISCELLANEOUS FUNDS	**1,281,590.64**	**575,000.00**	**706,590.64**	**345,000.00**	**(5,755,425.65)**	**-**	**-**	**(5,755,425.65)**	**33,336.47**	**673,254.17**	**1,051,590.64**
GRAND TOTALS	**835,460,043.37**	**791,414,853.11**	**44,045,190.26**	**326,008,824.97**	**(5,099,299.65)**	**22,908,507.43**	**22,908,507.43**	**12,172,416.43**	**856,809.00**	**25,916,665.18**	**352,775,725.99**

FY26 MID YEAR BAR ADJUSTMENTS

	BAR AMOUNT
SOURCES	
FUND BALANCE ADJUSTMENTS	(35,158,076)
INTERFUND TRANSFERS	
FROM GENERAL FUND TO ARBOR VIOLATION	(120,010)
WATER & SEWER SUBFUND TRANSFER	(14,908,536)
OTHER SUBFUND TRANSFERS	(7,879,961)
INTERFUND TRANSFERS Total	**(22,908,507)**
GRANT ADJUSTMENTS	
PUBLIC WORKS GRANTS	(965,587)
PFAS GRANT CARRYFORWARD	(2,822,227)
GRANT ADJUSTMENTS Total	**(3,787,814)**
SOURCES Total	**(61,854,398)**
USES	
INTERFUND TRANSFERS	
FROM GENERAL FUND TO ARBOR VIOLATION	120,010
WATER & SEWER SUBFUND TRANSFER	14,908,536
OTHER SUBFUND TRANSFERS	7,879,961
INTERFUND TRANSFERS Total	**22,908,507**
EXPENDITURE ADJUSTMENTS	
FIRE PERSONNEL TRUE UP	1,000,000
HEALTH INSURANCE CLAIMS	3,000,000
EXPENDITURE ADJUSTMENTS Total	**4,000,000**
GRANT ADJUSTMENTS	
PUBLIC WORKS GRANTS	965,587
PFAS GRANT CARRYFORWARD	2,822,227
GRANT ADJUSTMENTS Total	**3,787,814**
ACCOUNTING ADJUSTMENT	
CARRYFORWARD CORRECTION (ACCRUAL ADJUSTMENT)	4,230,915
ACCOUNTING ADJUSTMENT Total	**4,230,915**

FY26 MID YEAR BAR ADJUSTMENTS

	BAR AMOUNT
MSBU CONTINGENCY	354,806
SPECIAL REVENUE CONTINGENCY	915,052
RESERVE & CONTINGENCIES	25,657,305
USES Total	**61,854,398**

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0434

Title:

Canvassing Board