

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final-revised**

**Wednesday, April 2, 2025**

**6:00 PM**

**BCC Chambers**

### **Planning and Zoning Commission**

**CALL TO ORDER**

**Opening Statement**

**Staff Present**

**Accept Proof of Publication**

**Approval of Minutes**

**NEW BUSINESS**

**Technical Review Items:**

1. Encore at Hillview PSP - Approve the Preliminary Subdivision Plan for the Encore at Hillview Subdivision containing twenty-eight (28) residential lots on approximately 3.34 acres zoned R-3A (Multiple Family Dwelling), located on the north side of Hillview Drive, approximately ¼ mile east of SR 434; (Zach Miller, Applicant) District3 - Constantine (Annie Sillaway, Senior Planner). [2025-240](#)

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

**Public Hearing Items:**

2. 2825 Waldens Pond Cove Special Exception - Consider a Special Exception for an assisted living facility with eight (8) residents in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove; BS2024-03 (Carol McIntyre, Applicant) District5 - Herr (Hilary Padin, Planner) [2025-225](#)

- Attachments:** [Site Map](#)  
[Zoning Map](#)  
[Aerial Map](#)  
[Map](#)  
[Site Plan](#)  
[Statement of Request](#)  
[Floor Plan](#)  
[Denial Development Order](#)  
[Approval Development Order](#)  
[Affidavit of Compliance](#)  
[Health Department Letter](#)  
[Sunshine Water Letter](#)  
[Community Meeting Flyer](#)  
[Community Meeting Minutes](#)

**CLOSING BUSINESS**

**Planning and Development Manager's Report**

**ADJOURNMENT**

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

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

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

**File Number: 2025-240**

**Title:**

**Encore at Hillview PSP** - Approve the Preliminary Subdivision Plan for the Encore at Hillview Subdivision containing twenty-eight (28) residential lots on approximately 3.34 acres zoned R-3A (Multiple Family Dwelling), located on the north side of Hillview Drive, approximately ¼ mile east of SR 434; (Zach Miller, Applicant) District3 - Constantine **(Annie Sillaway, Senior Planner)**.

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services

**Authorized By:**

Jose Gomez - Development Services Director

**Contact/Phone Number:**

Annie Sillaway/407-665-7936

**Background:**

The Applicant is requesting approval of the Encore at Hillview Preliminary Subdivision Plan (PSP). The subject property has a High Density Residential Future Land Use which allows a maximum of twenty (20) dwelling units per net buildable acre; however, the existing R-3A (Multiple Family Dwelling) zoning district limits the density to a maximum of ten (10) dwelling units per net buildable acre.

The PSP proposes twenty-eight (28) townhome lots with one access onto Hillview Drive. The internal road will be privately owned and maintained by the Homeowner’s Association.

The site is located within the City of Altamonte Springs Utility Service Area and will be required to connect to public utilities for water and sewer.

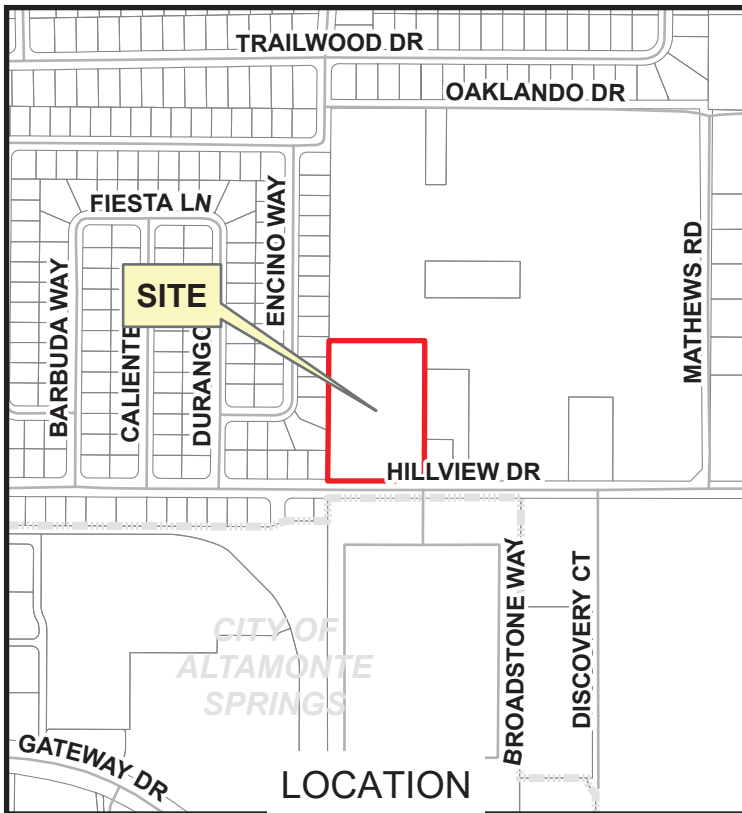
Based on the aerial there does not appear to be wetlands or floodplain on site.

Staff finds the PSP to be in compliance with all applicable provisions of Chapter 35 of

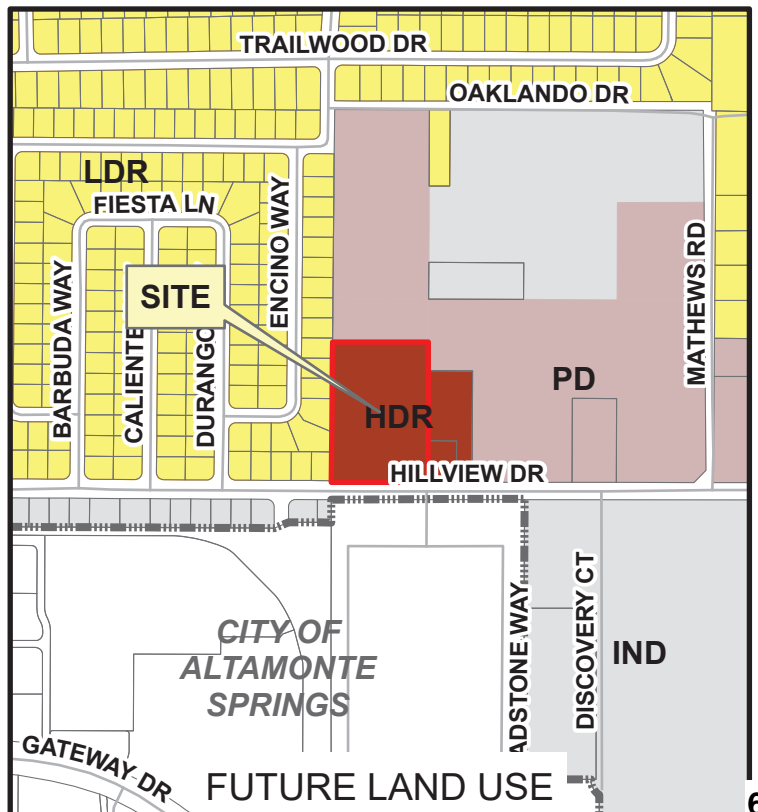
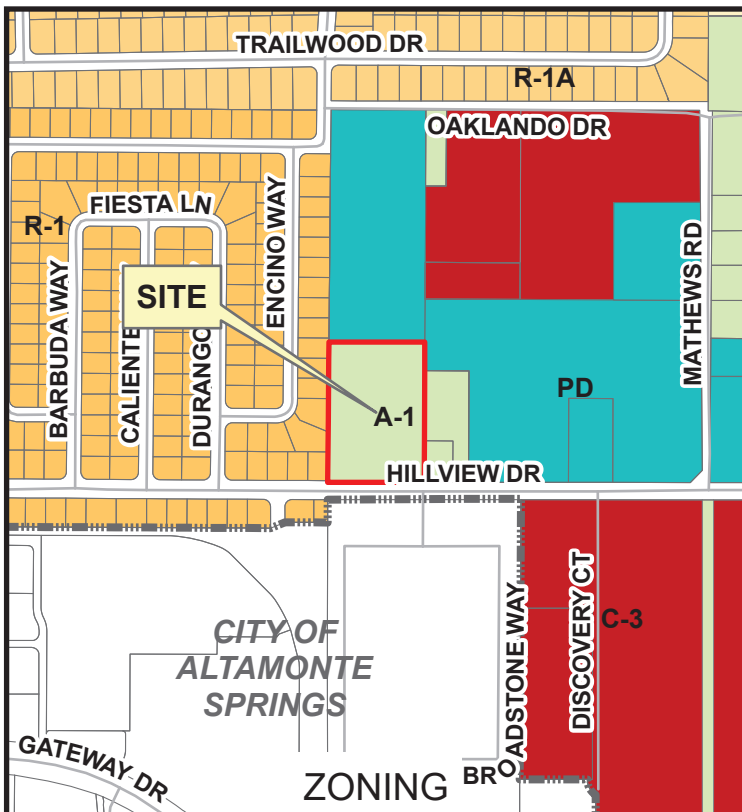
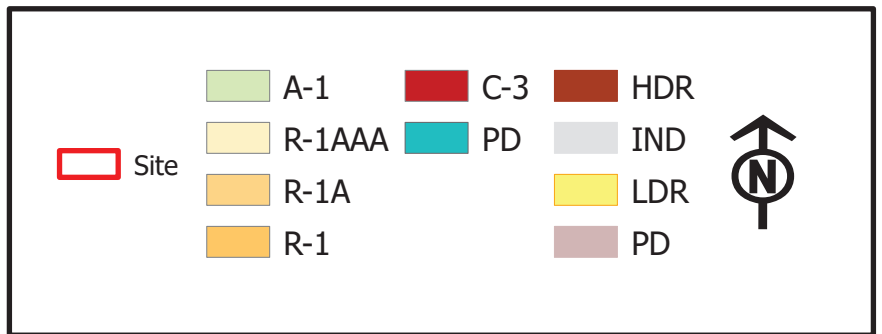
the Seminole County Land Development Code (SCLDC) and with the land use and zoning designations of the property.

**Requested Action:**

Recommend approval of the Preliminary Subdivision Plan for the Encore at Hillview Subdivision containing twenty-eight (28) residential lots on approximately 3.34 acres zoned R-3A (Multiple Family Dwelling) located on the north side of Hillview Drive, approximately ¼ mile east of SR 434.



ENCORE AT HILLVIEW  
PSP  
SEMINOLE COUNTY  
PLANNING & ZONING COMMISSION  
APRIL 2, 2025





TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	0.50 ACRES	ROW	HOA
TRACT B	0.35 ACRES	POND / OPEN SPACE	HOA
TRACT C	0.07 ACRES	BUFFER	HOA
TRACT D	0.31 ACRES	OPEN SPACE	HOA
TRACT E	0.28 ACRES	BUFFER	HOA
TRACT F	0.32 ACRES	OPEN SPACE	HOA
TRACT G	0.06 ACRES	ROW	SEMINOLE COUNTY
LOTS	1.45 ACRES	INDIVIDUAL LOTS	PRIVATE

TOTAL 3.34 ACRES  
TOTAL OPEN SPACE = 0.35 + 0.31 + 0.32 = 0.98 ACRES  
TRACT B (0.35) + TRACT D (0.31) + TRACT F (0.32)  
0.98 ACRES / 3.34 ACRES = 29.3%

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
SOUTH	0.2	10'	2.0	LOW IMPACT DESIGN, TYPE C
EAST	0.5	12.5'	1.35	
WEST	0.5	25'	2.7	25' UNDISTURBED BUFFER

LANDSCAPE BUFFER TABLE

LANDSCAPE BUFFERING WILL CONFORM TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND GREATER BUFFERS WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN IF NECESSARY, PER THE CODE

THE WEST 25' BUFFER WILL REMAIN UNDISTURBED. EXISTING TREES TO MEET BUFFER REQUIREMENT, SUPPLEMENTAL WILL BE REQUIRED AS NEEDED

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
230	28	163	15	10	5

TRAFFIC IMPACTS  
per ITE 10th edition

AGE	UNITS	CHILDREN
ELEMENTARY	28	3
MIDDLE	28	1
HIGH	28	2

TOTAL 6  
SCHOOL IMPACTS

URBAN BEAR MANAGEMENT

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)

SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	SEMINOLE COUNTY
WATER -	CITY OF ALTAMONTE
SEWER -	CITY OF ALTAMONTE
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

PROJECT SCOPE:

TO CONSTRUCT A SINGLE FAMILY DEVELOPMENT OF 28 TOWNHOME UNITS W/ APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:

MULTIFAMILY

PROPERTY LOCATION:

HILLVIEW ROAD

PARCEL ID No. :

22-21-29-300-0180-0000

PROPERTY ZONING:

ZONING: R3A

PROPERTY LAND USE

FLU: HDR

EXISTING PROPERTY AREA:

TOTAL = 3.342 ACRES

BUILDING DATA & SETBACKS

MAXIMUM BLDG HEIGHT = 35 FEET  
PROPOSED BLDG HEIGHT = 30 FEET, 2 STORIES  
MINIMUM HOUSE SIZE = 1,100 SF

MINIMUM BUILDING SETBACKS - PERIMETER:

FRONT 25'  
SIDE 25'  
REAR 25'

LOT DATA

NUMBER OF LOTS 28  
MINIMUM LOT WIDTH 20'  
MINIMUM LOT DEPTH 110'

OPEN SPACE / DENSITY

CODE: 25% EXCLUDING PERIMETER BUFFER  
MAXIMUM DENSITY PER CODE FOR R-3A = 10 DU/ACRE

DENSITY CALCULATIONS:

TOTAL AREA	3.34 AC
WETLANDS AND POST DEV 100 YR	0 AC
ROW DEDICATION	0.06 AC
PROPOSED ROW	0.50 AC
BUILDABLE AREA	2.79 AC
PHASE 1 = 28 UNITS	
PROPOSED DENSITY = 28 UNITS / 2.79 AC = 10.0 TOTAL UNITS/ACRE	

IMPERVIOUS AREA

TOTAL AREA	3.34 AC
TOTAL IMPERVIOUS AREA	ROADWAY + SIDEWALK + BUILDINGS + DRIVEWAYS
	0.23 AC (32.9%)
	1.1 AC (32.9%)
	MAX ALLOWED = 60%

FLOOD ZONE:

THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"

- PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY
- PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- THE STORMWATER MANAGEMENT SYSTEM WILL WITH THE SEMINOLE COUNTY LDC AND SJRWMD
- SEWER WILL COMPLY WITH CITY OF ALTAMONTE SPRINGS
- WATER WILL COMPLY WITH CITY OF ALTAMONTE SPRINGS
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY
- THE SITE IS LOCATED IN "X". ANY ENCROACHMENTS WILL BE COMPENSATED AT FINAL ENGINEERING
- THE SOILS TYPE IS URBAN LAND, TAVARES-MILLHOPPER FINE SANDS AND ADAMSVILLE-SPARR FINE SANDS
- THE PROPOSED DEVELOPMENT IS WITHIN THE WERIVA STUDY AREA AND WILL COMPLY WITH POLICY FLI 13 IN THE SEMINOLE COUNTY COMPREHENSIVE PLAN
- ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY
- THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT
- PROJECT WILL BE CONSTRUCTED IN ONE PHASE
- THE PROJECT WILL MEET THE SCREENING REQUIREMENTS PER SEC. 30.1294(a) (1-2) FOR MECHANICAL UNITS.
- OUTDOOR LIGHT POLES SHALL BE NO HIGHER THAN SIXTEEN (16) FEET AND SHALL BE LOCATED NO LESS THAN FIFTY (50) FEET FROM ANY PROPERTY HAVING A RESIDENTIAL FUTURE LAND USE DESIGNATION OR RESIDENTIAL ZONING CLASSIFICATION.
- NO WETLANDS ON SITE
- THERE WILL NOT BE A GATED ENTRANCE
- 8 UNIT BUILDINGS WILL HAVE A 13D FIRE SPRINKLER SYSTEM
- MAIL KIOSK CAN'T BE LOCATED WITH A UTILITY OR DRAINAGE ESMT OR WITHIN A LANDSCAPE BUFFER



CA 30526

CIVIL ENGINEERS  
LAND PLANNERS

1614 White Dove Drive  
Winter Springs, Florida 32708  
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

ENCORE AT  
HILL VIEW

PRELIMINARY  
SUBDIVISION  
PLAN

SEMINOLE COUNTY

REVISIONS

Description	Date	By
1. COUNTY COMMENTS	2/5/25	KHF
2. COUNTY COMMENTS	2/24/25	KHF
3.		
4.		

PSP  
SITE  
PLAN

Date:

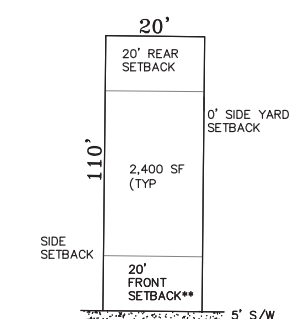
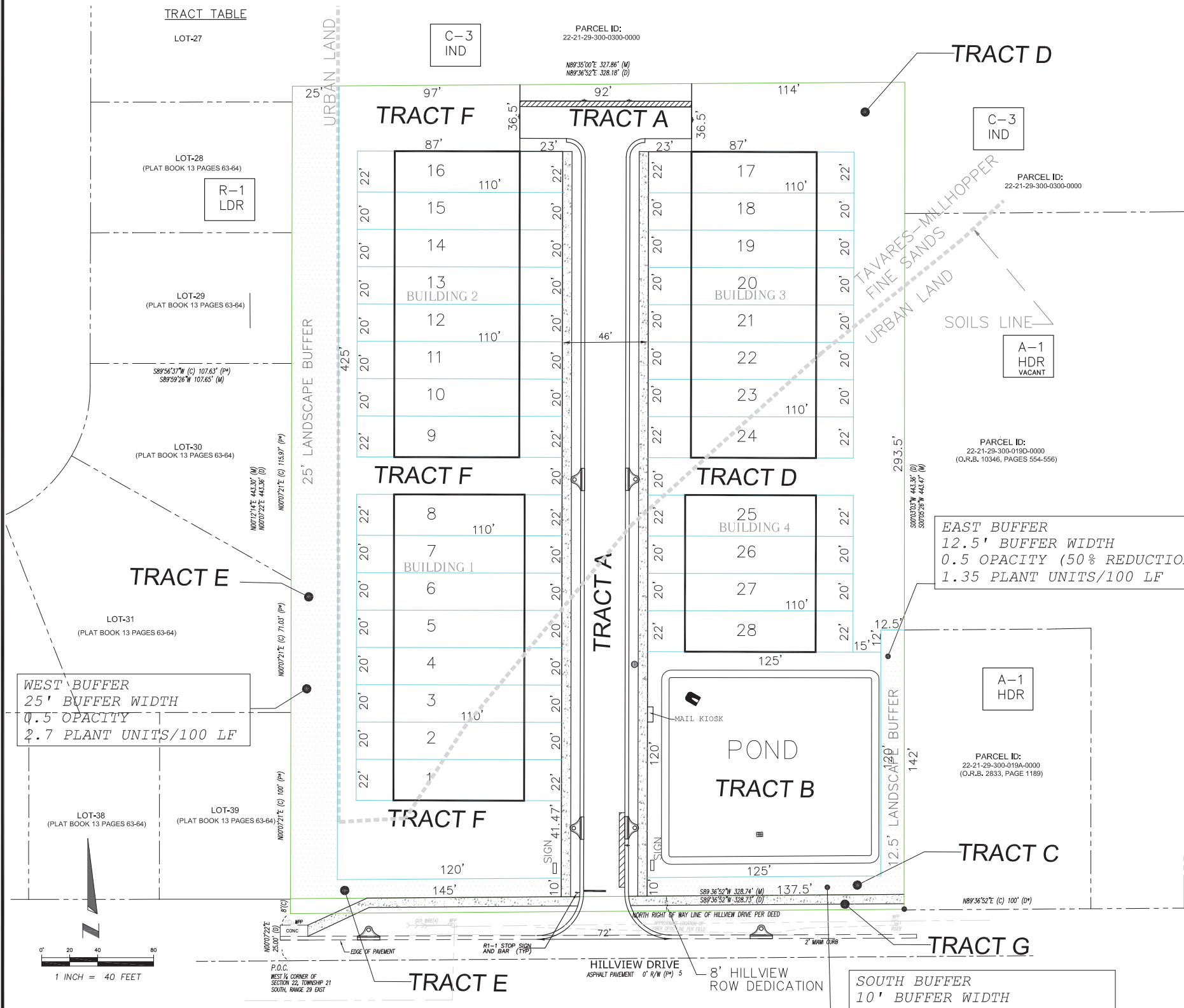
DECEMBER 2024

Scale:

1:30

Sheet Number:

2



TYPICAL LOT PLAN

2/24/2025  
K. FISCHER, P.E. # 56942  
NOT VALID UNLESS SIGNED & EMBOSSED  
BY A REGISTERED ENGINEER



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

**File Number: 2025-225**

**Title:**

**2825 Waldens Pond Cove Special Exception** - Consider a Special Exception for an assisted living facility with eight (8) residents in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove; BS2024-03 (Carol McIntyre, Applicant) District5 - Herr (**Hilary Padin, Planner**)

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services

**Authorized By:**

Jose Gomez, Development Services Director

**Contact/Phone Number:**

Hilary Padin (407) 665-7331

**Background:**

The Applicant is requesting a Special Exception for an existing assisted living facility located within the Mandarin subdivision in Longwood to increase their residents from six (6) beds to eight (8) beds.

The assisted living facility, known as Arrows Senior Care, employs four (4) staff members to provide around the clock care for their non-driving, elderly residents.

The structure is a 2,393 square foot, four (4) bedroom single-family residence. The Applicant's intent is to have two (2) residents for each bedroom, without any structural modifications to the facility.

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 21, 2024. Details of the community meeting have been provided in the agenda package.



**Staff Findings:**

In reviewing special exception requests, Section 30.3.1.5(a) of the Seminole County Land Development Code, requires that the Planning and Zoning Commission hold a public hearing to consider the proposed special exception and submit written recommendations to approve with conditions or deny the request to the Board of County Commissioners for official action. After review of the special exception request and a public hearing, the Board of County Commissioner may approve the request if it is determined that the use requested:

(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

- This assisted living facility is within an existing single-family residential subdivision in the A-1 zoning district. The facility currently houses six (6) residents, which is in character with the typical occupancy and use in a single-family residential subdivision and precluded by Florida Statute from zoning regulations. Approval of this Special Exception would allow for eight (8) residents, which would then deem the facility non-residential and trigger requirements for changes to the property and structure to make it align with a commercial use facility, such as signage, parking and sprinkler systems. The existing trend of development of the area is Suburban Estates, single-family residential in character and would not be compatible with a higher resident count, commercial use facility.

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

- The additional residents would incur additional trips by employees, visitors, medical professionals, ambulance transportation, and other vehicular traffic through this residential subdivision to support the additional resident's needs. Therefore, it would create undue adverse effects on traffic patterns, movements and volumes throughout the subdivision.

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

- The subject property has a future land use designation of Suburban Estates (SE). Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this land use designation is to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the Rural Area; and to allow existing agricultural operations to continue

until developed for other uses. Permitted uses include single family residences on a minimum of one (1) acre; general rural uses; houses of worship, country clubs (over ten acres in size); home occupations; public elementary schools, public middle schools and public high schools. Special exception uses include uses such as adult congregational living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.

- This property is located on an interior local road of an established Suburban Estates single-family residential subdivision without the means of easy access to public infrastructure to support a commercial level assisted living facility use. The Comprehensive Plan intends for the property to act as a buffer between urban development and rural area and not for a non-residential facility and therefore, is not consistent with the Seminole County Comprehensive Plan.

(4) Will not adversely affect the public interest:

- In addition to the imposition of additional traffic upon the residents of the subdivision, the proposed increase of residents would require the assisted living facility to conform to additional standards, such as parking, buffering, signage, and other requirements that would create the appearance of a commercial facility, while located within a single-family subdivision. Therefore, the granting of the subject Special Exception will adversely affect the public interest.

(5) Meets any special exception criteria described in additional use standards:

Section 30.6.10.3 of the Land Development Code of Seminole County states that assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:

- (a) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020).
- Although the location does not create an over-concentration, Florida Statute 419.001(3)(c)(3) states that a home that is located within a radius of 500 feet of an area of single family zoning substantially alters the nature and character of the area. The facility is surrounded by single family homes within an established community. The additional requirements of a facility

with over six (6) beds requires additional standards to comply with, causing the nature and character of the single-family home within a developed Suburban Estates subdivision to be altered.

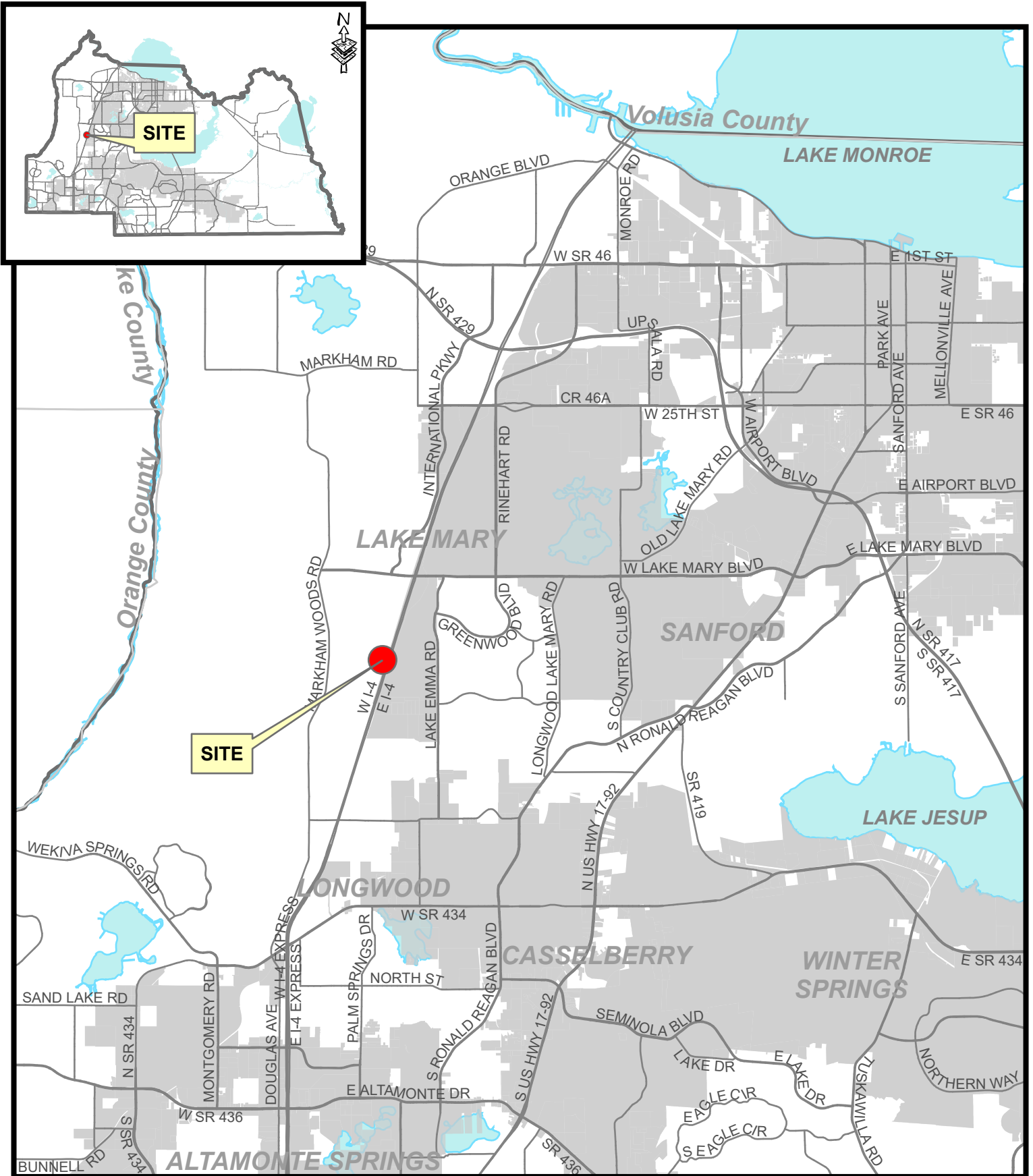
- (b) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.
- The existing structure is currently 2,393 square feet and the Applicant is not proposing to expand the structure. Therefore, the proposed structure is compatible with the neighborhood in its physical size.

(6) Meets the following additional requirements for the A-1 zoning district:

- (a) Is consistent with the general zoning plan of the rural zoning classifications; and
- (b) Is not highly intensive in nature; and
- (c) Is compatible with the concept of low-density rural land use; and
- (d) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.
- The proposed increase of beds for this existing assisted living facility would require commercial use standards, such as parking, buffering, and signage that would not be in character with the rural zoning classification. It would create additional traffic to the location that would be intensive in nature and not be compatible with the concept of low-density rural land use.
  - The subject property is serviced by Sunshine Water and has a septic system in place. Sunshine Water Services provided a letter verifying service to the address. The Florida Department of Health issued a letter approving the request for an increase to eight (8) beds.

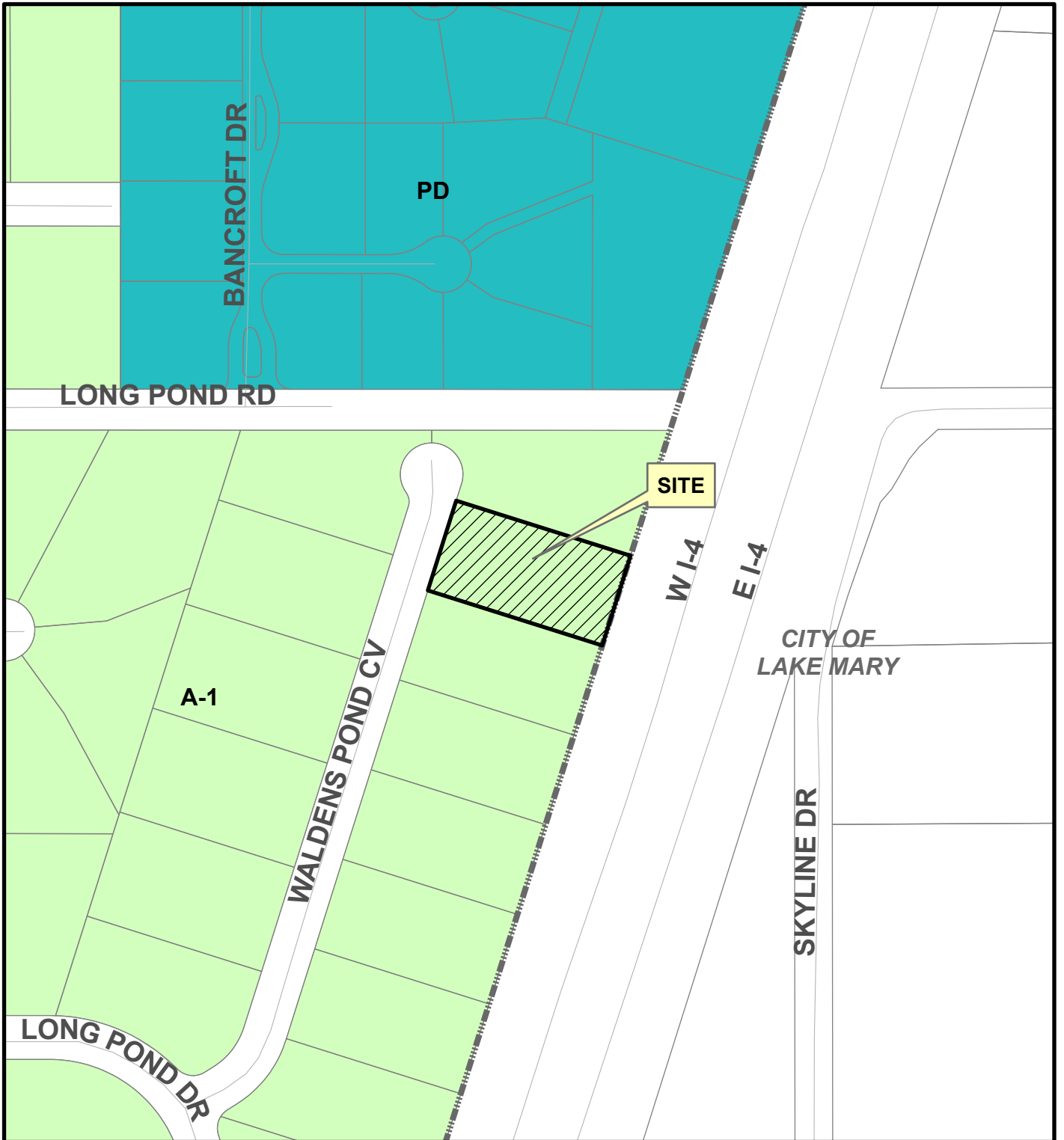
**Requested Action:**

Staff requests the Board of County Commissioners deny the Special Exception and associated Development Order for an eight (8) bed assisted living facility in the A-1 zoning district on one (1) acre, located on the east side of Waldens Pond Cove.






Date: 2/27/2025

Name BS2024-003SiteMap

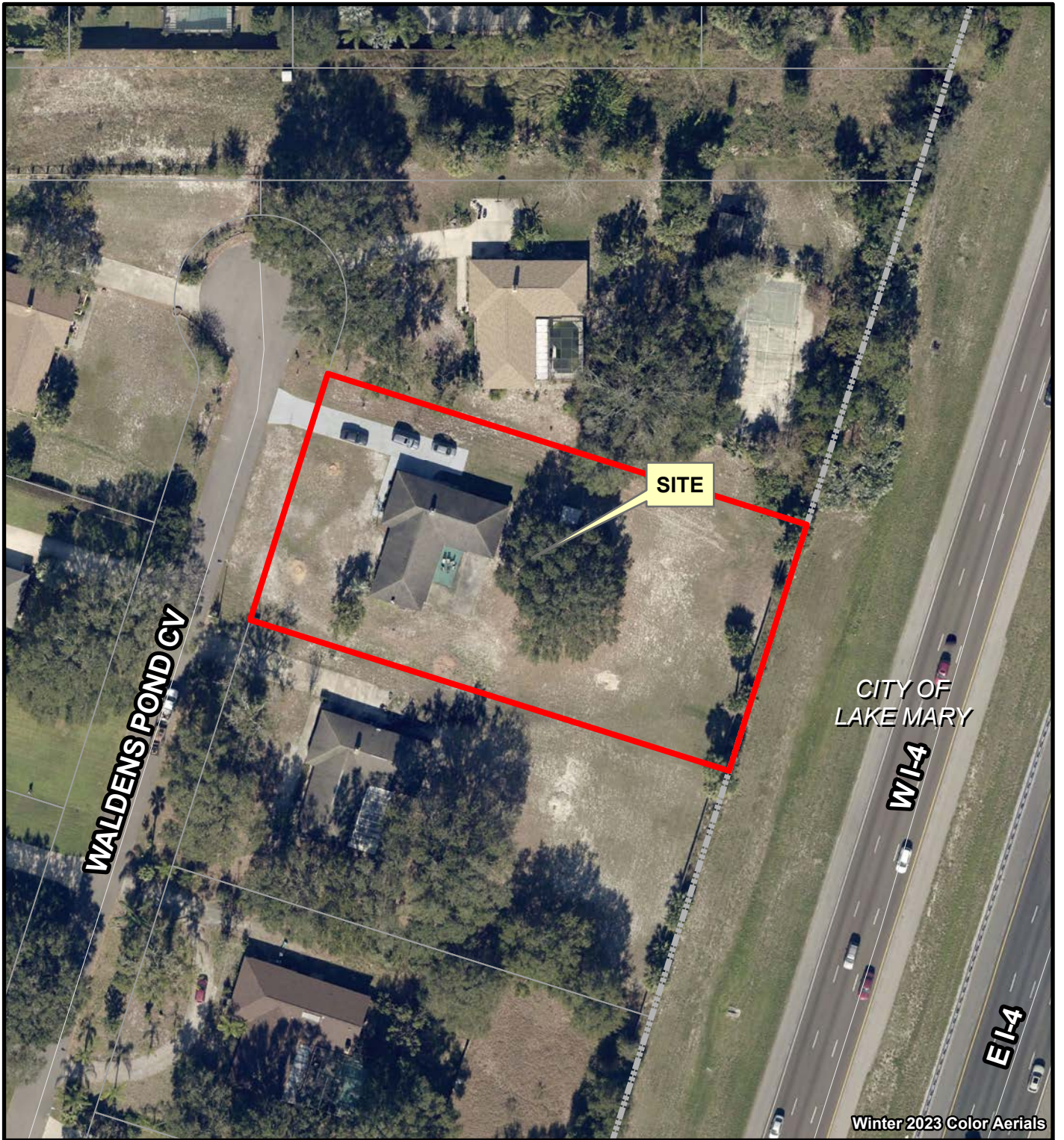


Project Name: 2825 Waldens Pond Cove  
 Project No.: BS2024-003  
 Applicant: Carol McIntyre  
 Project Zoning: A-1



-  Municipality
-  A-1
-  PD





Project Name: 2825 Waldens Pond Cove  
 Project No.: BS2024-003  
 Applicant: Carol McIntyre

Project Location:  
 2825 Waldens Pond Cove  
 Longwood, FL 32779

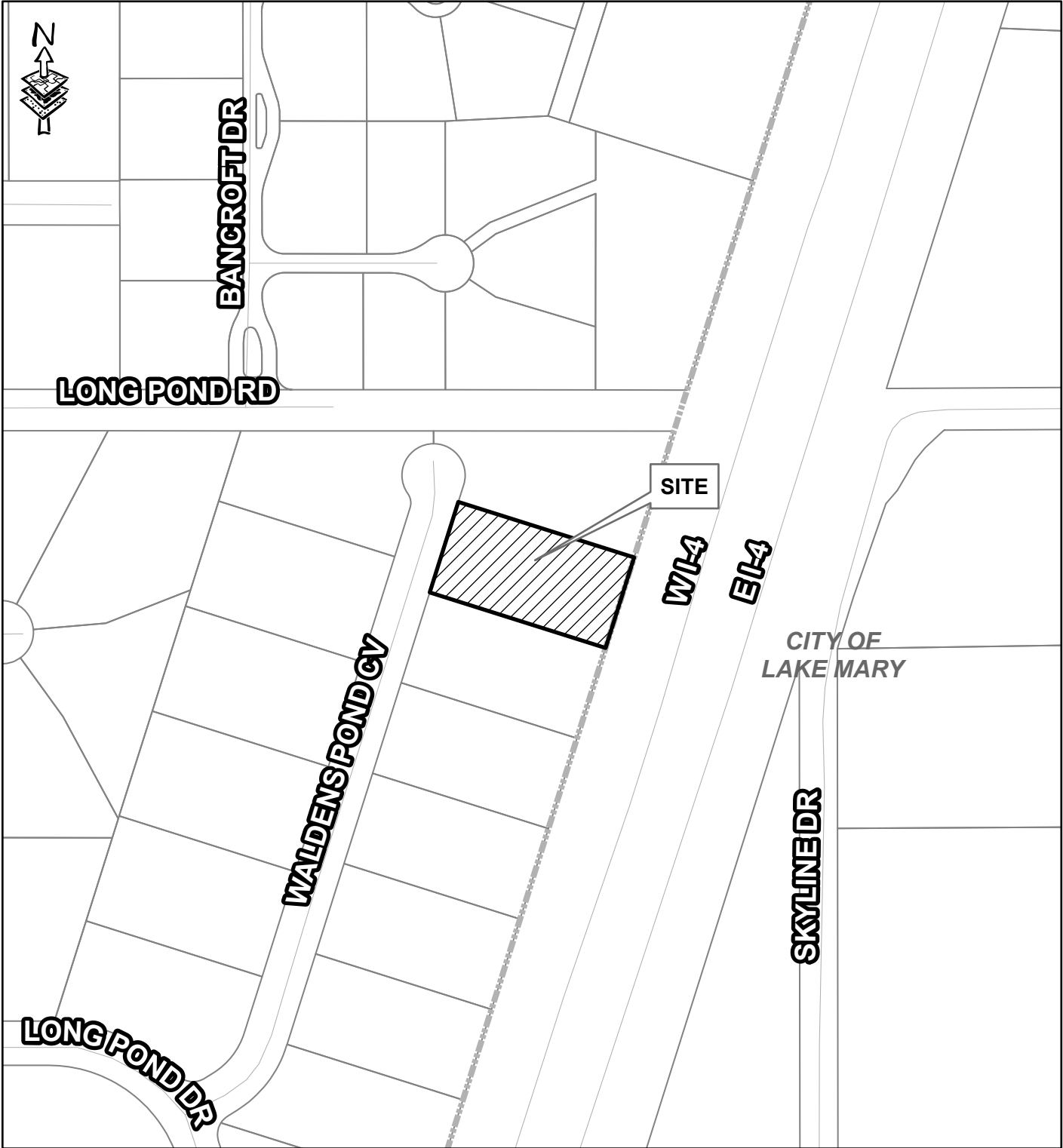


 Municipality

Date: 2/27/2025

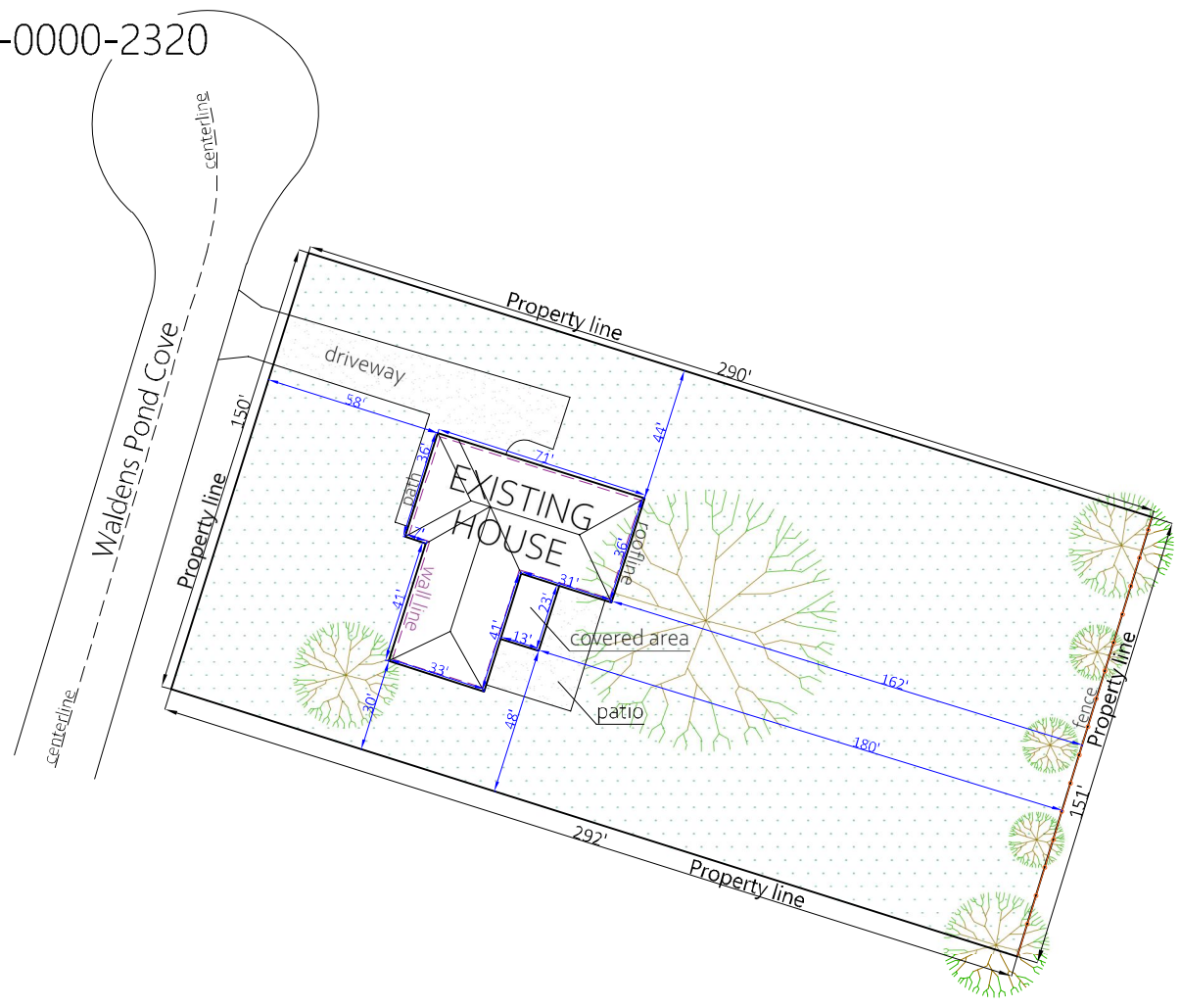
Name BS2024-003Aerial





**SITE PLAN**

Address: 2825 Waldens Pond Cove  
Longwood, FL 32779  
Parcel ID: 24-20-29-504-0000-2320  
Lot area: 1 Acres  
Plot Size: 11"x17"  
Drawing scale: 1"=40'



## **Statement of Request**

**Purpose:** To increase our current capacity from 6 beds to 8 beds, without making any structural modifications. Our facility has 4 bedrooms, each capable of accommodating 2 beds.

### **Facility Overview:**

Arrows Unlimited FL Inc. (doing business as Arrows Senior Care) is an assisted living facility dedicated to providing care and support for seniors in a comfortable, homelike environment. We aim to enhance their quality of life by assisting with activities of daily living.

### **Services Provided:**

Our facility offers a wide range of services, including assistance with bathing, feeding, grooming, dressing, medication management, meal preparation, laundry, housekeeping, recreational activities, and 24-hour supervision. Additionally, we provide hospice and respite care based on need and availability.

### **Property Size:**

The total square footage of the property is 2,300 square feet.

### **Hours of Operation:**

Arrows Unlimited is open to the public seven days a week, from 10 a.m. to 7 p.m. However, we provide care for our residents 24/7.

### **Current Capacity:**

We currently have 6 beds available for 6 residents and are at full capacity.

### **Staffing:**

We have 4 employees on staff. Our shifts are as follows:

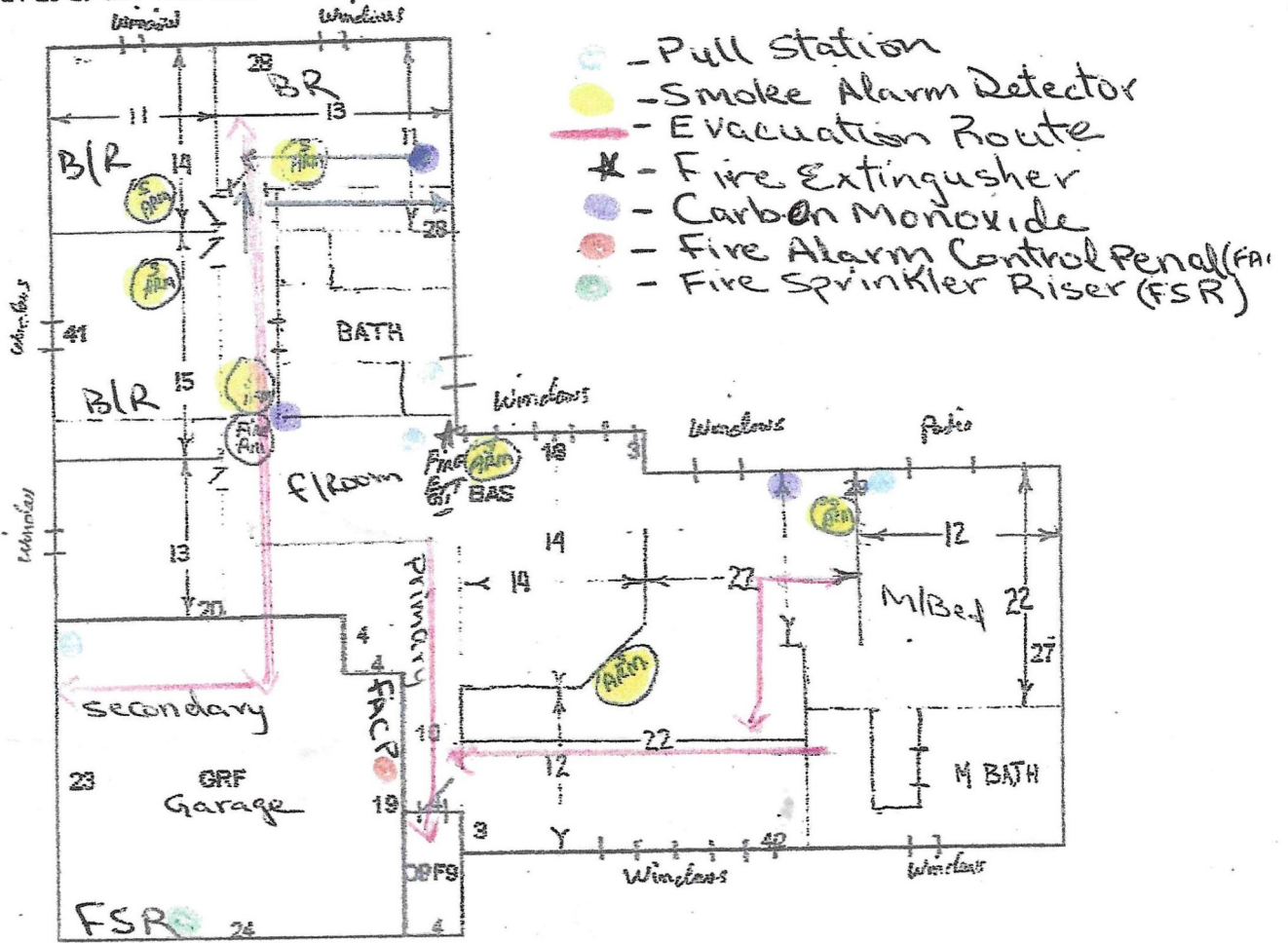
- Sunday to Saturday
  - 8 a.m. to 8 p.m.
  - 8 a.m. to 3 p.m.
  - 8 p.m. to 8 a.m.

### **Clients:**

Our residents are elderly individuals, ranging in age from 88 to 97 years old.

**Parking:**

All our current residents are non-drivers. Parking for residents will not have an impact on adjacent properties. For appointments and social engagements, residents are accompanied by either a family member or an employee. Additionally, 50% of our resident population is wheelchair-bound.



**EVALUATION PLAN 2825 Walden's Pond Cove LONGWOOD FL.**



**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On May 13, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 232  
MANDARIN SEC 7  
PB 33 PGS 14 & 15

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

**A. FINDINGS OF FACT**

**Property Owner:** AHSAN RAZA  
1130 SETON HALL CT  
SANFORD, FL 32771

**Project Name:** WALDENS POND CV (2825) - SPECIAL EXCEPTION

**Requested Development:**

A Special Exception for an assisted living facility with eight (8) residents in the A-1 (Agriculture) district.

The findings reflected in the record of the May 13, 2025, Board of County Commissioners meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

The Board of County Commissioners concludes that the proposed use is inconsistent with development trends in the area, is detrimental to the character of the area, and would adversely affect the public interest; and therefore, should not be permitted.

**C. DECISION**

The requested development approval is hereby **DENIED**.

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

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



**SEMINOLE COUNTY  
APPROVAL DEVELOPMENT ORDER**

On May 13, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 232  
MANDARIN SEC 7  
PB 33 PGS 14 & 15

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

**A. FINDINGS OF FACT**

**Property Owner:** AHSAN RAZA  
1130 SETON HALL CT  
SANFORD, FL 32771

**Project Name:** WALDENS POND CV (2825) - SPECIAL EXCEPTION

**Requested Development:**

A Special Exception for an assisted living facility with eight (8) residents in the A-1 (Agriculture) district.

The findings reflected in the record of the May 13, 2025, Board of County Commissioner’s meeting are incorporated in this Order by reference.

**B. CONCLUSIONS OF LAW**

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

**Order**

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

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

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

- a. The Special Exception granted applies only to the eight (8) bed assisted living facility 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 more than ten (10) percent in size without approval from the Board of County Commissioners.
- d. 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.
- e. 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: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners

EXHIBIT A

SITE PLAN

Address: 2825 Waldens Pond Cove

Longwood, FL 32779

Parcel ID: 24-20-29-504-0000-2320

Lot area: 1 Acres

Plot Size: 11"x17"

Drawing scale: 1"=40'



DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND DEVELOPMENT DIVISION



COMMUNITY RESIDENTIAL HOME AFFIDAVIT OF COMPLIANCE WITH CHAPTER 419,  
FLORIDA STATUTES

SECTION 1

Name of License Applicant: Arrows Unlimited Fl Inc / Carol McIntyre  
Address of Proposed Facility: 2825 Waldens Pond Cv  
City: Longwood State: FL Zip: 32779  
Number of Licensed Beds: 6  
Will this home be a foster care facility (3 beds or less) with a live-in caregiver? Yes \_\_\_ No   
If yes, go directly to Section 3 (since Section 2 would not apply to you).

SECTION 2

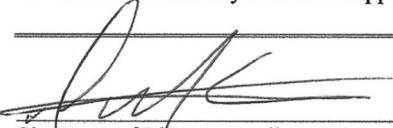
1. I have provided the local zoning authority with the most recently published data compiled by the Agency for Health Care Administration, Agency for Persons with Disabilities, and Department of Children and Families identifying all community residential homes within the jurisdiction of the local zoning authority.
2. I further certify that notification of intent to establish this facility has been made to the local zoning authority.
3. At the time of home occupancy, I will notify local government that the facility is licensed.
4. I understand that the Agency for Persons with Disabilities assumes no financial liability or other liability in the event an error has been made in calculating, measuring or certifying that this facility meets Chapter 419 requirements.

(6 or fewer beds): I certify that the proposed facility is not located within a 1,000 foot radius of another community residential home or has an approved variance\* from the local zoning authority.

(7-14 beds): I certify that this facility is not located within a 1,200 foot radius of another community residential home or within 500 feet of an area zoned single-family or has an approved Special Expectation\* from the local zoning authority.

\*Check this box if you have an approved Special Expectation from local zoning and please attach a copy.

SECTION 3

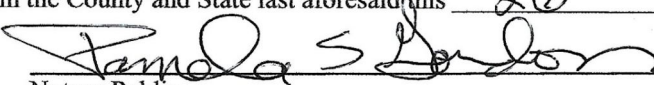
  
Signature of License Applicant

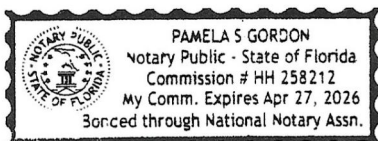
STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me by means of  physical presence OR  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Carol McIntyre who is personally known to me  OR produced identification   
Type of identification produced FL Drivers license

and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of October, 2024.

  
Notary Public



**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Ron DeSantis**  
Governor

**Joseph A. Ladapo, MD, PhD**  
State Surgeon General

*2A-1156E*

**Vision** : To be the **Healthiest State** in the Nation

January 13, 2025

Carol McIntyre  
2825 Walden's Pond Cove  
Longwood, FL 32779

RE: Contingency Letter  
Application Document No: AP2183142  
Centrax Permit Number: 59-S2-3056262  
OSTDS Number:  
2825 Waldens Pond Cv  
Longwood, FL 32779

Lot:232                      Block:0000                      Subdivision: Mandarin Sec 7

Dear Applicant:

This will acknowledge receipt of an application dated 12/20/2024 for a permit to use an existing onsite sewage treatment and disposal system located on the above referenced property.

From a review of your completed application, it has been determined that your existing system appears to meet the minimum standards of F.A.C. 62-6 for the proposed use. It is approved for use with the plans submitted to this office. If this system should fail, causing an unsanitary condition to exist, steps must be taken to bring the system into compliance immediately. Department approval of the system does not guarantee satisfactory performance for any specific period of time. Any change in material facts which served as a basis for issuance of this approval requires the applicant to modify the permit application. Such modification may result in this approval being made null and void. Issuance of this approval does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

This is the approval for the addition of beds at the existing assisted living residence at the above referenced property. There are 4 bedrooms, two have two(2) beds and 2 have one(1) bed. The bedrooms with (1) bed are approved to add one bed each. The additions of the beds will give the 4 bedrooms two beds in each bedroom. A mop sink **MUST** be added at the residence. No other additions or construction are approved.

If you have any questions on this matter, please call our office at (407) 665-3627.

Sincerely,



Carol McIntyre  
Page two  
January 13, 2025

Mary Howard, Health Consultant III

Enclosures  
cc:



200 Weathersfield Avenue  
Altamonte Spring, Florida  
United States 32714

T 866.842.8432

[www.sunshinewater.com](http://www.sunshinewater.com)

8/23/2024

Arrows Unlimited FL Inc.  
2825 Waldens Pond Cv  
Longwood, FL 32779

RE: 2825 Waldens Pond Cv, Longwood

Dear Arrows Unlimited FL Inc.:

Please allow this letter to serve as verification that the above referenced property is located within the Sunshine Water Services FPSC certificated service area for the provision of potable water service. Sunshine Water Services is an FDEP regulated public utility that provides said services to the above referenced property subject to the remittance of any meter fees, connection fees and account set up fees.

Should you have any questions, I can be reached directly by calling 866.842.8432, extension 1369 or via email at [jacquee.sillitoe@nexuswg.com](mailto:jacquee.sillitoe@nexuswg.com).



Sincerely,  
Sunshine Water Services

A handwritten signature in blue ink, appearing to read "Jacquée Sillitoe", with a long horizontal flourish extending to the right.

Jacquée Sillitoe  
Office Manager

Ec: [arrows@majesticresidences.com](mailto:arrows@majesticresidences.com)



-  Phone: 407.238.3444
-  Email: [arrows@arrowsmajestic.com](mailto:arrows@arrowsmajestic.com)
-  Facebook: <https://www.facebook.com/arrowsmajestic>
-  Address: 4420 Balfour Drive  
Orlando, FL 32835
-  Location: 30.611995

December 3, 2024

To Whom it May Concern,

Arrows Unlimited FL Inc (dba as Arrows Senior Care Home by Majestic Residences) provides activities of daily living for 6 seniors in accordance with local rules and regulations. Majestic Residences is a franchise system of assisted living homes that provides systems, processes, procedures and best practice protocols to exceed the standard of care in the residential assisted living space. Majestic Residences has a combined 50 years of assisted living experience in operations and support. Majestic Residences already is operational in multiple states, and internationally.

Arrows Senior Care Home by Majestic Residences is locally owned and operated in Orlando Florida by Carol McIntyre. Arrows Senior Care Home currently provides activities for daily for 6 residents and remains full most of the time. The care team that works at Arrows Senior Care home is background-checked, trained, and certified to provide care to our residents. The ratio of caregivers to residents will change based on the census but always meet the state required guidelines.

Arrows Senior Care Home by Majestic Residences is requesting a variance to the maximum bed capacity. Arrows Senior Care Home by Majestic Residences is requesting a special exception to increase the capacity from 6 beds to 8 beds on 1 acre in the A-1 zoning district located on the east side of Walden Pond CV, north of Long Pond Dr.

The increasing need for residential assisted living settings has increased in the past years and will grow over the upcoming years. This is a vast need for more personal care homes than what is currently available in Seminole County. Arrows Senior Care by Majestic Residences exceeds the standard of care than can currently be provided by the larger "box" communities. Residential

assisted living has shown great success and satisfaction to the already homes and “boxes” operating in Seminole County alone. Arrows Senior Care Home by Majestic Residences looks to stand out from the standard care currently provided.

The purpose of this letter is to request reasonable accommodation to allow maximum bed capacity to increase from 6 to 8 residents.

**A. An Explanation of the Proposed Use**

I intend to increase bed capacity for an already licensed assisted living home for the elderly with one or more disabilities who can no longer live on their own. Because the elderly residents have one or more disabilities, they are entitled to equal housing opportunities by the Fair Housing Act.

**B. Land Use and Building Type**

No structure shall be erected, altered, placed, or permitted to remain on any of said Lots herein designated as residential Lots other than one residential building constructed for the purpose of housing.

**C. Need for Reasonable Accommodation**

When it comes to creating housing opportunities for people with disabilities, homeowners’ associations may be required to make “reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.”

1 (1.) The Department of Housing and Urban Development and the Department of Justice describe the concept of “reasonable accommodation” this way:

A “reasonable accommodation” is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on people with disabilities than on other persons, treating persons with disabilities the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford people with disabilities an equal opportunity to use and enjoy a dwelling.

2. In my case, an accommodation (i.e. an exception to Seminole County) is necessary to allow more residents with disabilities to live in this home. I can only provide this housing opportunity to 6 residents at this time.

My request is reasonable because the home will continue to look like a single-family home. The garage will continue to look like a garage, no structural modification will be done to this property as a result of the proposed change.

Arrows Senior Care Home by Majestic Residences will host a town hall discussion that is available to attend and provide feedback.

PROJECT NAME: WALDENS POND CV (2825) - SPECIAL EXCEPTION PROJ #: 24-32000003

**Location of Meeting**      **Seminole County Public Library**

**580 Green Way Blvd**

**Lake Mary, FL 32779**

**Date: Saturday, December 21, 2024**

**Time: 9:30am to 10:30am**

Thank you for your consideration,

Carol McIntyre

Arrows Unlimited FL INC

689-610-7044





-  Cellphone: 689-310-7044
-  Arrows@majesticresidents.com
-  Telephone: 321-363-0266
-  Address: #2825 Waldens Pond Cove, Longwood FL 32779
-  Fax number: 4078713604

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## Community Meeting Minutes December 21, 2024

**Date & Time:** Meeting began promptly at 9:30 AM

**Attendees:**

- 3 community residents (names not provided; referred to as Attendee A, Attendee B, Attendee C)
- Representative(s) Arrows Unlimited FL Inc. dba Arrows Senior Care (Organizer)- Carol McIntyre,

Attendees refused to sign in or give their names but had received the mailing from Arrows Senior Care detailing the meeting. Their faces were matched to their respective residences. Handouts were offered by the organizer but refused by attendees.

Homes Represented at the meeting:

Attendee A: 2816 Waldens Pond Cove, Longwood FL, 32779

Attendee B : 2821 Waldens Pond Cove, Longwood FL. 32779

Attendee C: 2828 Waldens Pond Cove, Longwood FL, 32779

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## Discussion / Q&A

### 1. Attendee A's Concern

**Question/Concern:** “How can such a small house accommodate that many people? Residents will be crammed.”

**Arrows Response:** The current home’s square footage will accommodate the proposed increase. There are four bedrooms and three bathrooms; we plan to place two beds in each room. According to state requirements for square footage, this arrangement is compliant.

---

## **2. Attendee B’s Concern**

**Question/Concern:** Increased traffic due to the facility’s operation, with some drivers speeding in a neighborhood where children are present.

### **Arrows Response:**

- Arrows is located at the end of a cul-de-sac. Visitors to the community often drive to the end of the street to turn around, sometimes using our driveway, but they are not necessarily visiting our facility. We have no control over that.
  - Traffic in the community has also increased due to Amazon, FedEx, UPS, Uber, and food delivery drivers, not solely because of our facility.
  - We will remind visitors of Arrows to park in the driveway rather than on the street and to obey the speed limits when driving in the community.
- 

## **3. Attendee C’s Question**

**Question/Concern:** Will staffing increase?

**Arrows Response:** We will comply with required staffing ratios. Currently, we must have 168 staffing hours per week for 0–5 residents and 212 staffing hours per week for 6–10 residents. So, staffing will not increase.

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## **4. Attendee A’s Question**

**Question/Concern:** “What is the purpose of this meeting? This could have been done in a memo.”

**Arrows Response:**

- The purpose of the meeting is to inform the community of the proposed project and address any concerns.
  - This meeting is required by the Seminole County Planning and Zoning Department; we are simply following those requirements.
- 

**5. Attendee A's Follow-Up**

**Question/Concern:** “What will this resolve?”

**Arrows Response:**

- We are here to gather your concerns, respond to them, and forward them to the county.
  - If you have a specific concern you wish to see resolved, please let us know.
- 

**6. Attendee A's Additional Inquiry**

**Question/Concern:** Is there a county contact person? We don't know what information you will send them.

**Arrows Response:**

- We will provide the county with the meeting minutes.
  - The Project Manager at the county level is Angela Gates.
- 

**7. Attendee B's Complaint**

**Question/Concern:** “I often get people coming to my door looking for your facility. You need to have a sign up.”

**Arrows Response:**

- We also receive mail, packages, and visitors who are looking for another address. We have no control over that.
- We do not have a sign because we aim to blend in with the residential community. Some residents prefer no sign; others might disagree. Additionally, the fire department does not allow us to put up a sign.



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## 8. Attendee B's Concern About Taxes

**Question/Concern:** "If it's a business, then you should be paying commercial property tax. What kind of taxes do you pay?"

**Arrows Response:** We pay all taxes required by law.

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## 9. Attendee A's Concern About Medical Needs

**Question/Concern:** "I cannot see how eight persons with medical needs can be cared for in such a small home."

**Arrows Response:**

- Our facility is a non-medical facility. We assist residents with activities of daily living—bathing, eating, grooming, ambulating, and medication preparation. Housekeeping and meal preparation are also provided.
  - We do not administer medical care. If a resident needs medical attention, they go to the hospital or have a home health services visit ,to administer care.
- 

## 10. Attendee A's Objection to a Business in the Community

**Question/Concern:** "I am not okay with a business being in a residential community."

**Arrows Response:**

- Laws protect businesses of this nature in residential communities. This operation is allowed and cannot be stopped.
  - This business has been in existence in the community for over 15 years. I took over management one year ago.
- 

## 11. Attendee C's Question About Emergency Preparedness

**Question/Concern:** "In the event of an emergency (e.g., fire), how will your staff get residents to safety, especially if they are disabled? How is the facility prepared?"

**Arrows Response:**

- Our facility undergoes annual fire inspections by the fire department to ensure we are up to code.

- We conduct monthly fire drills for both residents and staff to practice safe exit procedures.
  - We have approximately four entrances/exits and an automated sprinkler system.
  - The sprinkler system is inspected every other month to ensure functionality.
  - Monthly staff training on emergency procedures is conducted.
- 

## **12. Attendee A's Additional Concern on Capacity**

**Question/Concern:** “When this business started, it was presented as a group home with four individuals. Now it’s been increased to eight. I don’t see how that’s possible.”

**Arrows Response:**

- The property has four bedrooms and three bathrooms with sufficient square footage to accommodate two residents per bedroom.
  - We are not modifying or repurposing any rooms.
  - You are welcome to visit our home to see the setup. We have an open-door policy and encourage open communication. If you have any concerns, please feel free to come by.
- 

## **13. Attendee A's Final Statement**

**Question/Concern:** “I don’t see the purpose of this meeting because nothing is being resolved. I thought I would be meeting with the county.”

**Arrows Response:** There will be a board meeting, and you will be informed of the date and time. Further discussion and decisions will be made at that meeting.

---

**Meeting End:** The meeting concluded after all questions and concerns were addressed.

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**Next Steps:**

1. Arrows Senior Care will forward these minutes to the County Project Manager, Angela Gates.
2. A future board meeting will be scheduled, and attendees will be notified.

**Additional Notes:**

- Attendees were encouraged to communicate any further concerns directly with Arrows Senior Care.
  - Attendees are encouraged to schedule a tour with Arrows Senior Care.
  - Arrows Senior Care reiterated its commitment to complying with all county and state regulations.
-