

**AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 1973 W SR 426 IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

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

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Slavia Station PD Rezone, dated July 14, 2026.

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

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #25-20500009, attached to this Ordinance as Exhibit A and incorporated in this Ordinance by reference:

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

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

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

**Section 5. EFFECTIVE DATE.** The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #25-20500009 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of July, 2025.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
ANDRIA HERR, CHAIRMAN

**EXHIBIT A  
DEVELOPMENT ORDER**

FILE NO.: PZ2025-11

DEVELOPMENT ORDER #

25-20500009

**SEMINOLE COUNTY  
DEVELOPMENT ORDER**

On July 14, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"

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

**FINDINGS OF FACT**

**Property Owner:** Jan B. Postava

**Project Name:** Slavia Station PD

**Requested Development Approval:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for proposed coffee shop and renovation of a historical building on approximately 1.45 acres, located on the east side of SR 426, south of Red Bug Rd.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above-described property.

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

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

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
  - A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".
  - B. Permitted Uses:
    - a. Permitted uses within the CN (Neighborhood Commercial) zoning district.
    - b. Office
    - c. Civic assembly accessory to an established permitted primary use not greater than sixteen (16) seats.
  - C. The following Special Exception uses are available subject to approval by the Board of County Commissioners:
    - a. Neighborhood and Community Civic Assembly (as defined and characterized by the Seminole County Land Development Code).
  - D. The following uses are prohibited: Communication towers; outdoor storage of parts, supplies, or materials.
  - E. Outdoor amplification of sound is prohibited 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.
  - F. Maximum Floor Area Ratio: 0.24.
  - G. The maximum allowable building height: Thirty-five (35) feet.
  - H. The development must provide a minimum of twenty-five (25) percent common usable open space.
  - I. The setbacks from the external property boundaries are as follows:
    - North: Twenty (20) feet.
    - South: Twenty (20) feet.
    - East: Twenty (20) feet.
    - West: Twenty (20) feet.
  - J. The buffers are as follows:
    - North: Ten (10) foot wide landscape buffer with an opacity of 0.1.
    - South: Fifteen (15) foot wide landscape buffer with an opacity of 0.4 and a three (3) foot hedge enhancement.

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East: Fifteen (15) foot wide landscape buffer with an opacity of 0.4 and three (3) foot hedge enhancement.

West: Fifteen (15) foot wide landscape buffer with an opacity of 0.4 and three (3) foot hedge enhancement.

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

Buffer components will be established at Final Development Plan.

- K. The site may be developed in two (2) phases, with the coffee shop, restrooms and pavilion being developed in Phase 1.
- L. The original 1,370 square foot historical building is to remain in its original exterior condition with updates and renovations as necessary to public safety.
- M. Parking lot landscaping will meet requirements of the SCLDC as per Sec. 30.14.13.
- N. A minimum of five (5) bicycle parking spaces will be provided.
- O. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- P. All project signage must comply with the SCLDC as per Sec. 30.13.
- Q. Outdoor lighting will meet requirements of the SCLDC as per Sec. 30.15.
- R. Dumpster enclosure will meet requirements of the SCLDC as per Sec. 30.14.15.
- S. Outdoor amplification of sound is prohibited 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.
- T. In the case of a conflict between the written conditions A through S in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through S will apply.

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

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

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(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

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

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

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

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

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Andria Herr, Chairman

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**EXHIBIT A**

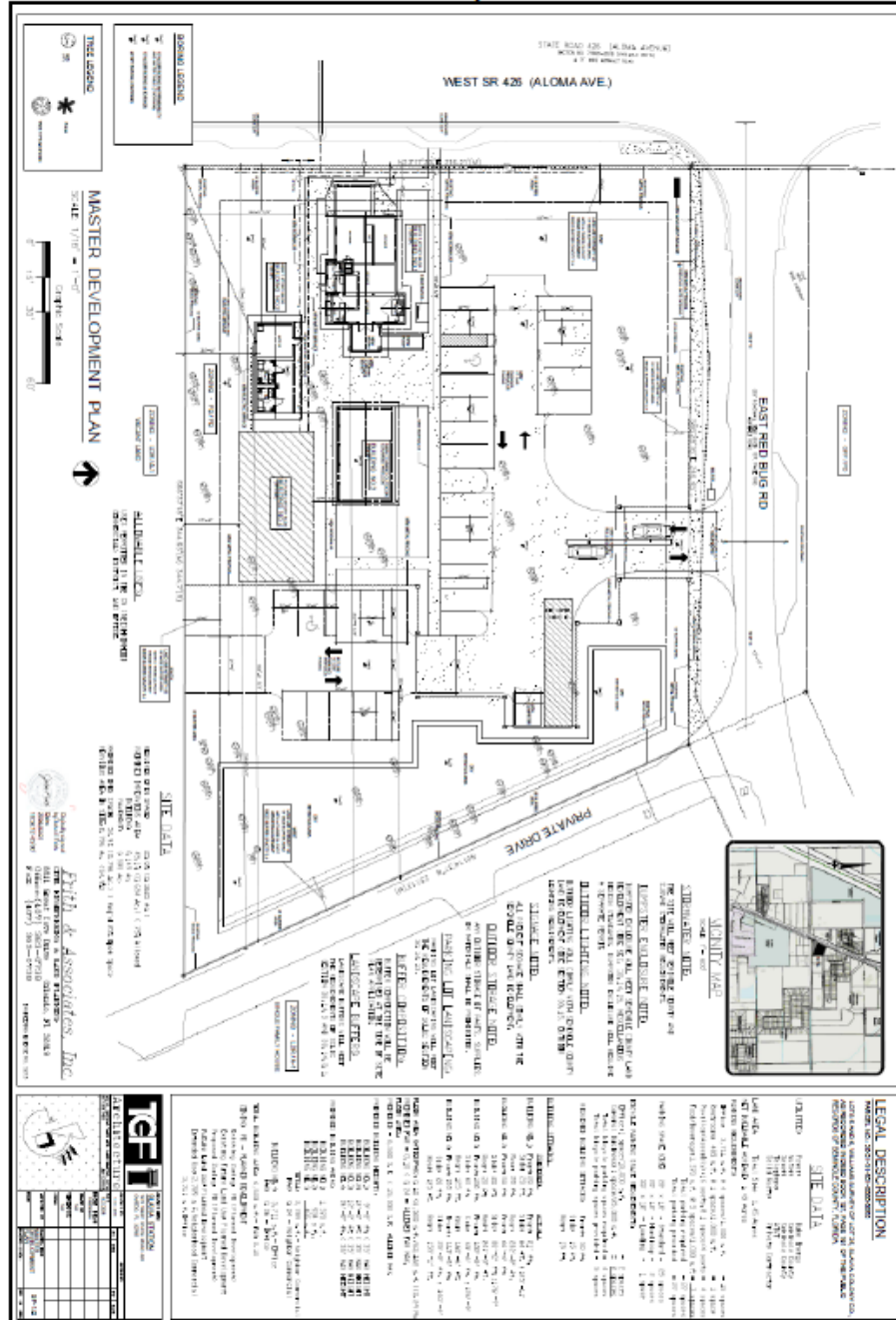
**Legal Description**

Lots 5 and 6, Williams Survey of Lot 25, Slavia Colony Co., As Recorded in Deed Book 157, Page 163 of the Public Records of Seminole County, Florida.

DEVELOPMENT ORDER # 25-20500009

EXHIBIT B

Master Development Plan



**EXHIBIT B**

**LEGAL DESCRIPTION**

Lots 5 and 6, Williams Survey of Lot 25, Slavia Colony Co., As Recorded in Deed Book 157, Page 163 of the Public Records of Seminole County, Florida.