

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, December 3, 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****Public Hearing Items:**

1. **Vantage Bank Special Exception** - Consider a Special Exception to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr; (BS2025-12); (Vanessa Johnson, Vantage Properties LLC, Applicant); District3 - Constantine; (**Annie Sillaway, Principal Planner**). [2025-1042](#)

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[DEVELOPMENT ORDER](#)
[CONCEPTUAL SITE PLAN](#)
[STATEMENT OF REQUEST](#)

2. **Marsden Building PD Rezone-** Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed office and warehouse building on approximately 0.47 acres, located on the southeast corner of Division Street and Wells Avenue; (Z2025-07); (Daniel Marsden, Applicant); District 4 - Lockhart; (**Kaitlyn Apgar, Senior Planner**). [2025-1026](#)

Attachments: [AERIAL MAP](#)
[ZONING/FLU MAP](#)
[COMMUNITY MEETING](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[APPLICANT NARRATIVE](#)
[ORDINANCE](#)
[BEI FORM](#)

CLOSING BUSINESS**Approval of the 2026 Planning & Zoning Commission Meeting Dates****Elections for Chair and Vice Chair****Development Services Manager's Report****ADJOURNMENT**

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1042

Title:

Vantage Bank Special Exception - Consider a Special Exception to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr; (BS2025-12); (Vanessa Johnson, Vantage Properties LLC, Applicant); District3 - Constantine; (**Annie Sillaway, Principal Planner**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles - Planning Manager

Contact/Phone Number:

Annie Sillaway/407-665-7936

Background:

The Applicant is requesting a Special Exception to reinstate the operation of a bank on the subject property. The property has a Future Land Use of Office and OP (Office) zoning, which allows for the use of a bank if approved via a Special Exception.

The property was originally approved to operate as a bank by the Board of Adjustment on September 17, 1984. In 1996, the Board of Adjustment approved a Special Exception to reinstate bank use after the facility had been vacant for more than 180 days, causing the previous Special Exception to expire. Pursuant to Section 30.3.6 of the SCLDC (Seminole County Land Development Code), when a Special Exception use is discontinued or abandoned for 180 days or longer, the future use of the land shall revert to the permitted uses in the district in which said land is located, and a new Special Exception is required for the proposed use.

Due to the property not being used as a bank for more than 180 days, the Applicant,

Vantage Bank, is required to obtain a new Special Exception to continue the banking use on the site.

No site improvements are being proposed at this time, and the existing building will be reoccupied as a bank. On March 2, 2022, the existing TD Bank had a site plan approved to remove a retaining wall, sidewalk, and parking areas behind the drive-thru and relocate parking toward the front of the property. The approved site plan meets the SCLDC requirements for required landscape buffers, and off-street parking requirements for the use of a bank.

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, approve with conditions or deny the request to the Board of County Commissioners for official action. After reviewing the Special Exception request and a public hearing, the Board of County Commissioners may approve the request if it is determined that the use requested:

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

Staff Analysis:

The site was originally approved for a bank by the Board of Adjustment on September 17, 1984. In 1996, a Special Exception was approved by the Board of Adjustments to reinstate the use of a banking facility, due to the property not utilizing the property as a banking facility for over 180 days, so the Special Exception expired. Vantage Bank would like to reinstate the Special Exception to use the existing site as a bank. The Applicant will be using the same drive thru lanes, existing building square feet, and off-street parking.

The existing trends of development of the area consist of residential professional office developments to the north and west, which is zoned RP (Residential Professional). Across Lake Brantley Drive, adjacent to the subject property, is an existing Seacoast bank, which is zoned PD (Planned Development) called the South Bank of Florida PD and permits the use of a bank.

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

Staff Analysis:

The subject site has an existing building that was originally and has continually

been used as a bank throughout the years, where traffic calculations have already been performed to support the use of a bank. Therefore, the bank is not expected to have unduly adverse effect on existing traffic patterns, movements and volumes.

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

Staff Analysis:

The subject property has a Future Land Use designation of Office. Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this land use designation is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. This land use permits the use of a bank, when approved through the Special Exception process.

Further, the requested Special Exception to allow the use of a bank would not increase the Floor Area Ratio (F.A.R.) above 0.35, which is the maximum allowed intensity in the Office Future Land Use; therefore, the request is consistent with the Seminole County Comprehensive Plan.

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

Staff Analysis:

The use of a bank has been continuously on this site since 1984. Along SR 434, there is an existing Seacoast Bank and existing professional office establishments. Therefore, granting the subject Special Exception will not adversely affect public interest.

- (5) Meets any special exception criteria described in Additional Use Standards since the subject site is located in the OP (Office) Zoning district.

b. If located in OP:

- (i) Is consistent with the general zoning category and plan of the OP (Office) District.

Staff Analysis:

The use of a bank is consistent with the zoning category of Office with the intent of an office use that provides a transactional service to their bank members. The site currently has two (2) access points: The primary access point is from SR 434, which is classified as an arterial roadway, and the secondary access point is from Lake Brantley Drive, which is classified as a local road. The existing site will not introduce any noise or heavy commercial operations. Overall, the continued use of the site as a bank can be found to satisfy the OP District's purpose of promoting orderly, low-

intensity development that blends with nearby residential areas while maintaining appropriate access and circulation characteristics.

- (ii) Is compatible with the concept of low intensity of land usage and site coverage.

Staff Analysis:

A bank is considered a low traffic generator with limited noise and operational impacts compared to retail and commercial uses. The hours of operation are daytime hours between 9 a.m.- 5 p.m. (with some mid-week extensions to 6:00 p.m.) Monday - Friday and 9 a.m. - 5 p.m. on Saturday. The bank use is primarily inside the building with drive-thru vehicles sporadically throughout the day, with no outdoor storage, loading operations, or late-night activities. The size of the existing building for bank use is small with a total square footage of 3,228, which is compatible with the surrounding office and bank uses in the surrounding area.

- (iii) Has access to urban services, such as sewer, water, police, fire, and related services.

Staff Analysis:

The existing building is already connected to water and sewer, and the subject property is addressed for police and fire to locate the site.

- (iv) Will not create, by reason of its characteristics, a requirement for the granting of a variance as a prerequisite to the granting of said special exception, especially (by way of illustration and not limitation) variances relating to setbacks, lot size, building height, access, or parking and loading.

Staff Analysis:

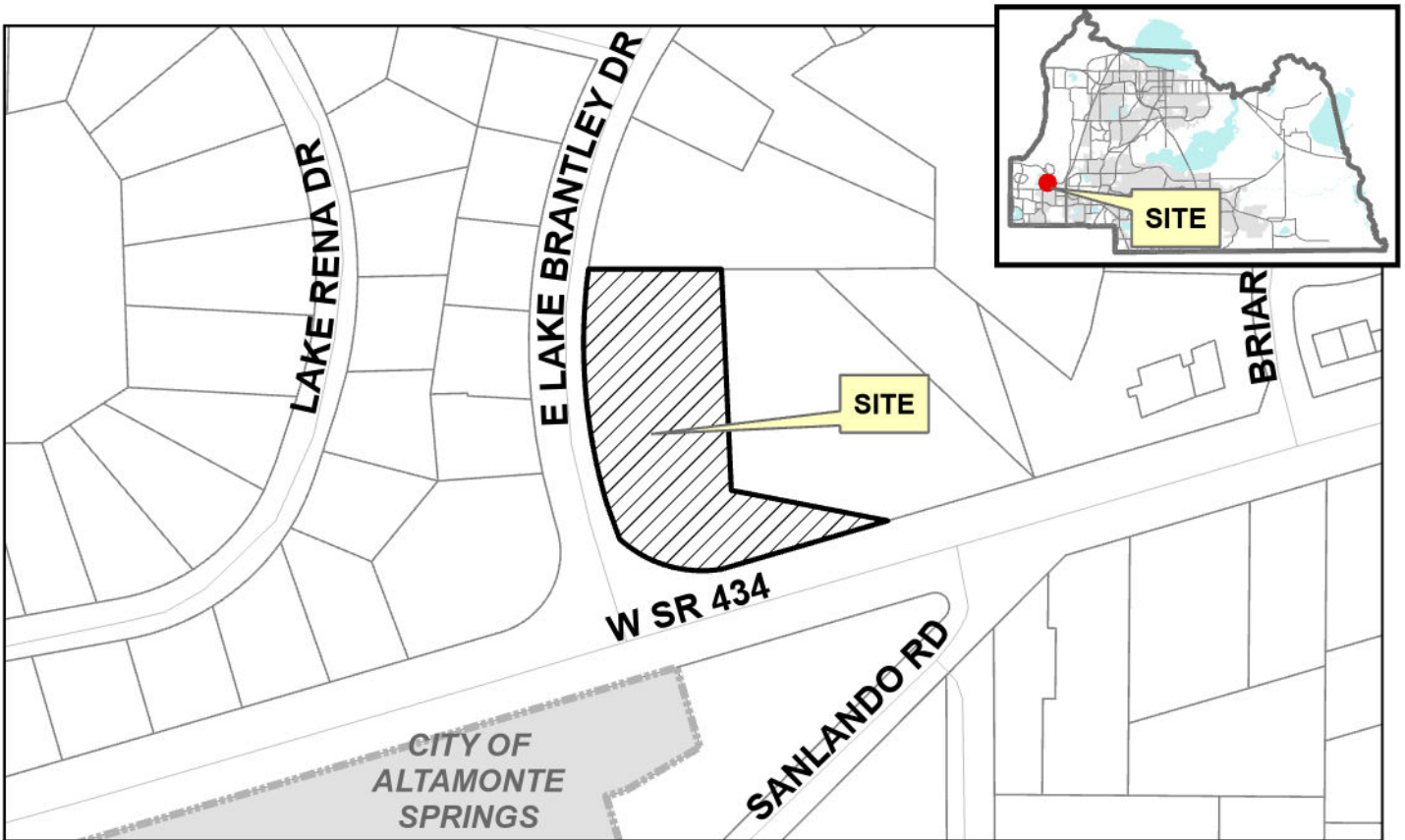
During the review of the conceptual plan, the Applicant demonstrated that the subject site located in the OP (Office) zoning district meets the minimum building setbacks, lot size, width at building line, building height, and the minimum off-street parking requirements for a bank.

Community Meeting

Per Sec. 30.3.5.1 - The Division Manager may waive the required Community Meeting, based upon the needs of the abutting communities or the County, as a result of generally accepted land use planning practices and principles. Because the property has been continuously used as a bank since its original approval in 1984, the requirement for a community meeting has been waived for this Special Exception request.

Requested Action:

Staff finds the request meets the identified portions of Section 30.3.1.5- Special Exceptions of the Seminole County Land Development Code; therefore, staff requests the Planning and Zoning Commission recommend the Board of County Commissioners approve the Special Exception and the associated Development Order, to allow the use of a bank in the OP (Office) zoning district on approximately 1.52 acres, located at the corner of SR 434 and E Lake Brantley Dr.



Project Name: Vantage Bank Special Exception
 Applicant: Vanessa Johnson, Vantage Properties LLC
 Project Number: 25-32000012 BS2025-012

Parcels

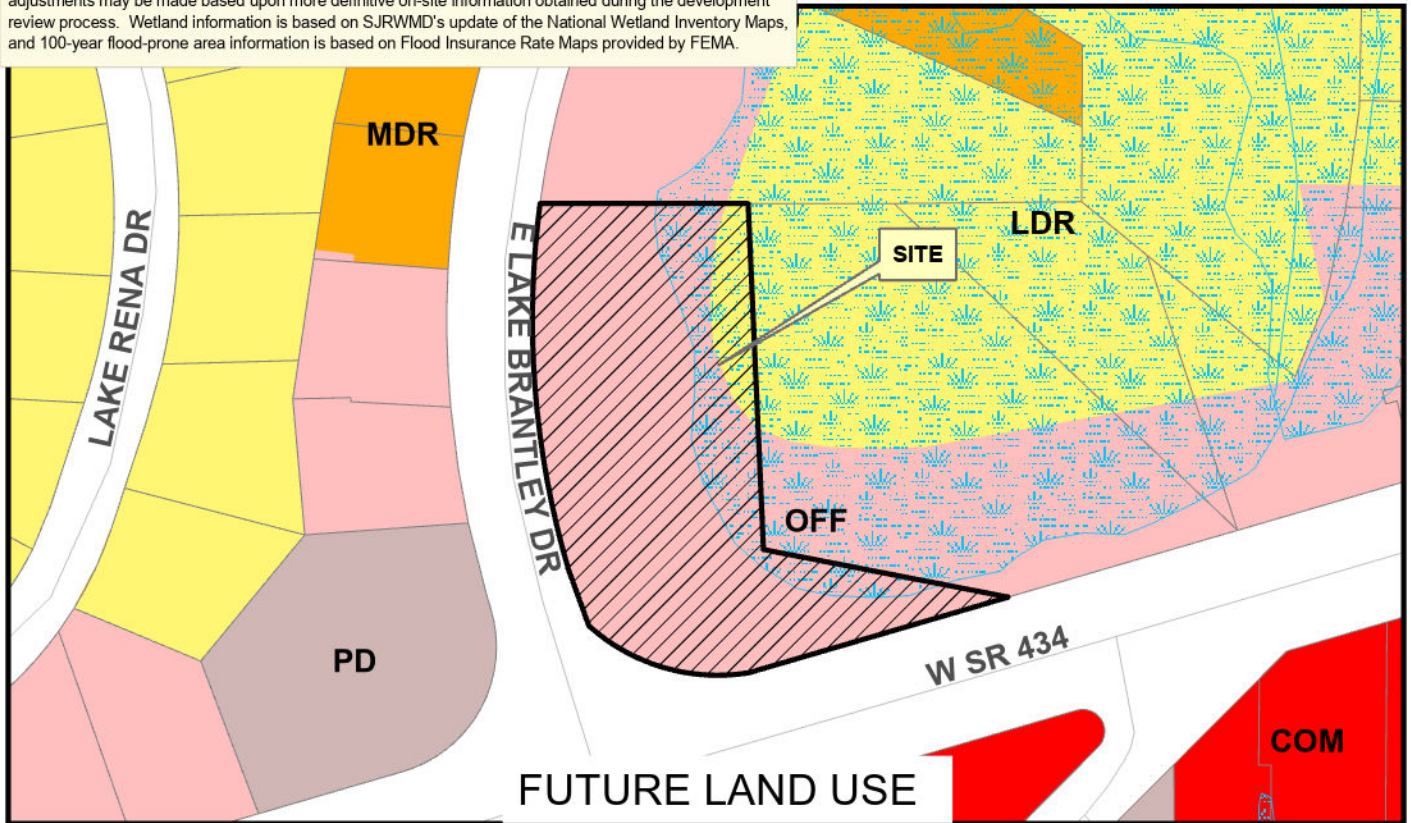


Winter 2025 Color Aerials

Date: 10/24/2025

Name Z2025-012LocationAerial

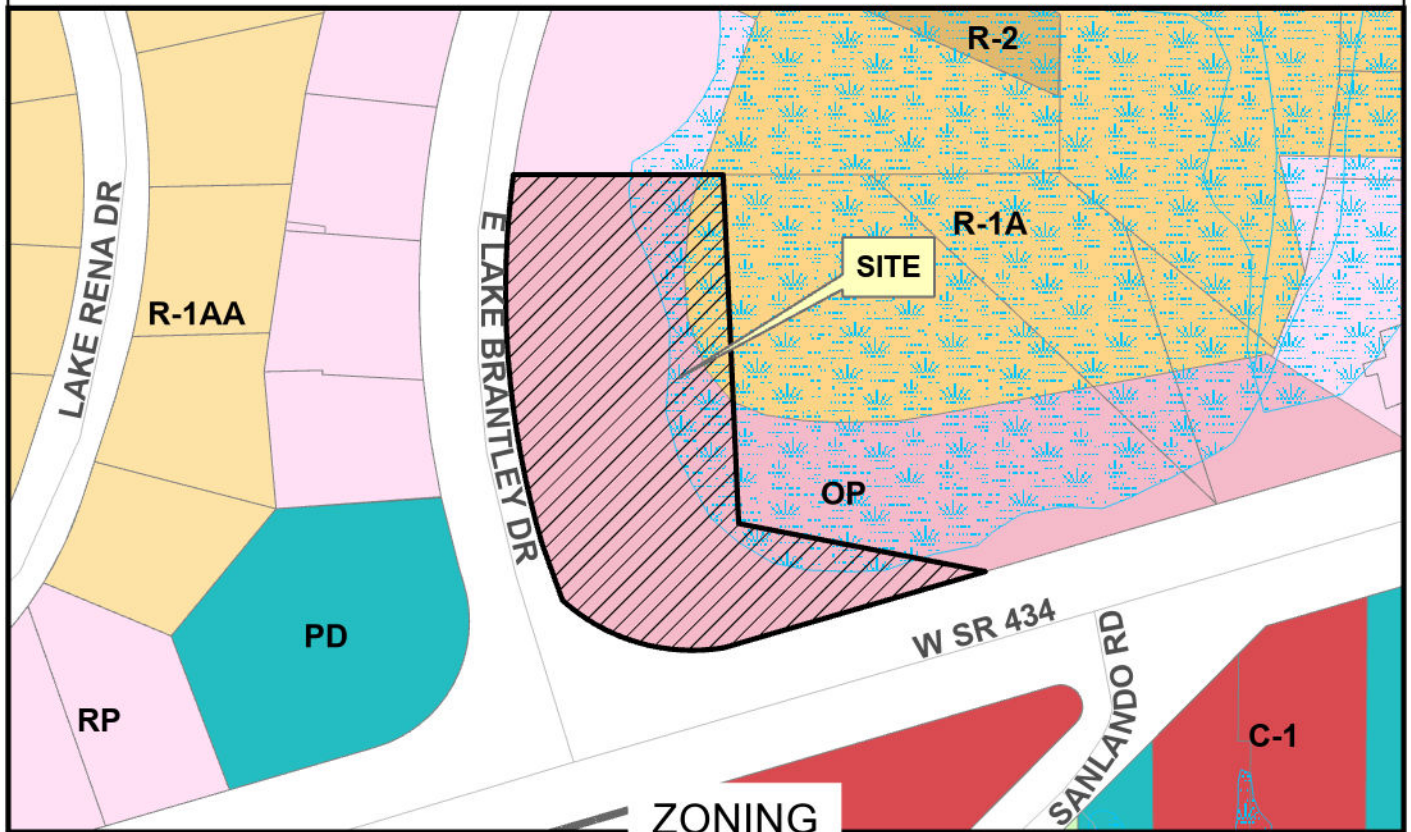
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



 CONS
  COM
  LDR
  MDR
  OFF
  PD
  PUB

Project Name: Vantage Bank Special Exception
 Applicant: Vanessa Johnson, Vantage Properties LLC
 Parcel ID: 04-2129-300-003F-0000
 2675 W SR 434 Longwood, FL 32779
 Project Number: 25-32000012 BS2025-012

FLU: Office
 Zoning: OP



ZONING

 CONS
  A-1
  R-1AA
  R-1A
  R-2
  RP
  OP
  C-1
  PD

Date: 10/24/2025

Name Z2025-0012FluZonePg

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 13, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Exhibit B
Legal Description

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

A. FINDINGS OF FACT

Property Owner: Citrus Bank
3450 Clark Road
Sarasota, FL 34231

Project Name: VANTAGE BANK - SPECIAL EXCEPTION

Requested Development:

Consider a Special Exception to allow the use of a bank in the OP (Office) zoning district.

The findings reflected in the record of the January 13, 2026, Board of County Commissioner's meeting is 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 use of a bank 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. Any future development of the subject property described in "Exhibit B", will require approval of a site plan that meets all applicable Seminole County Land Development Code requirements including, but not limited to, Chapter 40.
- d. The hours of operation are Monday through Friday from 9:00 a.m. – 5:00 p.m. (with some mid-week extensions to 6:00pm), Saturday from 9:00 a.m. – 1:00 p.m., and Sunday – Closed.

(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

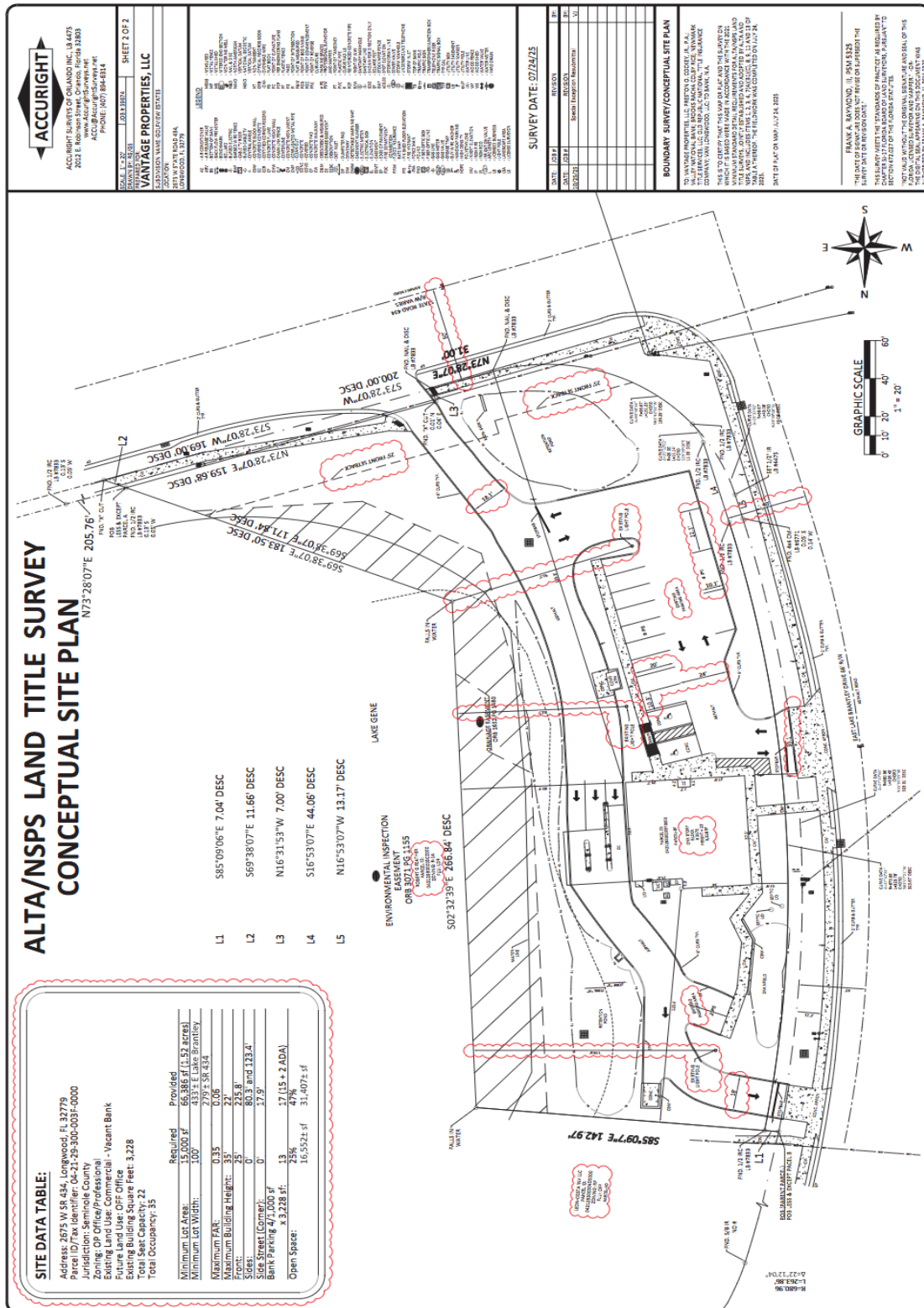


EXHIBIT B
Legal Description

From the East Quarter corner of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, run thence North 89 degrees 48 minutes 34 seconds West a distance of 586.40 feet to a point on the East right of way line of East Lake Brantley Drive; thence Southerly along said East right of way line a distance of 47.22 feet to a concrete monument at the Southwest corner of Lot 1, Block A, of GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I, as per Plat thereof recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida, said point being the P.C. of a curve concave Westerly, having a radius of 1178.92 feet, run thence along the arc of said curve a distance of 675.50 feet to the P.T.; thence South 32 degrees 46 minutes 53 seconds West along said East right of way line a distance of 27.00 feet to the P.C. of a curve concave Easterly, having a radius of 680.96 feet; run thence along said East right of way line and the arc of said curve a distance of 263.86 feet for a POINT OF BEGINNING; thence departing from said right of way line, run South 85 degrees 09 minutes 07 seconds East a distance of 150.00 feet; thence South 02 degrees 32 minutes 39 seconds East a distance of 266.84 feet; thence run South 69 degrees 38 minutes 07 seconds East 183.50 feet to a point on the Northerly right of way line of State Road 434; run thence South 73 degrees 28 minutes 07 seconds West along the Northerly right of way line of State Road 434 a distance of 200.00 feet to the P.C. of a curve concave Northerly, having a radius of 96.67 feet; run thence along the arc of said curve through a central angle of 89 degrees 38 minutes 46 seconds a distance of 151.25 feet to the P.T.; run thence North 16 degrees 53 minutes 07 seconds West along the Easterly line of East Lake Brantley Drive a distance of 13.17 feet to the P.C. of a curve concave Easterly, having a radius of 680.96 feet through a central angle of 27 degrees 27 minutes 56 seconds a distance of 326.43 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING 2 PARCELS:

Parcel A

As shown in Official Records Book 1663, Page 542 - Parcel No. 138, Section 77580-2605, that part of: A parcel of Land in Section 4, Township 21 South, Range 29 East, Seminole County, Florida, described as follows:

From the East Quarter corner of said Section 4, run thence North 89 degrees 48 minutes 34 seconds West a distance of 586.40 feet to a point on the East right of way line of East Lake Brantley Drive; thence Southerly along said East right of way line a distance of 47.22 feet to a concrete monument at the Southwest corner of Lot 1, Block A of GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I, as per Plat thereof recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida, said point being the P.C. of a curve, concave Westerly, having a radius of 1178.92 feet; run thence along the arc of said curve a distance of 675.50 feet to the P.T.; thence South 32 degrees 46 minutes 53 seconds West along said East right of way line a distance of 27.0 feet to the P.C. of a curve concave Easterly, having a radius of 680.96

feet; run thence along said East right of way line and the arc of said curve a distance of 263.86 feet; thence departing from said right of way line, run South 85 degrees 09 minutes 07 seconds East a distance of 150.00 feet; thence South 02 degrees 32 minutes 39 seconds East a distance of 266.84 feet; thence run South 69 degrees 38 minutes 07 seconds East 171.84 feet to the POINT OF BEGINNING; thence continue South 69 degrees 38 minutes 07 seconds East 11.66 feet; thence run South 73 degrees 28 minutes 07 seconds West 169.00 feet along the Northerly right of way line of State Road No. 434; thence run North 16 degrees 31 minutes 53 seconds West 7.00 feet; thence North 73 degrees 28 minutes 07 seconds East 159.68 feet to the POINT OF BEGINNING.

PARCEL B

As shown in Official Records Book 1652, Page 1479 - from the East Quarter corner of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, run thence North 89 degrees 48 minutes 34 seconds West a distance of 586.40 feet to a point on the east right of way line of East Lake Brantley Drive; thence Southerly along said East right of way line a distance of 47.22 feet to a concrete monument at the Southwest corner of Lot 1, Block A of GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I as per Plat thereof recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida, said point being the P.C. of a curve concave Westerly, having a radius of 1178.92 feet; run thence along the arc of said curve a distance of

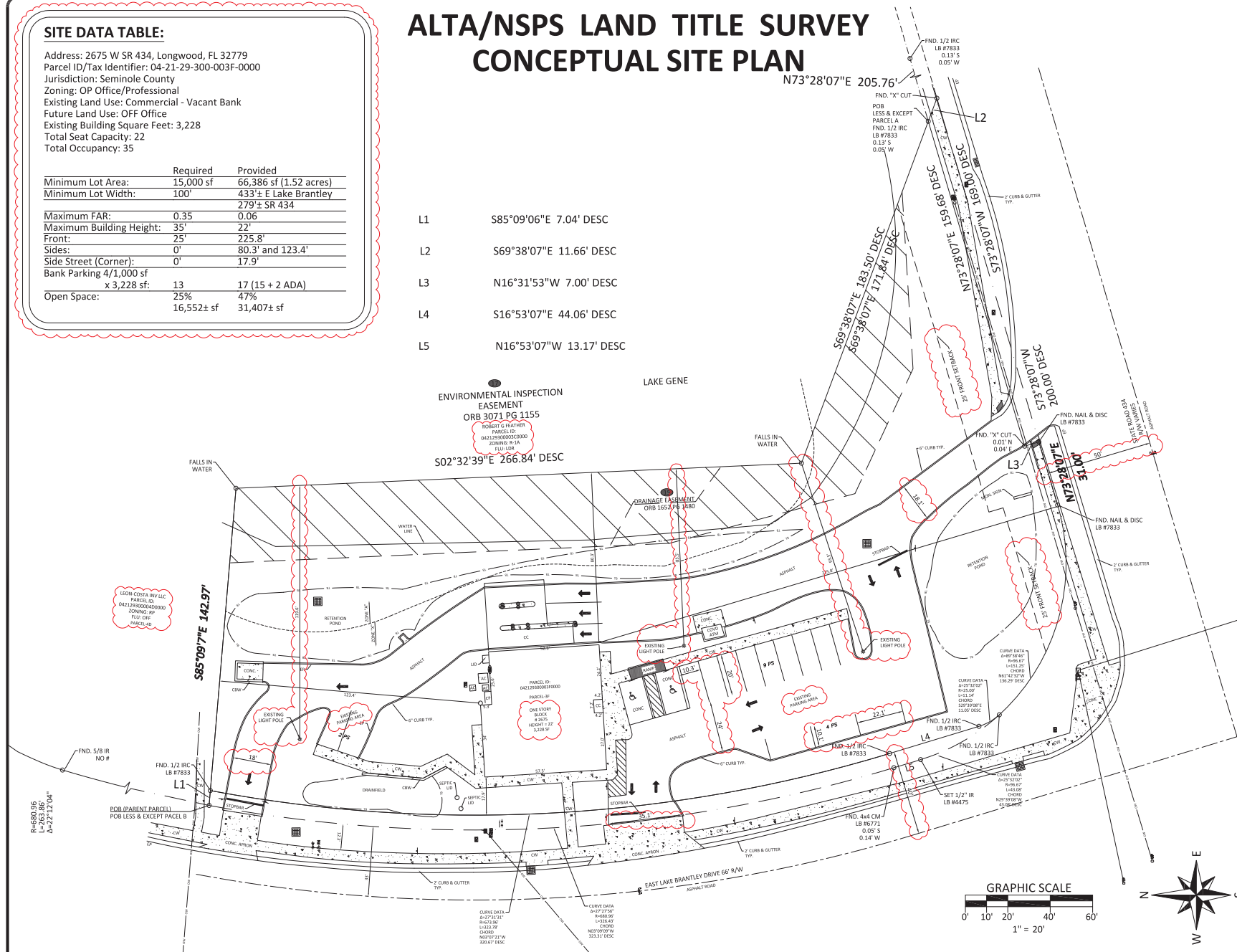
675.50 feet to the P.T.; thence South 32 degrees 46 minutes 53 seconds West along said East right of way line a distance of 27.0 feet to the P.C. of a curve concave Easterly, having a radius of 680.96 feet; run thence along said East right of way line and the arc of said curve a distance of 263.86 feet to the POINT OF BEGINNING; thence departing said right of way run South 85 degrees 09 minutes 06 seconds East 7.04 feet; thence run Southerly 323.78 feet along the arc of a curve concave Easterly, said curve being 7 feet Easterly of and parallel to the aforementioned Easterly right of way line of East Lake Brantley Drive having a radius of 673.96 feet and a central angle of 27 degrees 31 minutes 31 seconds; thence run South 16 degrees 53 minutes 07 seconds East 44.06 feet; thence run Southerly 11.14 feet along the arc of a curve concave Easterly having a radius of 25.00 feet and a central angle of 25 degrees 32 minutes 02 seconds; thence run along said Easterly right of way line the following three courses; Northwesterly 43.08 feet along the arc of a curve concave Northeasterly having a radius of 96.67 feet, a central angle of 25 degrees 32 minutes 02 seconds and a chord of 42.73 feet that bears North 29 degrees 39 minutes 08 seconds West; North 16 degrees 53 minutes 07 seconds West 13.17 feet; Northerly 326.43 feet along the arc of a curve concave Easterly having a radius of 680.96 feet and a central angle of 27 degrees 27 minutes 56 seconds to the POINT OF BEGINNING.

Address: 2675 W SR 434, Longwood, FL 32779
Parcel ID/Tax Identifier: 04-21-29-300-003F-0000
Jurisdiction: Seminole County
Zoning: OP Office/Professional
Existing Land Use: Commercial - Vacant Bank
Future Land Use: OFF Office
Existing Building Square Feet: 3,228
Total Seat Capacity: 22
Total Occupancy: 35

	Required	Provided
Minimum Lot Area:	15,000 sf	66,886 sf (1.52 acres)
Minimum Lot Width:	100'	433' ± E Lake Brantley
		279' ± SR 434
Maximum FAR:	0.35	0.06
Maximum Building Height:	35'	22'
Front:	25'	225.8'
Sides:	0'	80.3' and 123.4'
Side Street (Corner):	0'	17.9'
Bank Parking 4/1,000 sf		
x 3,228 sf	13	17 (15 + 2 ADA)
Open Space:	25%	47%
	16,552± sf	31,407± sf

N73°28'07"E 205.76

- | | |
|----|-------------------------|
| L1 | S85°09'06"E 7.04' DESC |
| L2 | S69°38'07"E 11.66' DESC |
| L3 | N16°31'53"W 7.00' DESC |
| L4 | S16°53'07"E 44.06' DESC |
| L5 | N16°53'07"W 13.17' DESC |



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 20'	JOB # 59674	SHEET 2 OF 2
DRAWN BY: B.C./C		

PREPARED FOR:
VANTAGE PROPERTIES, LLC

SUBDIVISION NAME: GOLFVIEW ESTATES

LOCATION:
2675 W STATE ROAD 434,
LONGWOOD, FL 32779

[illegible]

SURVEY DATE: 07/24/25

[illegible]

BOUNDARY SURVEY/CONCEPTUAL SITE PLAN

TO: VANTAGE PROPERTIES, LLC; PRESTON O. COCKEY, JR., P.A.; VALLEY NATIONAL BANK; BROOKS RACHA COLBY RICE; NEWMARK TITLE SERVICES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; VAN LONGWOOD, LLC; TD BANK, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1)(C), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 24, 2025.

DATE OF PLAT OR MAP: JULY 24, 2025

FRANK A. RAYMOND, III, PSM 5325

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY
CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.

COPYRIGHT © 1986 - 2025, ACCURIGHT SURVEY



September 11, 2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771
Via Email: eplandesk@seminolecountyfl.gov

RE: 2675 W SR 434, Longwood, FL 32779 – Special Exception Use for PNC Bank

SPECIAL EXCEPTION STATEMENT OF REQUEST

The property located at 2675 W. State Road 434, Longwood, FL has operated as a bank since 1986. Under the current OP zoning designation, a bank use is permitted only by Special Exception. Following the closure of TD Bank on April 26, 2024, the building has remained vacant for more than 180 days, prompting this request for approval of the proposed new tenant, **PNC Bank**.

The site encompasses 1.52 acres of developed land and includes an existing 3,295± square-foot bank building with three drive-thru lanes, a covered ATM, 17 parking spaces, site lighting, signage, and landscaping. Utilities are provided as follows: water service by Seminole County Utilities, electric service by Duke Energy, and a private septic system with drain field for sewer/waste. Stormwater is managed via existing storm drains and sheet flow into the lake, a portion of which lies on the property. Site access is available from both East Lake Brantley Drive and West State Road 434.

Surrounding uses include:

- North: administrative office building
- South (across SR 434): outdoor furniture store
- East: densely vegetated land and a lake
- West (across East Lake Brantley Drive): eyecare offices, construction company offices, and a bank

The proposed PNC branch is expected to employ approximately six staff members on-site at a time and operate with the following hours:

- Monday–Friday: 9:00 AM – 5:00 PM (with some mid-week extensions to 6:00 PM)
- Saturday: 9:00 AM – 1:00 PM
- Sunday: Closed (with limited exceptions for grocery-store locations)
- Drive-thru: Typically opens about 30 minutes earlier than lobby hours

Additionally, we respectfully request a waiver of the **Community Meeting** given the property has functioned as a bank for nearly 40 years without adverse impact, and no major modifications to the site are anticipated.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1026

Title:

Marsden Building PD Rezone- Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed office and warehouse building on approximately 0.47 acres, located on the southeast corner of Division Street and Wells Avenue; (Z2025-07); (Daniel Marsden, Applicant); District 4 - Lockhart; **(Kaitlyn Apgar, Senior Planner)**.

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Dagmarie Segarra, Deputy Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/407-665-7377

Background:

The Applicant is requesting a Rezone from C-2 (General Commercial) to PD (Planned Development) in order to develop the property with an office and warehouse building. Within the proposed PD, the Applicant is requesting the following permitted uses: general retail sales and services, trades and general office use, and enclosed storage/warehousing space accessory to principal office use.

The property has a Future Land Use designation of Mixed-Use Development (MXD), which allows a maximum Floor Area Ratio (F.A.R.) of 1.0 and supports the use of Planned Development (PD) zoning. The Applicant is proposing an F.A.R. of 0.20, which is within the allowable limit.

The subject property is currently zoned C-2 (Retail Commercial), which permits general retail and office uses, but does not allow warehouse uses. Warehouse uses are only permitted within the C-3 (Heavy Commercial and Very Light Industrial) zoning

district, which is restricted to properties with an Industrial Future Land Use designation. Very light industrial uses are a potential development option under the MXD Future Land Use designation pursuant to Future Land Use Policy 4.2.2 (A)(4). To develop the property as proposed, the Applicant is required to rezone to PD (Planned Development), consistent with Policy 4.2.2(F)(6), as the property is a new development on a non-residentially zoned lot.

The proposed PD zoning will establish new development entitlements to permit a warehouse component accessory to office uses, consistent with the intent of the existing Future Land Use designation of MXD.

The intent of the Mixed-Use Development (MXD) Future Land Use is to encourage compact, walkable development patterns that integrate complementary uses. The site is within walking distance of US Highway 17-92, and the Applicant is proposing a sidewalk connection from the site to the existing sidewalk network along the highway, further supporting pedestrian connectivity in the area.

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

- East: Future Land Use: Mixed-Use Development
 Zoning: C-2 (General Commercial)
 Florida Department of Transportation (FDOT) maintained Stormwater Pond
- West: Wells Avenue- County maintained Local Road
 Future Land Use: Low Density Residential and Medium Density Residential
 Zoning: R-1A (Single Family Dwelling), R-2 (One and Two Family Dwelling), A-1 (Agriculture)
 American Legion establishment and a two-family residence (duplex)
- North: Future Land Use: Mixed-Use Development
 Zoning: C-2 (General Commercial)
 Boat sales establishment
- South: Future Land Use: Mixed-Use Development
 Zoning: C-2 (General Commercial)
 Vacuum and sewing machine repair/sales

Site Analysis

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to site plan or final engineering approval.

Utilities:

The site is currently located within the City of Casselberry's water service area, Seminole County's sewer service area, and outside of any reclaimed water service area. Prior to development, the property will be transferred to Seminole County's water service area during the final engineering stage to ensure that both water and sewer services are provided by the same utility provider.

The site will be required to connect to Seminole County's water and sewer systems. Existing infrastructure includes a 6-inch water main along the southeast side of Wells Avenue and a 6-inch gravity sewer lateral stubbed out at the property line along the south side of Division Street. Adequate water and sewer capacity is available to serve the proposed development.

Transportation/Traffic:

The property proposes access onto Division Street, which is classified as a local road. Currently, Division Street does not have improvements programmed in the County 5-year Capital Improvement Program.

Sidewalks:

There are currently no existing sidewalks along Division Street and Wells Avenue. As part of the proposed development, the developer will be required to construct a 5-foot-wide sidewalk along both frontages to enhance pedestrian connectivity and comply with County design standards.

Drainage:

The proposed project is located within the Gee Creek Drainage Basin, which has limited downstream capacity. Accordingly, the site will be required to be designed to retain more than the volumetric difference for the 25-year, 24-hour storm event and to limit post-development discharge rates to levels that do not exceed pre-development conditions, provided a viable outfall is available. If a viable outfall cannot be provided, the site will be required to retain the entire 25-year, 24-hour storm event onsite.

Buffers:

Pursuant to the Seminole County Land Development Code (SCLDC), the proposed development is required to provide ten (10) foot-wide landscape buffers along the north and west portions of the site. However, due to the limited size of the property, the Applicant has applied the provisions of SCLDC Sec. 30.14.11- *Constrained site buffers*, as approved by the Development Services Director. This section allows a reduction in buffer width where the installation of standard buffers would reduce the developable area of the site by ten (10) percent or more. Accordingly, the Applicant is required to provide five (5) foot-wide buffers along the north and west property lines

The Master Development Plan (MDP) depicts a five (5) foot-wide landscape buffer with a three (3) foot hedge along the north and west perimeters to achieve the required 0.2 opacity. While there is no buffer requirement adjacent to the south of the property line, the applicant is proposing a five (5) foot-wide landscape buffer with an opacity of 0.1 to enhance site aesthetics and compatibility. There is no buffer requirement along the east property line. Final buffer compositions will be established and approved at Final Development Plan.

Open Space:

A minimum of twenty-five (25) percent open space is provided in compliance with the Seminole County Land Development Code (SCLDC) Sec. 30.14.2.2.

Consistency with the Land Development Code

The intent and purpose of the PD (Planned Development) zoning district is to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.

The proposed PD Zoning designation and the associated Master Development Plan have been evaluated for compatibility with the SCLDC in accordance with Chapter 30,

Part 8.

Review Criteria for Planned Developments, as per SCLDC Sec. 30.8.5.3, provides that in approving a Planned Development, the Board of County Commissioners shall affirm the following:

- (a) Comprehensive Plan Consistency: In approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide.

Staff Analysis: See full Consistency with the Comprehensive Plan analysis below.

- (b) Greater Benefit and Innovation Criteria: PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations.

Staff Analysis:

The proposed development is expected to reduce vehicle miles traveled (VMT) per household, as the integration of warehouse and commercial office uses within a single site results in fewer daily vehicle trips, consistent with the Institute of Transportation Engineers (ITE) trip generation data, compared to the same uses developed separately on individually zoned properties.

Additionally, the project provides an innovative development concept that combines retail commercial and office uses with accessory warehousing to support the principal operations within the building. The site integrates the pedestrian-oriented design of the MXD Future Land Use designation and complies with Land Development Code provisions for bicycle parking, thereby promoting multimodal connectivity and accessibility to the site.

- (c) In addition, any proposed development under the PD (Planned Development) Ordinance must address the following goals:

1. Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.

Staff Analysis:

The proposed project is proposing to exceed buffer requirements. The Applicant has applied the provisions of SCLDC Sec. 30.14.11- *Constrained site buffers* in order to

achieve required buffers along the north and west property lines. While there is no buffer requirement adjacent to the south property line, the applicant is proposing a five (5) foot-wide landscape buffer with an opacity of 0.1, which will exceed the landscape buffer code requirements.

2. Minimize transportation impacts through design elements, which may include, but are not limited to multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.

Staff Analysis:

The Applicant is proposing bicycle parking in accordance with the SCLDC and must provide pedestrian connectivity to the existing sidewalk along US Hwy 17-92.

(d) The PD application shall include a narrative addressing the following:

- (1) How the proposed development addresses the goals of the Comprehensive Plan.
- (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.
- (3) How does the proposed development provide an innovative approach to land development.
- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.

Staff Analysis:

The Applicant has provided a narrative addressing the requirements of this section. This narrative is provided in the agenda packet.

Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County shall consider uses or structures proposed within the Planned Development zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to; lot size, setbacks, buffering, landscaping, lighting, and building heights.

The proposed PD (Planned Development) zoning classification together with the associated Master Development Plan (MDP) and Development Order (DO), appropriately addresses compatibility with the surrounding development pattern. The proposed PD establishes specific uses, defines maximum building height, and provides adequate buffering to ensure compatibility with the adjacent properties. In addition, any proposed lighting will be required to comply with the standards of the SCLDC. The PD proposes a maximum F.A.R. of 1.0, which is consistent with the MXD Future Land Use designation's maximum allowable F.A.R. for non-residential uses.

Pursuant to Policy FLU 4.2.2 (A)(4), new single-use non-residential development, including commercial office and very light industrial uses, are permitted on parcels smaller than six (6) acres. The subject property area is 0.47 acres, which meets this criterion.

In accordance with Policy FLU Policy 4.2.2 (F)(3), the Mixed-Use Development Future Land Use places emphasis on walkability. The proposed building façade is oriented to the west to provide direct pedestrian access and a sidewalk connection to the existing sidewalk network along US Highway 17-92, consistent with the intent to promote a walkable, connected development pattern.

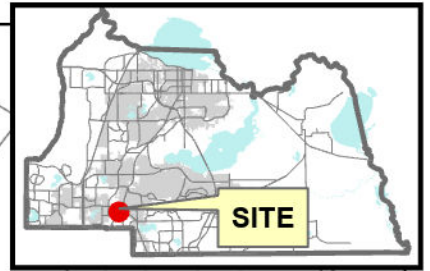
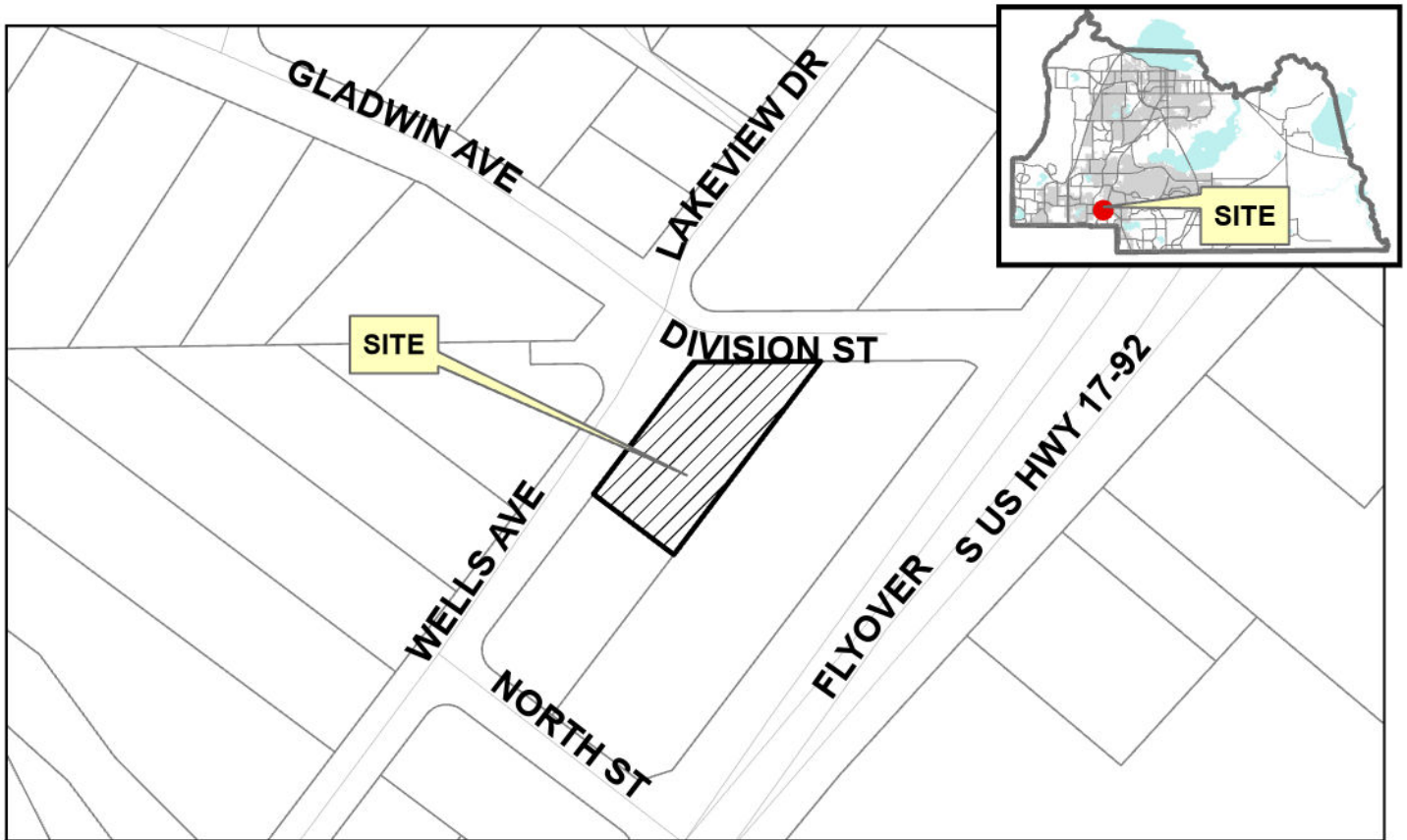
Staff finds the proposed PD (Planned Development) zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 9, 2025; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the Ordinance enacting a Rezone from C-2 (General Commercial) to PD (Planned Development) as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board adopt the requested Rezone from C-2 (Retail Commercial) to PD (Planned Development), and approve the associated Development Order and Master Development Plan.



Rezone No: Z2025-007

Parcels

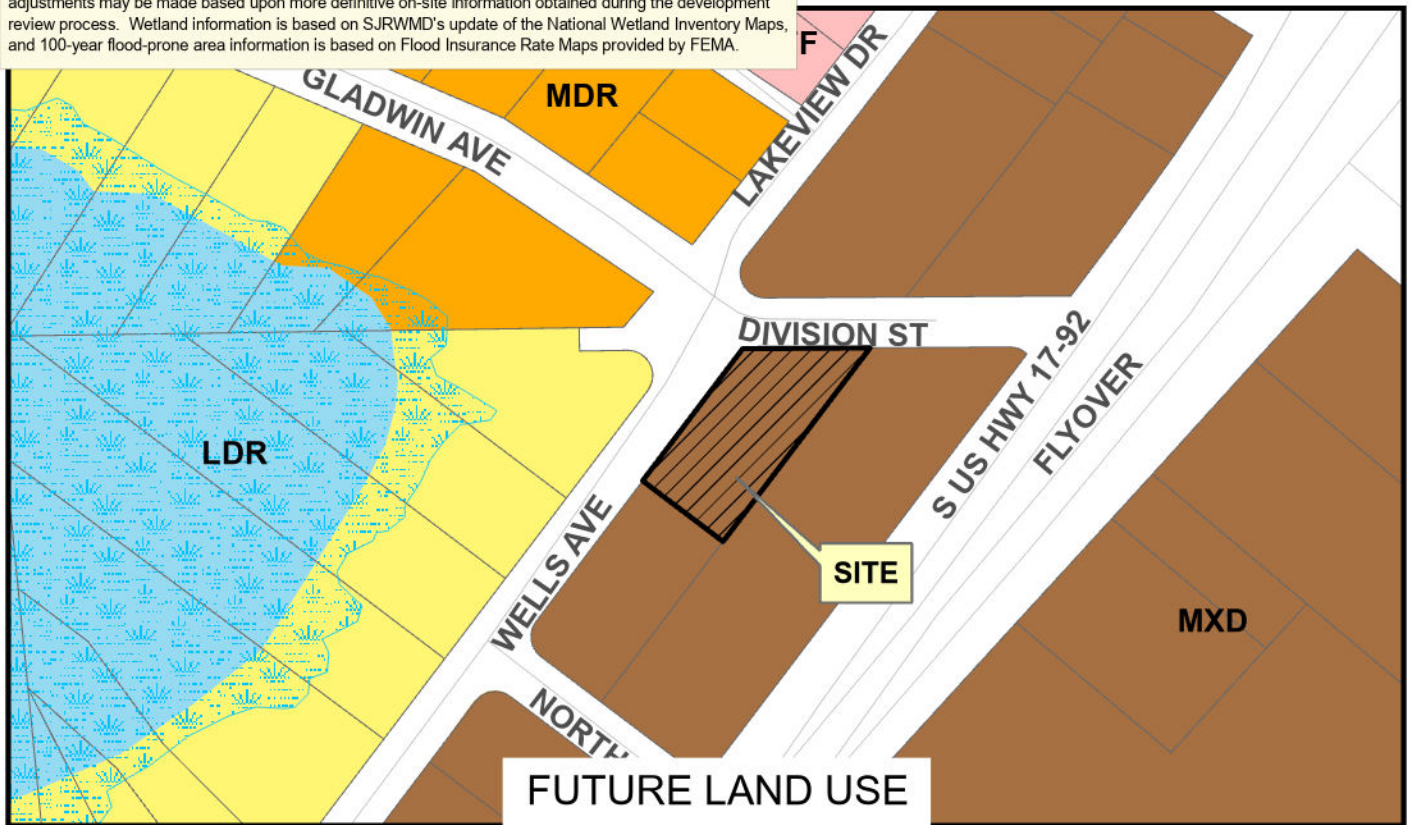


Winter 2025 Color Aerials

Date: 10/22/2025

Name: Z2025-007LocationAerial

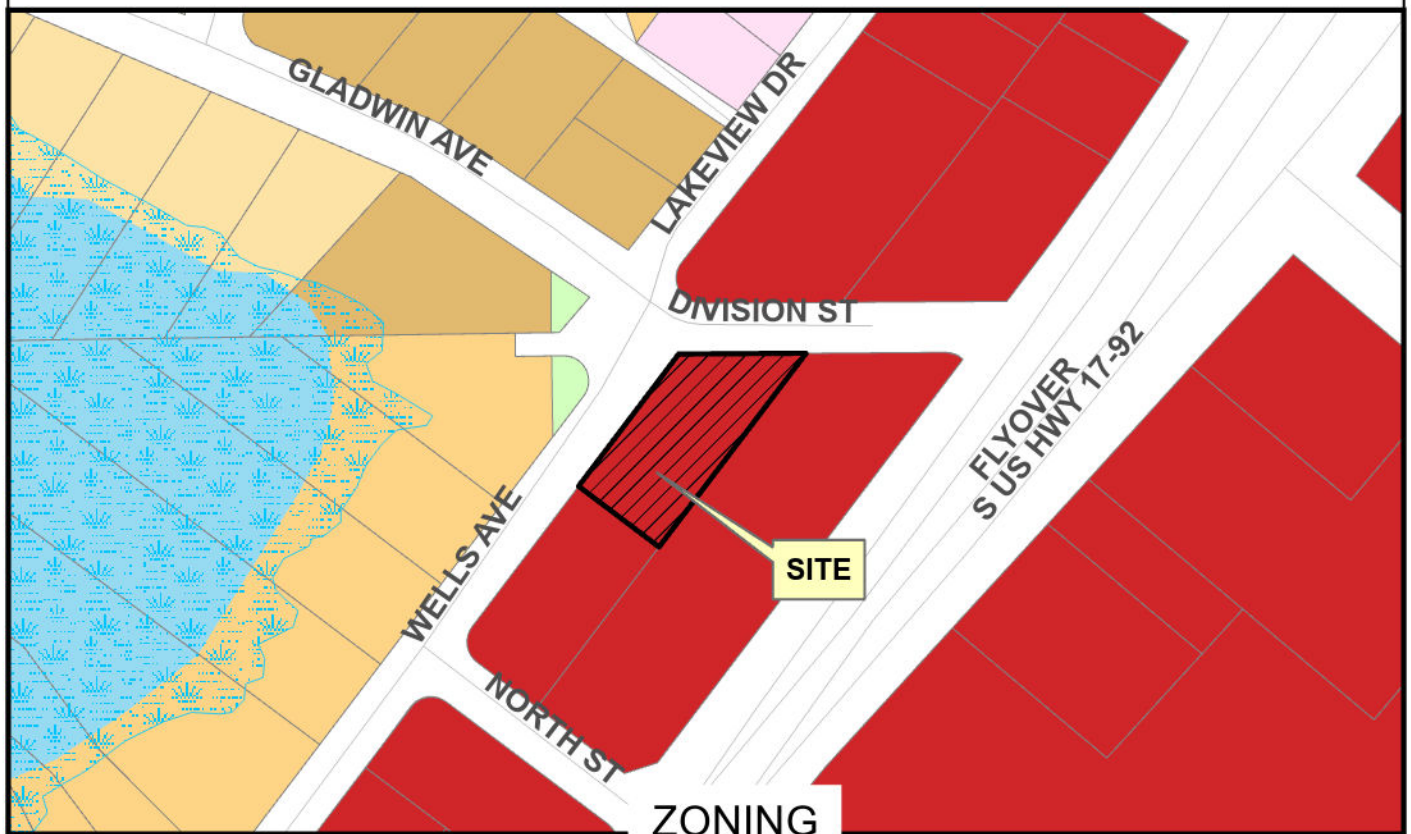
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



 CONS
  LDR
  MDR
  MXD
  OFF

Applicant: Daniel Marsden
 STR/Acres/District: 18-21-30 / .47+/- acres / District 4
 Existing Use: Vacant Commercial
 Special Notes: Max. Net Density = FAR 1.0

Rezone No: Z2025-007
 From: C-2 To: PD



Date: 10/21/2025

Name Z2025-007FluZonePg

 CONS
  A-1
  R-1AA
  R-1A
  R-2
  RP
  C-2

Sign In Sheet

PROJECT NAME:	MARSDEN BUILDING - PD REZONE	PROJ #: 25-20500005
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	Z2025-07	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	18-21-30-515-0B00-0060	
PROJECT DESCRIPTION	PROPOSED PD REZONE FROM C-2 TO PD FOR COMMERCIAL USE ON 0.47 ACRES LOCATED ON THE SOUTHEAST CORNER OF DIVISION ST AND WELLS AVE	
NO OF ACRES	0.47	
BCC DISTRICT	4: LOCKHART	
LOCATION	ON THE SOUTHEAST CORNER OF DIVISION ST AND WELLS AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
DANIEL MARSDEN MARSDEN CONSTRUCTION COMPANY 617 PRAIRIE LAKE DR FERN PARK FL 32730 (321) 231-1607 DMARSDEN2000@YAHOO.COM	JOHNNY HERBERT AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD STE 211 WINTER SPRINGS FL 32708 (407) 376-1777 JOHNNY@AMERICANCIVILENGINEERING.COM	

Name

Phone #

Address

Jim Rhodes

407.253-7815

716 Gladwin Ave

Note Summary:

Jim Rhodes arrived around 6:02pm and inquired what the end users may be going into the final product.

He left around 6:08pm

No other visitors occurred.

Estimated schedule (subject to change on design review)

This meeting 9/10

PD approval October 2025

Engineering plan approvals with county and state March 2026

Construction begins May 2026

Completion December 2026



VICINITY MAP (1:100)

MAP NOTES

1. PROJECT SPACING WILL COMPLY WITH SEWAGE COUNTY LAND DEVELOPMENT CODE AND WILL REQUIRE SEWAGE PERMIT.
2. DRAINAGE ENCLOSURE WILL MEET SEWAGE COUNTY LAND DEVELOPMENT CODE SECTION 30.1233 AND WILL REQUIRE SEWAGE PERMIT.
3. MATERIAL SHALL BE PERMITTED ONLY IN AN ENCLOSED OR FENCED AREA.
4. THE SITE PLAN WILL MEET SEWAGE COUNTY AND STATE REQUIREMENTS.
5. STORM WATER SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH SEWAGE COUNTY REQUIREMENTS.
6. SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEWAGE COUNTY REQUIREMENTS.
7. SEWAGE COUNTY WILL PROVIDE AN INTERNAL PESTICIDE OPERATIONS ACCESS TO THE DEVELOPMENT.

DEVELOPMENT INFORMATION

UTILITY COMPANIES	SEWAGE COUNTY (407) 665-2024
WATER SUPPLY	SEWAGE COUNTY (407) 665-2024
ELECTRIC POWER	DATE ENERGY (800) 700-8144
TELEPHONE	CENTURY LINK (407) 917-4235
FIRE/POLE	SEWAGE COUNTY (407) 665-5175
GARAGE	PRIVATE COLLECTION (407) 774-0800

ANALYSIS OF THE IMPACT OF THE PROPOSED PLANNED DEVELOPMENT ON ROADS, SCHOOLS, UTILITIES, AND OTHER PUBLIC FACILITIES

THE PROPOSED DEVELOPMENT IS A LOW-INTENSITY PROJECT SERVING AS A TRUCK OFFICE AND WAREHOUSE FOR A LOCALLY OWNED AND OPERATED BUSINESS. IT PROVIDES AN APPROPRIATE TRANSPORTATION FROM THE HIGH-INTENSITY CORNER OF US 17-92 INTO THE ADJACENT RESIDENTIAL NEIGHBORHOOD TO THE NORTHWEST.

THE PROJECT INCLUDES 1,866 SQUARE FEET OF OFFICE SPACE AND 2,122 SQUARE FEET OF WAREHOUSE SPACE. BASED ON THE 1990 CENSUS DATA, 11TH EDITION, THE FOLLOWING LAND USE CODES AND AVERAGE DAILY TRIP RATES ARE USED:

LOC 150 (WAREHOUSE): 1.74 TRIPS PER 1,000 SF GFA
LOC 710 (GENERAL OFFICE BUILDING): 9.74 TRIPS PER 1,000 SF GFA

ESTIMATED DAILY TRIPS:

WAREHOUSE (2,122 SF) = ~3.71 DAILY TRIPS

OFFICE (1,866 SF) = ~18.19 DAILY TRIPS

TOTAL ESTIMATED DAILY TRIPS: ~21.9 (ROUNDED TO 22 TRIPS/DAY)

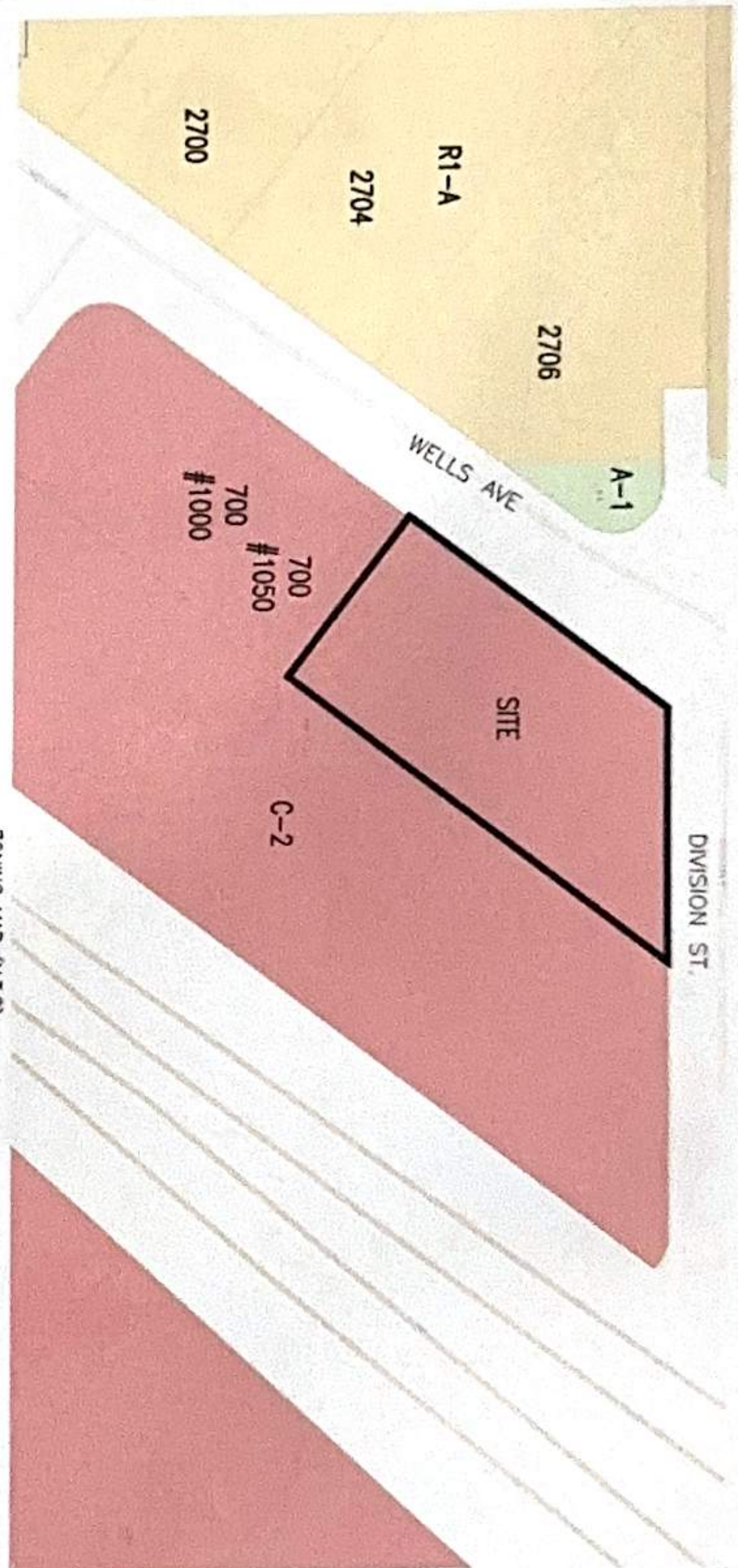
THIS LOW VOLUME OF TRAFFIC IS NOT EXPECTED TO CREATE ANY MEASURABLE IMPACT ON THE SURROUNDING ROAD NETWORK OR LEVEL OF SERVICE.

SCHOOLS: THERE IS NO RESIDENTIAL COMPONENT IN THE PROJECT THEREFORE, THE DEVELOPMENT WILL NOT GENERATE ANY STUDENT POPULATION AND WILL HAVE NO IMPACT ON LOCAL SCHOOLS.

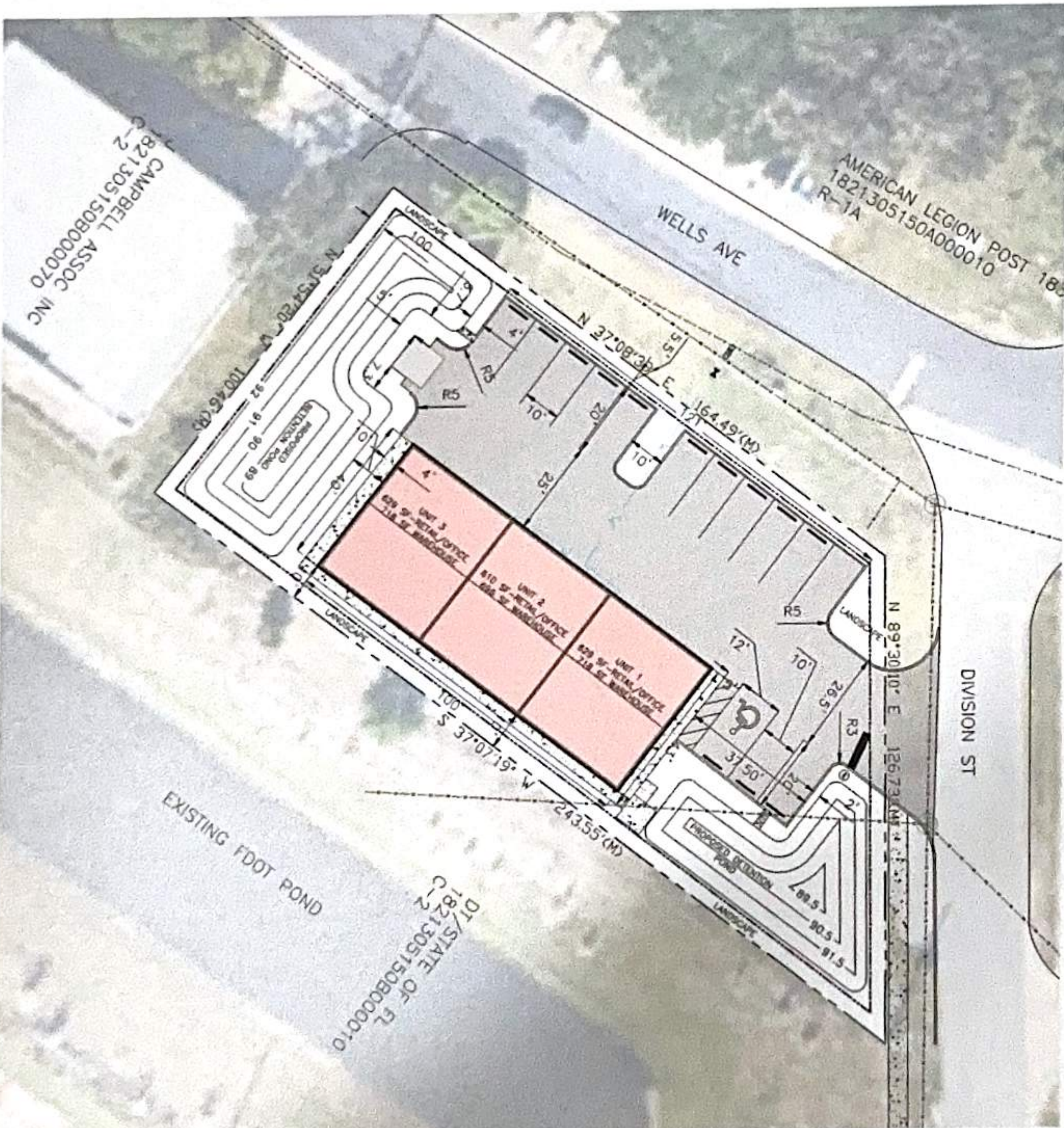
UTILITIES:

THE PROJECT INCLUDES NO FOOD PREPARATION AND NO HIGH-WATER-DEMAND PROCESSES THEREFORE WATER AND SEWER DEMAND WILL BE MINIMAL AND CAN BE ACCURATELY SERVED BY EXISTING INFRASTRUCTURE. THE DEVELOPMENT IS NOT EXPECTED TO REDUCE UTILITY UPGRADES.

OTHER PUBLIC FACILITIES: DUE TO ITS SMALL SCALE AND LOW INTENSITY, THE PROJECT WILL NOT MATERIALLY IMPACT OTHER PUBLIC FACILITIES SUCH AS PARKS, LIBRARIES, OR EMERGENCY SERVICES.



ZONING MAP (NTS)

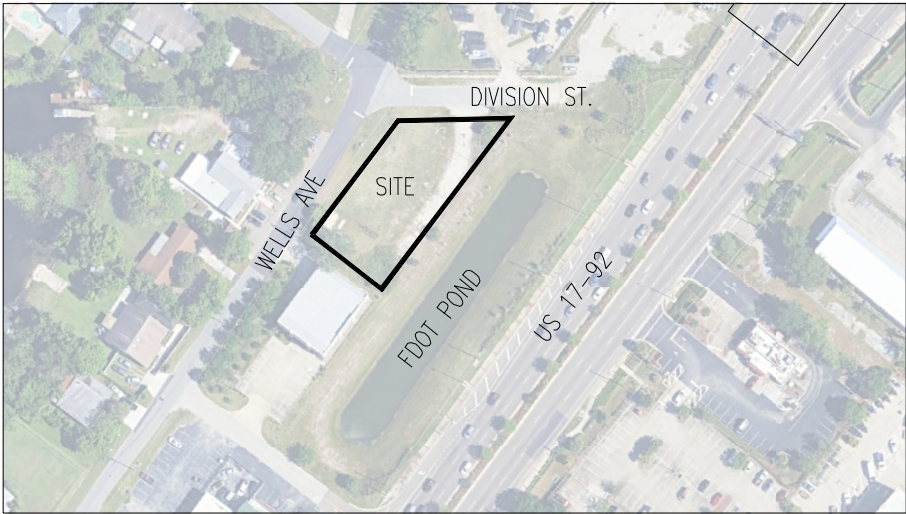


PD PLAN
MARSDEN BUILDING
WELLS AVENUE, CASSELBERRY, FLORIDA 32707

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 201, WINTER SPRINGS, FLA 32789
(407) 327-7700
cert. of authorization number 8729

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ENGINEER: JOHN J. ROBERTS, P.E.
CHECKED BY: TOM SHANNON, P.E.
TECHNICIAN: J.M.H.
PROJECT NO. 22100
DATE: _____
REVISIONS: _____





VICINITY MAP (1:100)

LEGAL DESCRIPTION

LOT 6, BLOCK B, PRAIRIE LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

STATEMENT OF INTENDED USE

4000 SF COMMERCIAL TRADES OFFICE W/ ENCLOSED STORAGE WITH ASSOCIATED STORM AND PARKING.

UTILITY COMPANIES

SANITARY SEWER:	SEMINOLE COUNTY (407) 665-2024
WATER DISTRIBUTION:	SEMINOLE COUNTY (407) 665-2024
ELECTRICAL POWER:	DUKE ENERGY (800) 700-8744
TELEPHONE:	CENTURY LINK (407) 917-4835
FIRE/POLICE:	SEMINOLE COUNTY (407) 665-5175
GARBAGE:	PRIVATE COLLECTION (407) 774-0800

ANALYSIS OF THE IMPACT OF THE PROPOSED PLANNED DEVELOPMENT ON ROADS, SCHOOLS, UTILITIES, AND OTHER PUBLIC FACILITIES

THE PROPOSED DEVELOPMENT IS A LOW-INTENSITY PROJECT SERVING AS A TRADES OFFICE AND WAREHOUSE FOR A LOCALLY OWNED AND OPERATED BUSINESS. IT PROVIDES AN APPROPRIATE TRANSITION FROM THE HIGH-INTENSITY CORRIDOR OF US 17-92 INTO THE ADJACENT RESIDENTIAL NEIGHBORHOOD TO THE NORTHWEST.

ROADS:
THE PROJECT INCLUDES 4,000 SQUARE FEET OF OFFICE SPACE. BASED ON THE ITE TRIP GENERATION MANUAL, 11TH EDITION, THE FOLLOWING LAND USE CODES AND AVERAGE DAILY TRIP RATES ARE USED:

LUC 710 (GENERAL OFFICE BUILDING): 9.74 TRIPS PER 1,000 SF GFA

ESTIMATED DAILY TRIPS:

OFFICE: (4 × 9.74) = ~39 DAILY TRIPS

TOTAL ESTIMATED DAILY TRIPS: ~39 DAILY TRIPS

THIS LOW VOLUME OF TRAFFIC IS NOT EXPECTED TO CREATE ANY MEASURABLE IMPACT ON THE SURROUNDING ROAD NETWORK OR LEVEL OF SERVICE.

SCHOOLS:
THERE IS NO RESIDENTIAL COMPONENT IN THE PROJECT. THEREFORE, THE DEVELOPMENT WILL NOT GENERATE ANY STUDENT POPULATION AND WILL HAVE NO IMPACT ON LOCAL SCHOOLS.

UTILITIES:
THE PROJECT INCLUDES NO FOOD PREPARATION AND NO HIGH-WATER-DEMAND PROCESSES. THEREFORE, WATER AND SEWER DEMAND WILL BE MINIMAL AND CAN BE ADEQUATELY SERVED BY EXISTING INFRASTRUCTURE. THE DEVELOPMENT IS NOT EXPECTED TO REQUIRE UTILITY UPGRADES.

OTHER PUBLIC FACILITIES:
DUE TO ITS SMALL SCALE AND LOW INTENSITY, THE PROJECT WILL NOT MATERIALLY IMPACT OTHER PUBLIC FACILITIES SUCH AS PARKS, LIBRARIES, OR EMERGENCY SERVICES.

LANDSCAPE AND BUFFER NOTES

1. PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENT OF SCLDC SECTION 30.30.11.5
2. BUFFER COMPOSITION WILL BE DETERMINED AT THE TIME OF SITE PLAN APPLICATION
3. LANDSCAPE BUFFERS WILL MEET THE REQUIREMENTS OF SCLDC SECTIONS 30.14.5 AND 30.14.3.1

PARKING NOTES

1. BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH SCLDC SEC 30.11.7.1.
2. NO COMPANY VEHICLE PARKING PROPOSED

MDP NOTES

1. PROJECT SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE AND WILL REQUIRE SEPARATE PERMIT.
2. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 30.1233 AND WILL REQUIRE A SEPARATE PERMIT.
3. ANY OUTSIDE STORAGE OF PARTS, SUPPLIES OR MATERIAL SHALL BE PERMITTED ONLY IN AN ENCLOSED OR FENCED AREA.
4. THE SITE PLAN WILL MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
5. STORM WATER SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH SEMINOLE COUNTY.
6. SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY.
7. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
8. CONSTRAINED SITE BUFFER AS 10 FT BUFFER ALONG NORTH AND WEST PROPERTY LINE EXCEEDS 10% OF TOTAL SITE AREA (164+127) X 10 = 2,910 SF (14%) PER SEC. 30.14.11 TABLE

DEVELOPMENT INFORMATION

- | | |
|---|---|
| 1. PROJECT NAME: | MARSDEN BUILDING |
| 2. TAX ID NUMBER: | 18-21-30-515-0B00-0060 |
| 3. TOTAL DEVELOPMENT AREA: | 0.47 AC - LOT 1 |
| 5. EXISTING USE: | UNDEVELOPED |
| 6. PROPOSED USE: | TRADERS OFFICE W/ENCLOSED STORAGE
RETAIL SALES AND SHOWROOM
OFFICE USES
ACCESSORY USES |
| PROPOSED USES: BUILDING & PLUMBING SUPPLIES
RETAIL & SALES SERVICES | |
| 7. EXISTING LAND USE: | MIXED USE DEVELOPMENT (MXD) |
| 8. FUTURE LAND USE: | MIXED USE DEVELOPMENT (MXD) |
| 9. EXISTING ZONING: | PD-PLANNED DEVELOPMENT |
| 10. MAXIMUM IMPERVIOUS SURFACE RATIO | 70% |
| 11. MAX. BUILDING HEIGHT: | 27' |
| 12. THIS SITE DOES NOT CONTAIN ANY WETLANDS NOTED, THE SITE IS IN FLOOD ZONE X. DFIRMID 12117C | |
| 13. WATER & GRAVITY SEWER SERVICE SEMINOLE COUNTY | |
| 14. THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASES. | |
| 15. NO RECLAIM WATER AVAILABLE, ALL IRRIGATION VIA WELL | |
| 16. ON-SITE SOILS CONSISTS OF #34 URBAN LAND HYDRAULIC SOIL RATING - UNRANKED | |
| 17. MAX FAR= 1.0 PROPOSED = 0.20 | |
| 18. APPLICANT RESERVES THE RIGHT TO UTILIZE UNDERGROUND STORAGE AS WELL | |
| 19. PARKING REQUIREMENT | REQUIRED
OFFICE 4 SPACES/1000 SQ.FT FOR FIRST 10,000 SQ.FT
12 SPACES FOR 3,000 SQ.FT
NON RETAIL WAREHOUSE 1,000 SQ.FT 1 SPACE PER 2 EMPLOYEES
ASSUME 4 EMPLOYEES AND NO COMPANY VEHICLES
2 SPACES - COMBINED REQUIRED PARKING = 14 SPACES
PROVIDED
14 SPACES |
| 20. URBAN CORE: NET BUILDABLE ACREAGE IN THE SITE DATA TABLE IN ACCORDANCE WITH THE FOLLOWING : THE TOTAL NUMBER OF ACRES WITHIN THE BOUNDARY OF DEVELOPMENT 0.47 AC, EXCLUDING NATURAL LAKES 0 AC AND WETLAND 0 AC OR FLOOD PRONE AREAS 0 AC | |
| 21. THE SIDE OF THE BUILDING FACING THE POND WILL BE DESIGNED AS FRONT FACADE, WITH ACCESS INTO THE BUILDING FROM THE SIDE AS WELL. | |

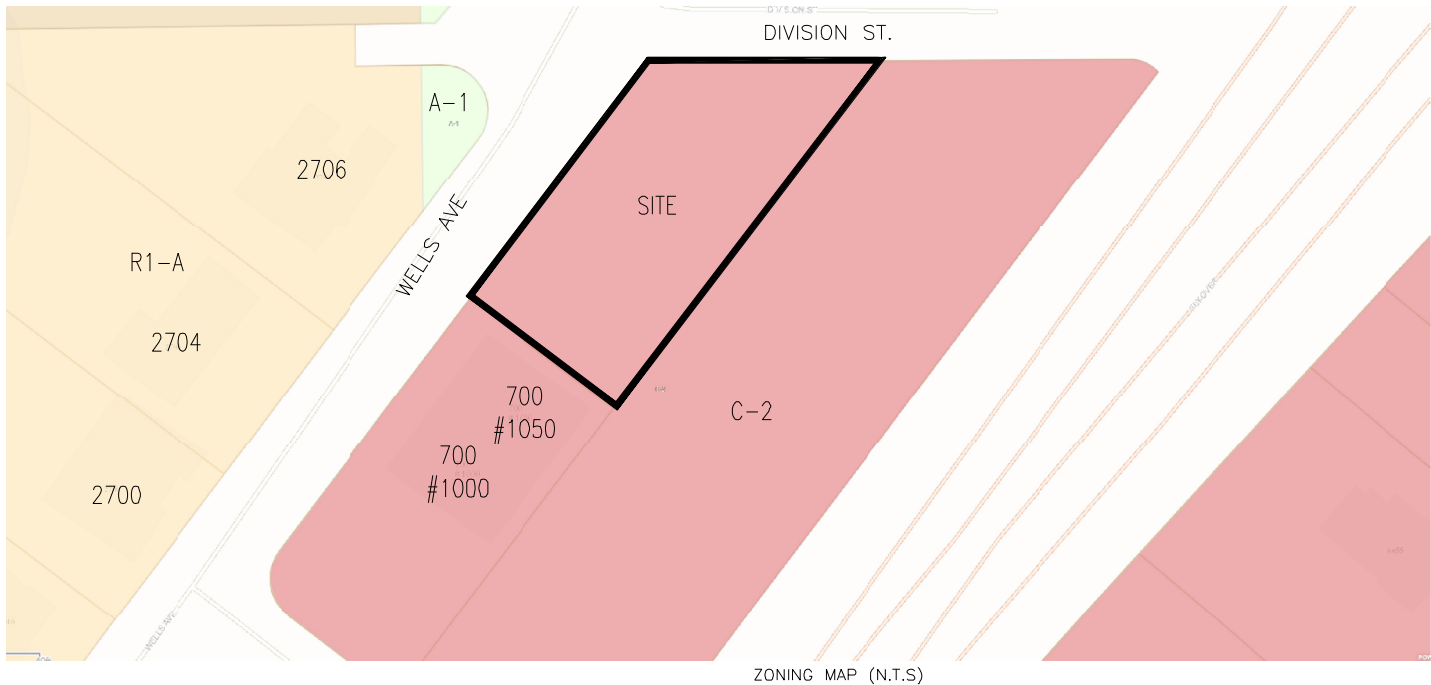
DEVELOPMENT AREA DATA:

PROJECT LAND AREA DATA:	20,485 SF	100%	(0.47 AC)
URBAN CORE NET BUILDABLE AREA:	20,485 SF	100%	
BUILDING FOOTPRINT AREA:	4,000 SF	20%	
PARKING AND DRIVE AISLES:	6,946 SF	34%	
SIDEWALK/DUMPSTER:	1,112 SF	5%	

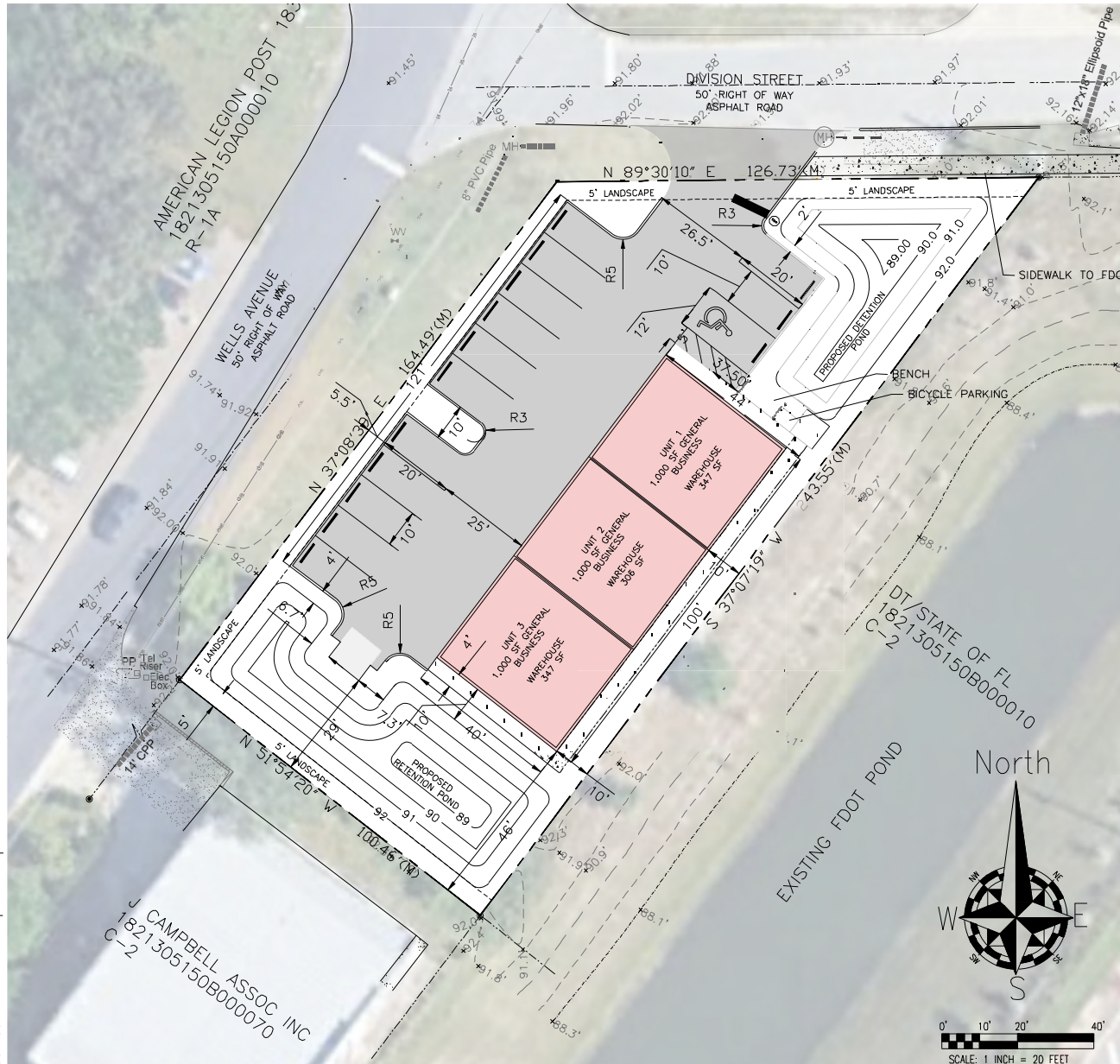
TOTAL IMPERVIOUS AREA:	12,058 SF	59%	(0.276 AC)
TOTAL PERVIOUS AREA:	8,427 SF	41%	(0.194 AC)

REQUIRED OPEN SPACE=25% , PROVIDED = 41%

BUILDING SETBACKS REQUIRED/PROVIDED		LANDSCAPE BUFFERS		OPACITY BUFFER	
REAR (WEST)	25 FT / 50 FT	SIDE (NORTH)	5 FT / 5 FT	NORTH	0.2 1.5 PLANT GROUP & 3 FT HEDGE
SIDE (NORTH)	5 FT / 45 FT	FRONT (EAST)	0 FT / 0 FT	EAST (17-92)	NONE
SIDE (SOUTH)	5 FT / 29 FT	SIDE (WEST)	5 FT / 5 FT	WEST (WELLS AVE)	0.2 1.5 PLANT GROUP & 3 FT HEDGE
FRONT (EAST)	10 FT. / 10 FT	REAR (SOUTHWEST)	5 FT / 5 FT	SOUTH	0.1 1 PLANT GROUP



ZONING MAP (N.T.S)



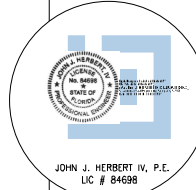
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ENGINEERING CO.



cert. of authorization
number 8729

PD PLAN
MARSDEN BUILDING

WELLS AVENUE, CASSELLBERRY, FLORIDA 32707



11/24/2025

PD PLAN

PROJECT NO.

PD-1

DATE	REVISIONS

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ENGINEER: JOHN J. HERBERT IV, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 22190

MADE IN USA

SEMINOLE COUNTY DEVELOPMENT ORDER

On January 13, 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 applicant on behalf of the owner of the above described property.)

FINDINGS OF FACT

Property Owner: Daniel and Diana Marsden

Project Name: Marsden Building PD Rezone

Requested Development Approval: Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed office and warehouse building on approximately 0.47 acres, located on southeast corner of Division Street and Wells Avenue.

Conclusion of Law

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance with 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

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 the codes and ordinances in effect in Seminole County at the time of permit issuance including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made, are as follows:
 - A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".
 - B. Permitted Uses:
 - a. Retail sales and services
 - b. Office uses
 - c. Warehouse (for materials accessory to the office use)
 - C. Maximum Floor Area Ratio: 1.0
 - D. Maximum Allowable Building Height: Twenty-seven (27) feet
 - E. Maximum Impervious Surface Ratio: Seventy (70) percent
 - F. Open Space: Twenty-Five (25) percent
 - G. Building Setbacks from the external property boundaries are as follows:
 - North (side): five (5) feet
 - South (side): five (5) feet
 - East (front): ten (10) feet
 - West (rear): twenty-five (25) feet
 - H. Required buffers are as follows:
 - North: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.2 with a three (3) foot hedge
 - South: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.1
 - East: None required against the adjacent FDOT stormwater pond.
 - West: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.2 with a three (3) foot hedge

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.
 - I. 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.

- J. All project signage must comply with the Seminole County Land Development Code.
- K. The dumpster enclosure must comply with the Seminole County Land Development Code.
- L. Outdoor storage of merchandise and materials is prohibited.
- M. Parking lot landscaping must meet requirements stated within Seminole County Land Development Code Section 30.10.11.5.
- N. In order for the stormwater retention pond to be counted as the required open space, all conditions of Seminole County Land Development Code Sec. 30.14.2.2 (d) must be met.
- O. The stormwater system shall be designed to meet Seminole County and SJRWMD requirements.
- P. The project will be constructed in one (1) phase.
- Q. The proposed development will be required to meet the minimum bicycle parking requirements in accordance with SCLDC 30.11.7.4.
- R. The sidewalks must be constructed in compliance with the Seminole County Land Development Code.
- S. The southeast side of the building fronting the pond on the adjacent property and US HWY 17-92 shall be designed as a front façade with access into the building.
- T. All development will comply with Seminole County Land Development Code Chapter 30, Part 16 – Performance Standards.
- U. In the case of a conflict between the written conditions A through P in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through U 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.

(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

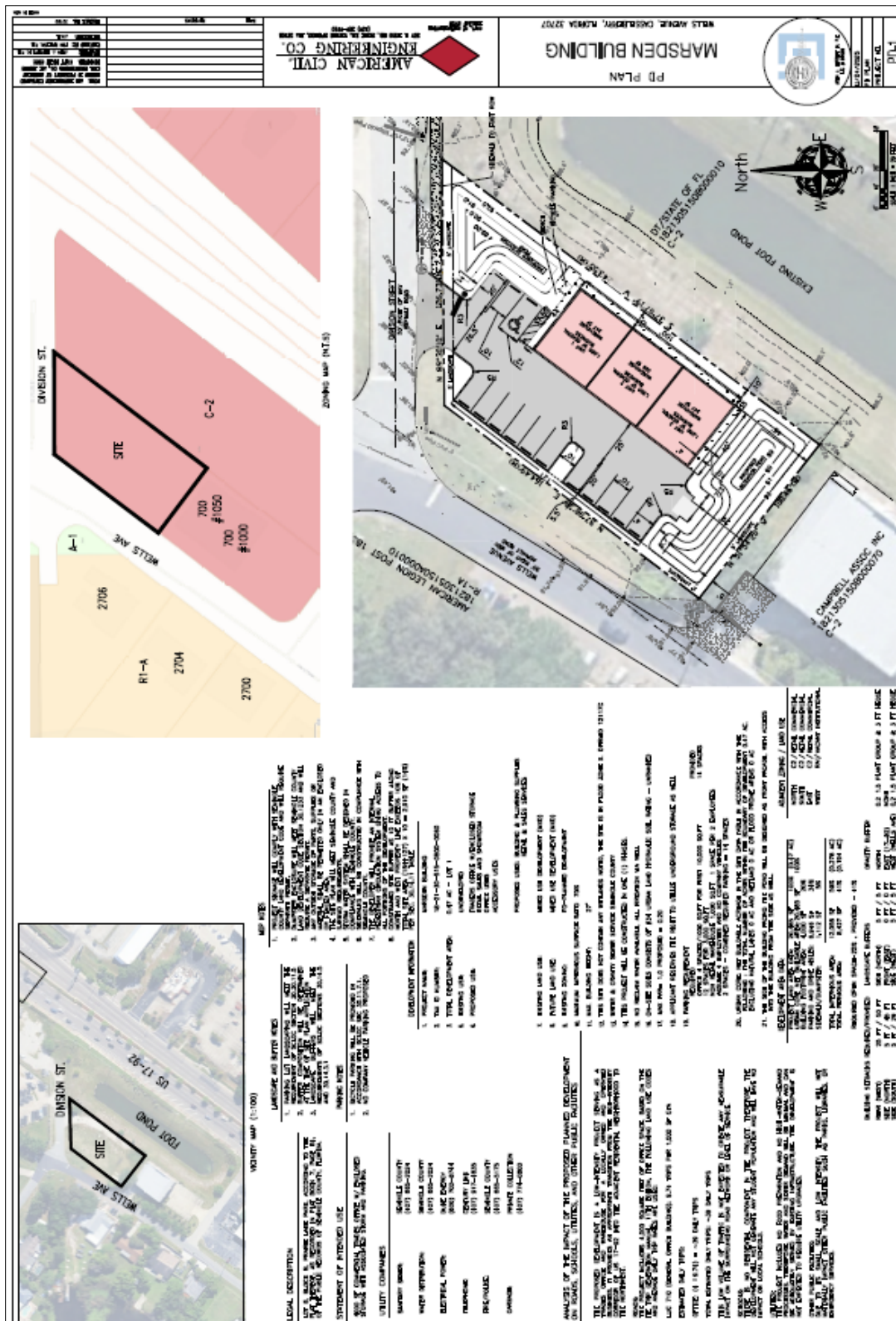
EXHIBIT A

Legal Description

LOT 6, BLOCK B, PRAIRIE LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA

EXHIBIT B

Master Development Plan



Narrative – Marsden Building PD Application

(1) Consistency with the Comprehensive Plan

The proposed 4,000 SF commercial retail/showroom with office and warehouse space directly supports Seminole County's Comprehensive Plan by:

- Advancing the **Future Land Use designation of Mixed Development**, providing a balanced mix of retail and employment opportunities.
- Supporting the **economic development goals** of the Plan by creating space for a locally owned business and future job growth.
- Offering a **context-sensitive transition** between the high-intensity U.S. 17-92 corridor and the adjacent residential neighborhoods, consistent with the Plan's objective of promoting compatible infill development.

(2) Why existing zoning is inadequate

C-2 is sufficient for what we want. The county pushed for a PD per an overlay district.

(3) Innovative approach to land development

The project introduces an **innovative small-scale flex-space model**, integrating showroom, office, and warehouse functions under one roof within a compact footprint. This approach:

- Reduces vehicle trips (estimated 22 daily trips per ITE) compared to traditional separated commercial and industrial developments.
- Promotes **efficient site design**, providing 43% open space where 25% is required.
- Utilizes **shared access and circulation**, including internal pedestrian connectivity, bicycle parking, and low-impact stormwater design.
- Creates a sustainable small-business hub rather than a conventional strip commercial center.

(4) Unique benefits to the County

Benefits provided through this Planned Development zoning that cannot be achieved through existing zoning include:

- **Land Use Compatibility:** A planned, low-intensity project that acts as a buffer between U.S. 17-92 commercial and nearby residential properties.
- **Community Investment:** By tailoring entitlements to a specific small-business use, the project strengthens the local economy and ensures long-term site viability.
- **Reduced Public Burden:** Minimal impact on schools, utilities, and traffic reduces demand for County infrastructure and services compared to conventional commercial entitlements.

(5) Greater Benefit Criteria (SCLDC Sec. 30.8.5.3(b))

This development meets two or more Greater Benefit criteria:

1. **Enhanced Open Space and Landscaping**
 - Provides 43% open space versus the required 25%.

- Includes landscaped buffers on all perimeters and parking lot landscaping per Section 30.30.11.5.
- 2. **Multimodal Transportation Improvements**
 - Provides bicycle and motorcycle parking in compliance with SCLDC Sec. 30.11.7.1.
 - Includes internal pedestrian circulation to ensure safe access across the site.
- 3. **Compatibility and Transitional Design**
 - Provides a carefully scaled, low-intensity development that transitions between arterial commercial corridors and established neighborhoods, improving community character beyond what conventional zoning ensures.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING PROPERTY CURRENTLY ASSIGNED THE C-2 (GENERAL COMMERCIAL) 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 Marsden Building PD Rezone, dated January 13, 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 C-2 (General Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #25-20500005, 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 #25-20500005 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 13th day of January, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

DEVELOPMENT ORDER

FILE NO.: PZ2025-07

DEVELOPMENT ORDER #

25-20500005

**SEMINOLE COUNTY
DEVELOPMENT ORDER**

On January 13, 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 applicant on behalf of the owner of the above described property.)

FINDINGS OF FACT

Property Owner: Daniel and Diana Marsden

Project Name: Marsden Building PD Rezone

Requested Development Approval: Consider a Rezone from C-2 (General Commercial) to PD (Planned Development) for a proposed trades office and warehouse building on approximately 0.47 acres, located on southeast corner of Division Street and Wells Avenue.

Conclusion of Law

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

DEVELOPMENT ORDER #

25-20500005

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. Retail sales and services
- b. Trades office uses
- c. Office uses
- d. Warehouse (for materials accessory to the trades office use)

C. Maximum Floor Area Ratio: 1.0

D. Maximum Allowable Building Height: Twenty-seven (27) feet

E. Maximum Impervious Surface Ratio: Seventy (70) percent

F. Open Space: Twenty-Five (25) percent

G. Building Setbacks from the external property boundaries are as follows:

North (side): zero (0) feet

South (side): zero (0) feet

East (front): ten (10) feet

West (rear): twenty-five (25) feet

H. Required buffers are as follows:

North: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.2 with a three (3) foot hedge

South: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.1

East: None required against the adjacent FDOT stormwater pond.

West: Five (5) foot wide landscape buffer, buffer components shall provide an opacity rating of 0.2 with a three (3) foot hedge

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.

DEVELOPMENT ORDER #

25-20500005

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.

- I. 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.
- J. All project signage must comply with the Seminole County Land Development Code.
- K. The dumpster enclosure must comply with the Seminole County Land Development Code.
- L. Outdoor storage of merchandise and materials is prohibited.
- M. Parking lot landscaping will meet requirements stated within Seminole County Land Development Code Section 30.10.11.5.
- N. In order for the stormwater retention pond to be counted as the required open space, all conditions of Seminole County Land Development Code Sec. 30.14.2.2 (d) must be met.
- O. The stormwater system shall be designed to meet Seminole County and SJRWMD requirements.
- P. The project will be constructed in one (1) phase.
- Q. The proposed development will be required to meet the minimum bicycle parking requirements in accordance with SCLDC 30.11.7.4.
- R. The sidewalks will be constructed to be in compliance with the Seminole County Land Development Code.
- S. The south east side of the building fronting the pond on the adjacent property and US HWY 17-92 shall be designed as a front façade with access into the building.
- T. All development will comply with Seminole County Land Development Code Chapter 30, Part 16 – Performance Standards.
- U. In the case of a conflict between the written conditions A through P in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through U will apply.

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(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.

DEVELOPMENT ORDER # 25-20500005

(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: _____
Jay Zembower, Chairman

DEVELOPMENT ORDER #

25-20500005

EXHIBIT A

Legal Description

LOT 6, BLOCK B, PRAIRIE LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA

DEVELOPMENT ORDER #

25-20500005

EXHIBIT B

Master Development Plan

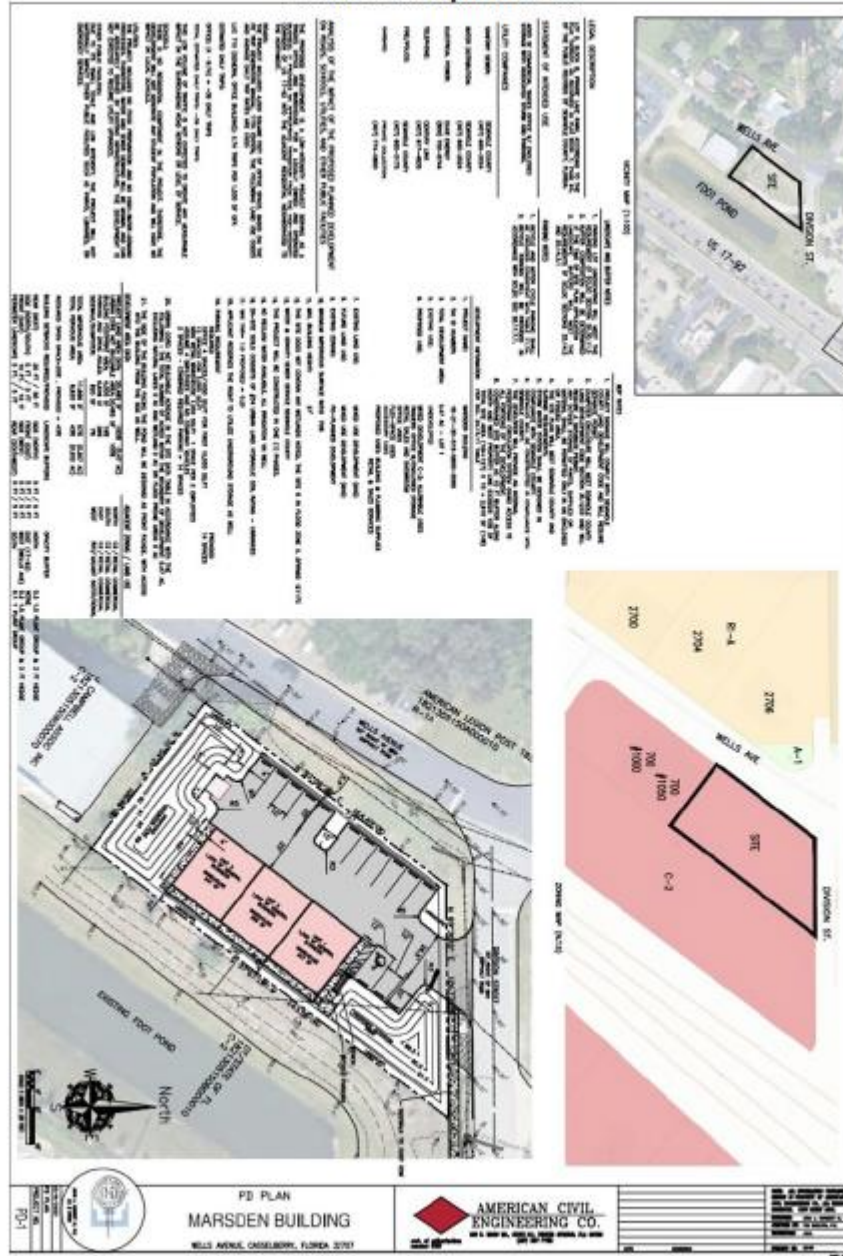


EXHIBIT B

LEGAL DESCRIPTION

LOT 6, BLOCK B, PRAIRIE LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA

Topic: Marsden PD Rezone PZ25-20500005

In accordance with Section 2.2.D of the Seminole County Home Rule Charter, before the enactment of a proposed ordinance or resolution on a legislative action, the Board of County Commissioners shall prepare or cause to be prepared an economic impact estimate. Similarly, Section 125.66(3)(c), F.S., requires that before the enactment of a proposed ordinance, the County must prepare a business impact estimate in accordance with this subsection.

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

- Summary of proposed ordinance or resolution.

- Statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the county. (Section 125.66(3)(a)1., F.S.)

Question 1: Does the proposed legislative action have an economic cost to the public or taxpayers of Seminole County? (Seminole County Home Rule Charter Section 2.2.D.)

- ☐ Yes.
☐ No.

Question 2: This question only applies to ordinances: Does the subject matter or purpose of the proposed ordinance fall into any of the following categories? Please check all that apply (Section 125.66(3)(c), F.S.):

- ☐ Required for compliance with Federal or State law or regulation;
☐ Relates to the issuance or refinancing of debt;
☐ Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ Required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government;
☐ Is an emergency ordinance;
☐ Relates to procurement; or
☐ Is being enacted to implement the following:
- a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S. and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243, F.S.;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - c. Sections 190.005 and 190.046, F.S., regarding community development districts;
 - d. Section 553.73, F.S. relating to the Florida Building Code; or
 - e. Section 633.202, F.S. relating to the Florida Fire Prevention Code.

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

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

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

Question 3: What are the potential direct economic impacts (i.e. estimated costs/revenues to County, property owners, taxpayers, etc.) and indirect economic impacts (i.e. perceived positive/negative impacts on property values, etc.) of implementing the ordinance or resolution? (Seminole County Administrative Code Section 2.20)

Question 4: What is the estimated direct economic impact of the proposed ordinance on private, for profit businesses in the County, including the following, if any (Section 125.66(3)(a)2., F.S.):

- An estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted.
- Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Question 5: Provide a good faith estimate of the number of businesses likely to be impacted by the ordinance. (Section 125.66(3)(a)3., F.S.):