

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, March 4, 2026

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER**Opening Statement**

Pursuant to Florida law, the public has the right to be heard on all propositions. Public comment time on propositions shall be three (3) minutes for individuals and six (6) minutes for group representatives. Proper decorum will be observed. The right to be heard during quasi-judicial hearings is governed by Florida law.

Staff Present**Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:**

1. **Request for Continuance to the April 1, 2026 P&Z meeting [2026-0112](#)
Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (**Kaitlyn Apgar, Senior Planner**)**

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[SURVEY](#)
[DEVELOPMENT PLAN](#)
[ORDINANCE](#)
[SCHOOL IMPACT ANALYSIS](#)
[COMMUNITY MEETING](#)
[LETTERS OF OPPOSITION \(5\)](#)
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)

2. **Rock Church Special Exception** - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; **(Kaitlyn Apgar, Senior Planner)**. [2026-0114](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[SITE PLAN](#)
[2016 SPECIAL EXCEPTION DO](#)
[ADDENDUM #1 DO](#)
[COMMUNITY MEETING](#)
[WRPA CONSISTENCY](#)

3. **Pemberton Carports PD Major Amendment Rezone** - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine **(Kaitlyn Apgar, Senior Planner)**. [2026-0113](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[MASTER DEVELOPMENT PLAN](#)
[BEAR LAKE PUD DCA](#)
[ADDENDUM #2 TO DCA](#)
[ORDINANCE.pdf](#)
[ORANGE BLOSSOM BUSINESS CENTER PLAT](#)
[BUSINESS AND ECONOMIC IMPACT FORM](#)

4. Wayside Drive Assemblage PD Major Amendment Rezone - [2026-0053](#)

Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (**Annie Sillaway, Principal Planner**).

Attachments: [LOCATION-AERIAL](#)
[ZONING-FLU MAP](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE REZONE](#)
[COMMUNITY MEETING INFO](#)
[REVIEW CRITERIA.pdf](#)
[SCHOOL IMPACT ANALYSIS](#)
[OWNERSHIP DISCLOSURE](#)
[BUSINESS AND ECONOMIC STATEMENT.pdf](#)

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: 2026-0112

Title:

Request for Continuance to the April 1, 2026 P&Z meeting

Sandy Lane Homes Rezone - Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to MM (Missing Middle) for a proposed single family residential development of twenty-four (24) lots on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd; (Z2025-014) (Giovanni Jordan, Jordan Homes, Applicant) District 3 - Constantine (**Kaitlyn Apgar, Senior Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) to develop the subject property as a single-family residential subdivision with a density of 3.88 dwelling units per net buildable acre for a maximum of twenty-four (24) residential lots. The applicant is proposing fifty-seven (57) foot wide lots with a minimum lot size of 6,500 square feet.

The subject property has a Low Density Residential Future Land Use designation, which allows a maximum density of four (4) dwelling units per net buildable acre. The intent of the Low Density Residential land use designation is to provide appropriate locations for standard detached single family residences.

The intent of the requested zoning district of MM (Missing Middle) is to encourage a wider range of housing choices in central locations accessible to commercial services

and infrastructure. This includes permitting smaller units and more compact plans to increase affordability without subsidies. The MM zoning district allows for different housing typologies, including various multi-family housing unit options and the requested small lot single-family residential unit typology. Per Seminole County Land Development Code (SCLDC) Sec. 30.8.3.2 (a), the small lot single family typology consists of single family detached homes on small sized lots designed to increase yield of lots. The Missing Middle zoning district does not specify required minimum lot size or width requirements as other standard zoning districts do. The proposed number of lots are required to remain consistent with the overall density of the existing Low Density Residential Future Land Use, which allows up to four (4) dwelling units per net buildable acre.

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

East: Sandy Lane

Future Land Use: Low Density Residential

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre.

West: Future Land Use: Planned Development

Zoning: (Foxwood) Residential Planned Development with a maximum density of 3.13 dwelling units per acre with a minimum lot size of 7,500 square feet.

North: Sand Lake Road

Future Land Use: Low Density Residential

Zoning: R-1AA (Single Family Dwelling) with a minimum lot size of 11,700 square feet.

South: Future Land Use: Low Density Residential

Zoning: R-1AAAA (Single Family Dwelling) with a minimum lot size of 21,780 square feet.

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain no flood plains.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property. If applicable, a topographic survey showing wetland and floodplain delineations will be required at Final Engineering.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey may be required prior to Final Engineering approval.

Utilities:

The site is located in Seminole County's sewer utility service area and Sunshine Water's water utility service area. The site will be required to connect to public utilities. There is an eight (8) inch force-main running along Sand Lake Road. An agreement for billing of sewer will be required between the County and Sunshine Water Services during Final Engineering plan review and prior to approval of the Utility Agreement for sewer service. This development is not within any reclaim irrigation service areas, thus irrigation would be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.

Transportation/Traffic:

The development will have a primary access onto Sandy Ln which is classified as a local road; a secondary (right-in/right-out only) access is proposed onto Sandy Lake Rd which is classified as an Urban Major Collector roadway. Sand Lake Rd is currently operating at a level-of-service "C to F" depending on the direction of travel and the time of day. Additional improvements to Sand Lake Rd may be required at time of Subdivision Process. Seminole County does not have improvements programmed in the County five (5) year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along the adjacent portions of Sand Lake Rd and Sandy Ln; therefore, the Developer will be required to connect to the sidewalk along both property frontages.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to hold water quality, and volume for the twenty-five (25) year, twenty-four (24) hour storm event

onsite unless a viable outfall with appropriate capacity is provided.

Buffers and Open Space:

The Missing Middle (MM) zoning district requires a minimum of eight (8) percent of net buildable acreage be provided as open space in accordance with SCLDC Sec. 30.8.3.8(a). At the time of Final Engineering review the plan will be evaluated for open space requirements in compliance with SCLDC Sec. 30.8.3.8(a)(2). Landscape buffers are not required based on intensity of the development.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis School Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and Zoned Schools for the property. The analysis concluded that the students generated by the project at the three (3) Concurrency Service Area (CSA) levels would, at this time, be able to be accommodated without exceeding the adopted level of service (LOS) for each CSA by school type. The analysis notes this is a nonbinding review; the numbers are for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the School board.

Consistency with the Land Development Code

The proposed MM (Missing Middle) zoning designation has been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 8.

The purpose of the MM zoning district is to provide a broader range of housing choices in order to encourage affordability whilst maintaining the overall character of the area by adhering to the established Future Land Use. The Future Land Use guides which typologies are allowable in Missing Middle. In this case, given the Future Land Use of Low Density Residential, small lot single family, cottage court, and duplex housing units are permitted; whereas triplexes, quadplexes, and townhomes are permitted with a maximum of two (2) stories.

The request is consistent with the Seminole County Land Development Code and the surrounding area. There are larger lots to the south with a required minimum lot size of 13,500 sq. ft. and lot width of 100 feet. The Foxwood Planned Development to the west requires a minimum lot size of 7,500 sq. ft. The proposed minimum lot size for the subdivision is proposed to be 6,500 sq. ft., which would act as a transition to smaller lot sizes whilst remaining compatible with the established overall density for the area. One (1) of the three (3) lots subject to the rezone currently retains split zoning of A-1 and R-1AA, which would require a rezone in any event if the property were to be

redeveloped in the future for anything other than its current single family use. The rezone request remedies a current inconsistency in zoning for the subject property.

The proposed development supports the objectives of the Missing Middle by meeting the following criteria in accordance with SCLDC Sec. 30.8.3.7:

a) Missing Middle typologies may be clustered or distributed throughout the project.

Staff Analysis:

Not applicable, only one typology is proposed.

b) No single Missing Middle typology may exceed five (5) acres of developable land.

Staff Analysis:

Not applicable, the residential tract (developable land) is under five (5) acres.

c) Development includes a connected street grid which is accomplished by meeting the following conditions:

1) No portion of the project may be gated.

2) Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces.

3) Sidewalks are required on both sides of every street.

4) Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections.

5) The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on adjacent properties.

6) The development must provide "stub-outs" for future connectivity to adjacent vacant lots.

7) Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.

Staff Analysis:

The proposed project will not be gated and both internal sidewalks as well as connections to existing external sidewalks will be provided. The internal right of way is designed to establish connectivity from Sand Lake Rd to Sandy Ln. Although the current code section references the provisions of stub-outs, the overall design of the development is consistent with the intent of promoting connectivity and accessibility to adjacent streets and roadways. While stub-outs were not provided to the two (2) vacant lots to the northeast, access to those parcels are not inhibited by this development. One vacant lot retains frontage on Sand Lake Rd, while the other retains frontage on both Sand Lake Rd and Sandy Ln.

In forthcoming SCLDC updates, the requirement for stub outs will be removed in order to allow for more flexibility in design, subject to Board approval of such update. The overall development still meets the intent of the Missing Middle zoning district via implementation of the “block” design through connectivity to Sand Lake Rd and Sandy Ln. During the Final Engineering stage, if there are public safety and overall feasibility concerns that may limit the ability for the intent of the code to be met by means of access to Sand Lake Rd, the language in the forthcoming SCLDC update would allow the Development Services Director to waive the requirement of connections to adjacent streets, provided pedestrian connectivity is maintained. Potential constraints and obstacles of development such as grading, site elevation, and level of service of Sand Lake Rd may present challenges; however, these considerations do not preclude the site’s compatibility with the overall intent of the Missing Middle zoning district.

d) Restrictions near development boundaries:

- 1) Buildings are limited to two stories within one hundred (100) feet of a district boundary with an existing single-family development or single-family residential zone.
- 2) The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.

Staff Analysis:

Building elevations will be provided prior to Final Engineering approval, in which the stories will be regulated. There is only one typology proposed, so provision number two (2) is not applicable.

Additionally, Missing Middle developments are required to meet the following site and building requirements:

- a) Open Space: Where Open Space is required in the applicable zoning district,

those standards shall be applied. If Open Space is not otherwise required, the standards below shall apply.

- 1) For developments greater than eight (8) units and a minimum of two (2) acres; a minimum eight (8) percent of the net buildable acreage shall be set aside as Open Space that meets the standards described below.
- 2) Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be:
 - a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
 - b. A minimum of .20 contiguous acres.
 - c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park.
 - d. Open Space shall be proximate to Missing Middle units.

Staff Analysis:

The provided conceptual development plan proposes a minimum of eight (8) percent of net buildable acres as open space, and will provide pedestrian connectivity to all open space. Specific criteria will be evaluated at Preliminary Subdivision Plan/Final Engineering in order to ensure that the detailed plans meet the qualifying open space criteria.

- b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards:
 - a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site.
 - b. Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement.
 - c. Be selected from the list of approved Canopy Street Trees (30.14.15(j)).
 - d. Meet the standards of Sec. 30.14.16. - General provisions for

all landscaped areas.

Staff Analysis:

The provided conceptual development plan notates the requirement of street trees and it is acknowledged by the Applicant that the criteria will be evaluated at Preliminary Subdivision Plan/Final Engineering in order to ensure that the detailed plans meet the criteria.

c) Minimum Parking Requirements:

- 1) Two (2) parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit.
- 2) On-street parking is required on streets adjacent to missing middle units.
- 3) Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.

Staff Analysis:

The conceptual development plan proposes on-street parking, and it is acknowledged by the Applicant that two (2) parking spaces will be required per dwelling unit over 1,000 sq. ft.

d) Building Frontage:

- 1) Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail.
- 2) Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards.
- 3) Up to six (6) lots may be accessed by a commonly held easement drive that is non-gated and designed to allow fire access (aka parking court).

Staff Analysis:

The provided conceptual development plan proposes residential tracts on the internal road frontage. When lot lines are proposed at Preliminary Subdivision Plan stage, this section will be evaluated further.

The development plan provided is for reference of conceptual design and is subject to change during the subdivision process, consistent with all applicable code provisions and engineering practices. Staff finds the requested MM zoning classification to be

consistent with the SCLDC and compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

The purpose and intent of the Low Density Residential land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purposes and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.

The proposed MM zoning is consistent with Policy FLU 4.2.1 by reducing lot sizes to allow for more compact site plans while adhering to the overall density in the area, adhering to the street tree requirements, and providing for a complementary Missing Middle typology with the existing neighborhoods. The request meets the trend of single family dwelling unit development in the surrounding neighborhoods while maximizing usable density within the allowable limit. The subject site is approximately 1,900 feet as the crow flies from the nearest boundary of the Urban Centers and Corridors Overlay. The proposed rezone supports encouraging a wider range of housing choices in and around the Centers and Corridors Overlay, which meets the intent of Policy FLU 4.2.1. (A).

This property is located within the aquifer recharge overlay. The applicant is aware and has stated compliance on the proposed development plan with Policy FLU 2.3.12 (B) (3) in that the maximum area covered by structures and impervious surface shall not exceed sixty (60) percent of the total land area. The Applicant has proposed a maximum impervious surface ratio of sixty (60) percent and is compliant with the applicable SCLDC sections pertaining to this overlay

The proposed MM zoning classification acts as a transition in zoning for the surrounding trend of development in the area by staying consistent with both the permitted uses and density provisions of the Low Density Residential Future Land Use designation while allowing for more dwelling units to be achieved through flexible site standards. The proposed development is consistent with the intent of the Missing Middle zoning, and congruous with the Low Density Residential Future Land Use for the site and surrounding area. Per Policy FLU 4.2.1 (A), permitted uses within Low Density Residential include Missing Middle housing typologies that allow up to four (4) dwelling units per net buildable acre. The proposed development is consistent with this policy.

Staff finds the proposed MM zoning classification to be consistent with the

Comprehensive Plan.

In compliance with SCLDC Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 23, 2025; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt an Ordinance enacting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle) as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request consistent with the Comprehensive Plan and meets the applicable portions of the Land Development Code, and recommends the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to MM (Missing Middle).on approximately 7.54 acres located on the west side of Sandy Ln, south of Sand Lake Rd.



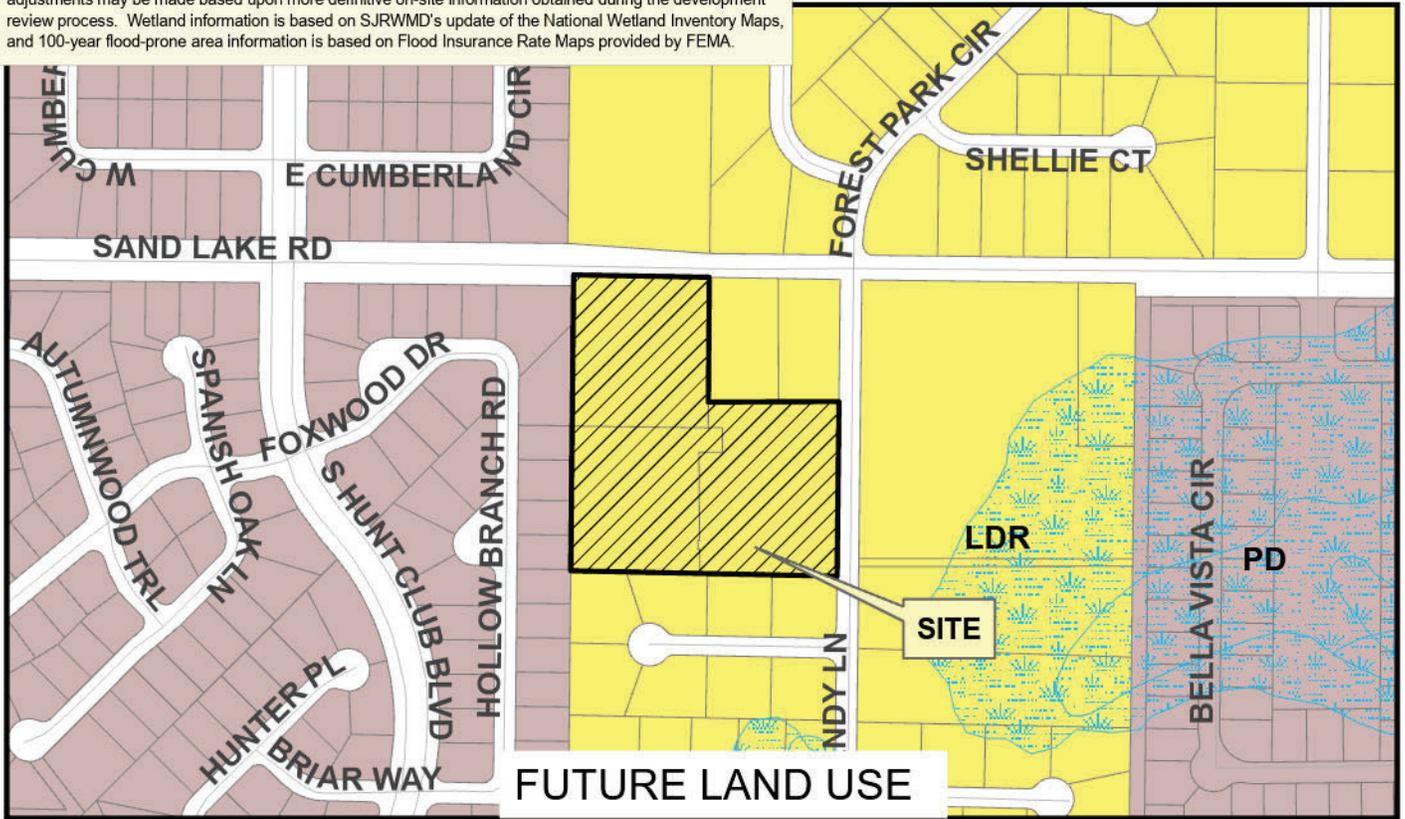
Rezone No: Z2025-014

Parcels



Winter 2025 Color Aerials

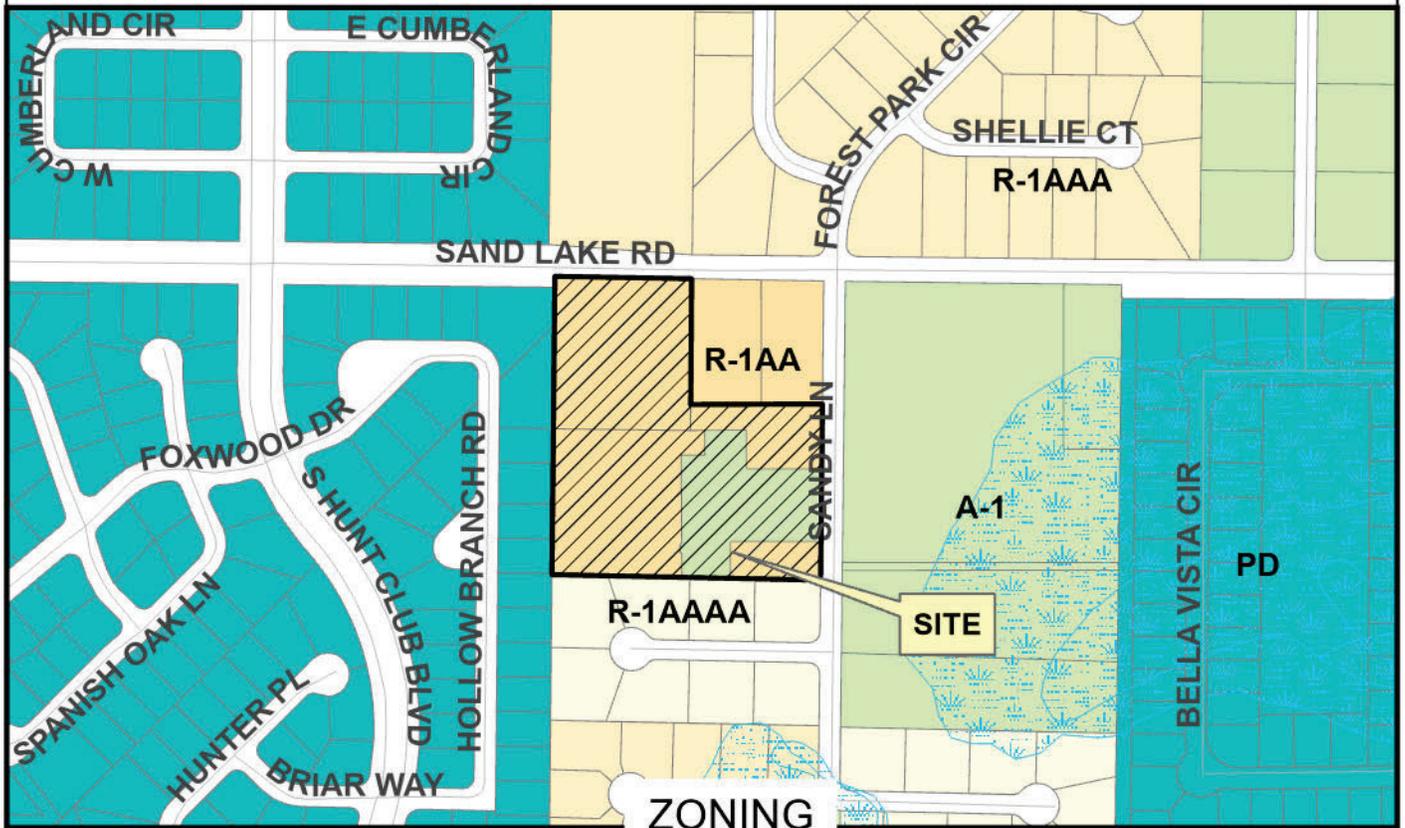
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



 CONS
  LDR
  PD

Applicant: Giovanni Joran
 STR/Acres/District: 07-21-29 / 7.80+/- acres / District 3
 Existing Use: LD Res
 Special Notes: Max. Net Density = 4 du/ac

Rezone No: Z2025-014
 From: A-1/R-1AA To: MM

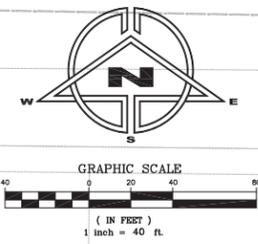


ZONING

Date: 2/4/2026

Name Z2025-0014FluZonePg

 CONS
  A-1
  R-1AAAA
  R-1AAA
  R-AA
  PD



VICINITY MAP
 NTS
 SECTION 07, TOWNSHIP 21, RANGE 29

DEVELOPER:
 JORDAN HOMES, LLC
 2653 WEST STATE ROAD 426
 OVIEDO, FL 32765
 (407) 971-9404 ext. 101

ENGINEER:
 MITCH COLLINS, P.E., INC.
 801 E. SOUTH STREET
 ORLANDO, FL 32801
 (407) 850-8557

LEGAL DESCRIPTION:

Parcel 1:
 The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, 1/4th and being in Seminole County, Florida;
 LESS THE WEST 16.5 FEET AND THE EAST 25 FEET THEREOF.

Parcel 2:
 The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, 1/4th and being in Seminole County, Florida;
 LESS THAT PART FOR RIGHT-OF-WAY OF SANDY LANE.

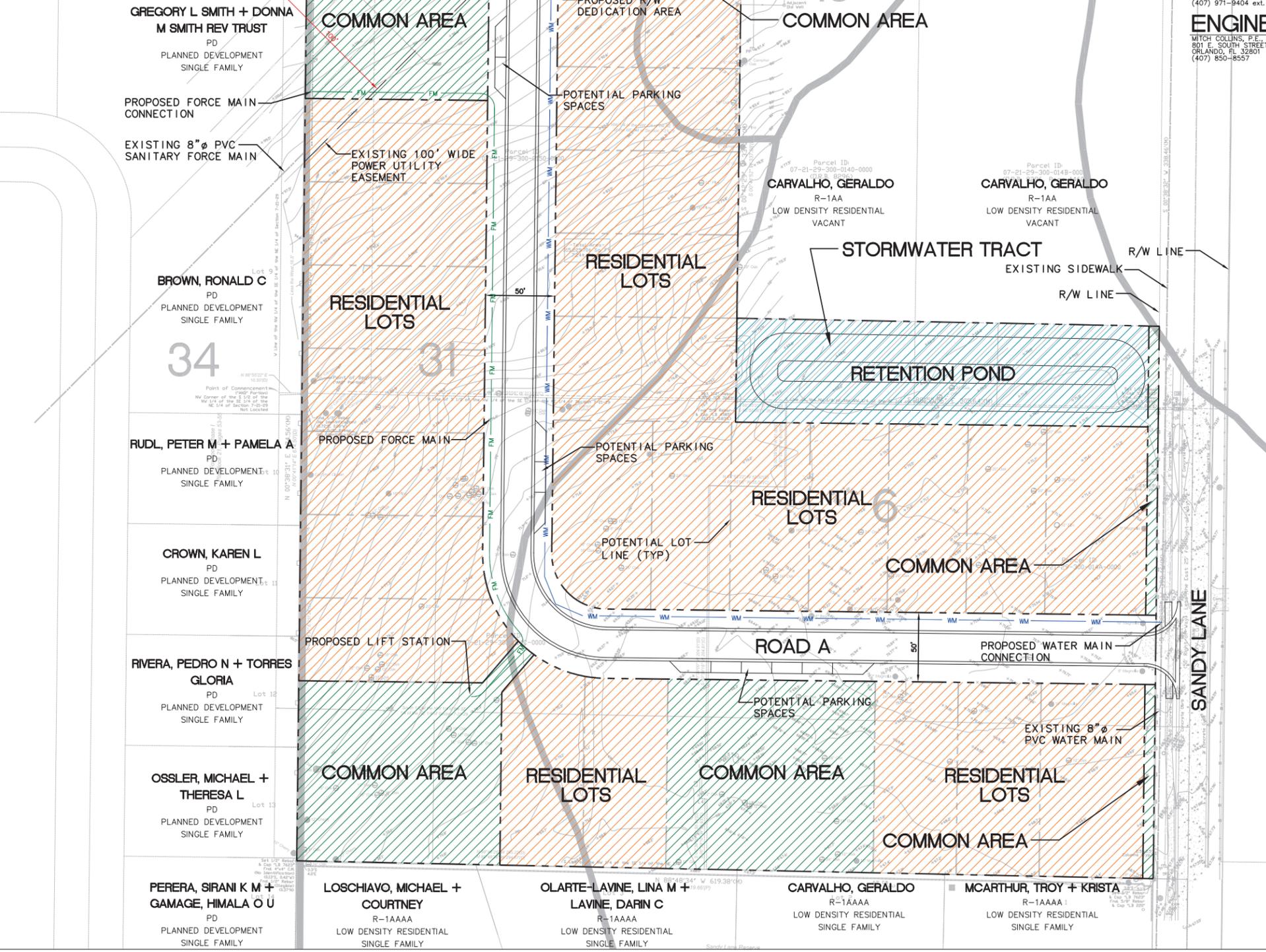
Parcel 3:
 The South 60 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, 1/4th and being in Seminole County, Florida;
 LESS THAT PART FOR RIGHT-OF-WAY OF SANDY LANE.

Parcel 4:
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA;
 LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:
 THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA;
 THENCE RUN NORTH 89°12'21" E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, N89°12'21" E, A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°25'54" E, A DISTANCE OF 81.00 FEET, PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE S89°14'41" W, A DISTANCE OF 155.00 FEET; THENCE S00°25'54" E, A DISTANCE OF 225.00 FEET, PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE S89°14'41" W, A DISTANCE OF 4.00 FEET; THENCE S00°25'54" E, A DISTANCE OF 21.00 FEET, PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE N03°34'10" E, A DISTANCE OF 4.00 FEET; THENCE S00°25'54" E, A DISTANCE OF 11.54 FEET TO A POINT ON THE SOUTH LINE OF THE 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE S00°25'54" E, A DISTANCE OF 225.00 FEET; THENCE N03°34'10" E, A DISTANCE OF 225.00 FEET; THENCE S00°25'54" E, A DISTANCE OF 15.54 FEET EASTERLY OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 337.30 FEET TO THE POINT OF BEGINNING.

SITE DATA:		SUMMARY OF AREAS:	
PROJECT NAME:	SANDY LANE HOMES	OVERALL PROJECT AREA (GROSS):	333,566 SF=7,658 ACRES
ADDRESS:	SAND LAKE ROAD LONGWOOD, FL 32779	POWER EASEMENT:	13,741 SF=0.315 ACRES AT 4.12%
DEVELOPER ADDRESS:	2653 WEST STATE ROAD 426 OVIEDO, FL 32765	R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
TELEPHONE:	(407) 971-9404 ext. 101	NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
ZONING/LAND USE DATA:		REMAINDER:	269,131 SF=6.178 ACRES AT 80.68%
ZONING (EXISTING):	R-1AA AND A-1	OVERALL PROJECT AREA (NET):	269,131 SF=6.178 ACRES AT 80.68%
ZONING (PROPOSED):	MM (MISSING MIDDLE)	OVERALL PROJECT AREA (GROSS):	333,566 SF=7,658 ACRES
FUTURE LAND USE (EXISTING):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)	R/W DEDICATION (SAND LAKE ROAD):	3,848 SF=0.088 ACRES AT 1.15%
FUTURE LAND USE (PROPOSED):	LOW DENSITY RESIDENTIAL (4 UNITS/ACRE)	NEW R/W (INTERNAL TO PROJECT):	46,846 SF=1.075 ACRES AT 14.04%
PROPOSED USES:	24 DETACHED SINGLE FAMILY HOMES	RESIDENTIAL LOTS:	201,718 SF=4.631 ACRES AT 60.47%
MAX. BUILDING HEIGHT:	35 FEET	STORMWATER TRACT:	22,018 SF=0.505 ACRES AT 6.60%
MINIMUM LOT WIDTH:	57 FEET **	COMMON AREA TRACTS:	59,136 SF=1.358 ACRES AT 17.73%
MINIMUM LOT DEPTH:	130 FEET	DEVELOPMENT NOTES:	
MINIMUM LOT SIZE:	6,500 SF	1. DEVELOPMENT SHALL MEET REQUIREMENTS OF SCLDC 30.101 REGARDING AQUIFER RECHARGE.	
PHASE:	ONE PHASE	2. PROJECT SHALL ADHERE TO ALL MISSING MIDDLE STANDARDS CONTAINED WITHIN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.3 - MM MISSING MIDDLE DISTRICT AND ALTERNATE STANDARDS.	
WATER SERVICE:	SUNSHINE WATER SERVICES COMPANY	3. STREET TREES ARE REQUIRED IN MISSING MIDDLE DEVELOPMENTS AND ON ALL STREETS ABUTTING MISSING MIDDLE TYPHOLOGIES IN MIXED-USE DEVELOPMENTS. STREET TREES MUST MEET THE FOLLOWING STANDARDS: (1) BE PLANTED AN AVERAGE OF FORTY (40) FEET ON CENTER ON BOTH SIDES OF INTERNAL STREETS AND ON EXISTING RIGHTS OF WAYS ADJOINING THE SITE. (2) BE LOCATED IN A PLANTING STRIP OR TREE WELL WITH A MINIMUM WIDTH OF EIGHT (8) FEET. TREE WELLS OR PLANTING STRIPS LESS THAN TEN (10) FEET IN WIDTH MUST INCORPORATE A ROOT BARRIER AT THE EDGE OF PAVEMENT. (3) BE SELECTED FROM THE LIST OF APPROVED CANOPY STREET TREES (30.14.10J). (4) MEET THE STANDARDS OF SEC. 30.14.16 - GENERAL PROVISIONS FOR ALL LANDSCAPED AREAS.	
WASTEWATER SERVICE:	SEMINOLE COUNTY UTILITIES	4. LOT/TRACT LINES AND PARKING LAYOUT SHOW ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING ENGINEERING/SUBDIVISION PLAN REVIEW.	
SOILS:	F-ASTATE # APPROX FINE SANDS 13-EAU CALLE AND MANOKALEE FINE SANDS 31-TAVARES-MILKPOPER FINE SANDS	5. OPEN SPACE WILL MEET STANDARDS AS SET FORTH IN SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.8.16 (a) (2)	
STORMWATER MANAGEMENT:	PROPOSED SHARED RETENTION POND		
FLOOD ZONE:	X (FLOOD MAP 1211700140 F)		
FIRE:	SEMINOLE COUNTY FIRE STATION #13		
SITE AREA:	333,566 SF=7,658 ACRES		
PROPOSED DENSITY (GROSS):	3.13 UNITS/ACRE (24 UNITS/7,658 ACRES)		
PROPOSED DENSITY (NET):	3.88 UNITS/ACRE (24 UNITS/6,178 ACRES)		
MAXIMUM ISR:	60% (OVERALL PROJECT)		
MINIMUM OPEN SPACE:	40% (OVERALL PROJECT)		
MINIMUM OPEN SPACE:	8% OF NET BUILDABLE AREAGE (21,538 SF)		

* AFTER REMOVING POWER LINE EASEMENT AND R/W DEDICATION AREAS
 ** ALL LOTS WILL BE MINIMUM 60 FEET WIDE EXCEPT FOR FIVE LOTS (20.83% OF TOTAL)



DATE	REVISION	BY
11-07-25	AS PER COUNTY	M.C.
12-19-25	UPDATED MINIMUM LOT WIDTH	M.C.
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

M
 MITCH COLLINS, P.E., INC.
 801 E. SOUTH STREET
 ORLANDO, FL 32801
 (407) 850-8557
 mcollins@me.com

NOTE:
 REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

DEVELOPMENT PLAN
 FOR
SANDY LANE HOMES

SAND LAKE ROAD
 SEMINOLE COUNTY, FLORIDA

Digitally signed by bronson m collins
 Date: 2025.12.18 12:03:10 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 54608, STATE OF FLORIDA, C.A.# 9523

BRONSON M. COLLINS
 LICENSE No. 54608
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SCALE: 1" = 40'

DRAWN BY: M.C. DATE: 8-8-25
 CHECKED BY: M.C. JOB NO: 225-010
 SHEET NO: DP-1 OF 09

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1160 SANDY LANE AND ADDITIONAL PARCELS LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE R-1AA (SINGLE FAMILY DWELLING) AND A-1 (AGRICULTURE) TO THE MM (MISSING MIDDLE) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Sandy Lane Homes Rezone, dated May 12th, 2026.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-1AA (single Family Dwelling) and A-1 (Agriculture) to MM (Missing Middle).

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

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

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 12th day of May 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS the West 16.5 feet and the East 25 feet, thereof; ALSO LESS AND EXCEPT those lands described in Special Warranty Deed recorded November 7, 2006, in Official Records Book 6474, Page 1233, of the Public Records of Seminole County, Florida, being more particularly described as follows: Commence at the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°59'44"E, a distance of 16.50 feet along the North line of said South 1/2 to the POINT OF BEGINNING; thence continue along said North line, N89°59'44"E, a distance of 350.00 feet; thence departing said North line run S00°25'54"E, a distance of 61.00 feet, parallel to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence S89°59'44"W, a distance of 55.00 feet; thence S00°25'54"E, a distance of 204.91 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence S89°34'06"W, a distance of 4.00 feet; thence S00°25'54"E, a distance of 21.00 feet, parallel to the West line of said Southeast 1/4 of the Northeast 1/4; thence N89°34'06"E, a distance of 4.00 feet; thence S00°25'54"E, a distance of 51.04 feet to a point on the South line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N89°53'48"W, along said South line, a distance of 295.00 feet; thence N00°25'54"W, parallel to and 16.50 feet Easterly of the West line of the Southeast 1/4 of Northeast 1/4 of said Section 7, a distance of 337.39 feet to the Point of Beginning.

Parcel 2:

The East 25 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for right of way of Sandy Lane.

Parcel 3:

The South 60 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 21 South, Range 29 East, lying and being in Seminole County, Florida; LESS that part for Right-of-Way for Sand Lake Road and Sandy Lane.

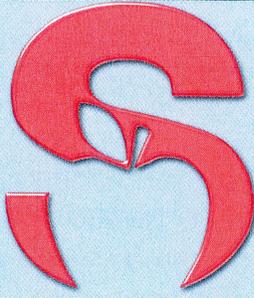
Parcel 4-A:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON NORTH AND LESS THE WEST 16.5 FEET THEREOF.

Parcel 4-B:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF

THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89° 02'15" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 88° 55'22" E, 36.01 FEET; THENCE RUN S 00°39'00" W, 61.00 FEET; THENCE RUN N 88°55'22"W, 55.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN N 89°21'00"W, 4.00 FEET; THENCE RUN S 00°39'00" W, 21.00 FEET; THENCE RUN S 89°21'00" E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE RUN N 88°48'28"W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.



**Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)**

JF
7.14.25

To: Jordan Homes LLC
Giovanni Jordan

From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools

Date: July 13, 2025

RE: 25-07 SIA Sandy Lane Homes

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the new FLUM designation and/or zoning will have the effect of increasing residential density, and as a result generate additional school age children.

Description: Proposed SF-Attached of +/- 7.82 acres generally located at 1160 Sandy Lane and 3391 Sand Lake Road **within the jurisdiction of City of Longwood, FL.** The applicant is requesting a **maximum of 30 Single Family Detached Units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 07-21-29-300-014A-0000, -0150-0000, 014C-0000

This review and evaluation is performed on proposed future land use changes and rezones, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-13	CSA M-7	CSA H-6
CAPACITY	863	1,615	2,979
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	806	1,121	2,816
AVAILABLE CAPACITY	24	494	163
SCALD RESERVATIONS TO DATE	2	65	89
Sandy Lane Homes	5	3	4
REMAINING CAPACITY	17	426	70

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would not be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed

by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated would be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned (shaded) middle school. Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ELEMENTARY SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Wekiva	Sabal Point	CSA E-13		
CAPACITY	821	925	1,746		
3-YEAR PROGRAM CAPACITY	-		-		
ENROLLMENT	802	920	1,722		
AVAILABLE CAPACITY	19	5	24		-
SCALD RESERVATIONS TO DATE	2	-	2		
Sandy Lane Homes	5	-	5		-
REMAINING CAPACITY	12	5	17	-	-
MIDDLE SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Teague		CSA M-7		
CAPACITY	1,615		1,615		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	1,121		1,121		
AVAILABLE CAPACITY	494	-	494	-	-
SCALD RESERVATIONS TO DATE	65		65		
Sandy Lane Homes	3	-	3	-	-
REMAINING CAPACITY	426	-	426	-	-
HIGH SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Lake Brantley		CSA H-6		
CAPACITY	2,979		2,979		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	2,816		2,816		
AVAILABLE CAPACITY	163	-	163	-	-
SCALD RESERVATIONS TO DATE	89		89		
Sandy Lane Homes	4	-	4	-	-
REMAINING CAPACITY	70	-	70	-	-

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:
Elementary 100%, Middle 90%, High 95%

Sandy Lane Homes Rezoning Community Meeting Minutes

Subject: Rezoning of Parcel IDs 07-21-29-300-014A-0000 (Parcel A), 07-21-29-300-0150-0000 (Parcel B), 07-21-29-300-014C-0000 (Parcel C)

Date: September 23, 2025

Time: 6:00PM to 8:00PM

Location: Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714

Applicant/Speaker: Larry Jordan, Jordan Homes

Attendees:

Estimated at just over 100 attendees

Residents from **Wekiva**

Residents from **Bella Vista**

Residents along **Sandy Lane**

It is believed that there were residents from **Forest Park Estates** in attendance as well.

Meeting began at approximately 6:30 PM.

1. Purpose of Meeting

The meeting was held to satisfy the County requirements for a **community meeting related to a rezoning request**. The applicant presented a conceptual proposal for redevelopment of an undeveloped parcel and gathered public input prior to filing or advancing zoning applications with Seminole County.

2. Existing Site Background

- The property was previously contemplated for **single-family development in the late 2000s** prior to the housing market crash.
- Infrastructure elements (e.g., curbing/brickwork) from earlier plans remain visible.
- Part of site is currently vacant and has experienced illegal dumping.
- The land is subject to **future land use (LDR – Low Density Residential)** and existing zoning constraints limiting development without rezoning.

3. Applicant's Proposal Overview

Developer Intent:

- Develop a **single-family residential subdivision** (not townhomes or multifamily).
- Proposed density: **approximately 24 homes** (reduced from an earlier conceptual count of 29 due to County feedback).
- Lot size discussed: approximately **6,500 sq. ft.**
- Homes proposed:
 - **Minimum ~3,000 sq. ft.**, up to ~4,500 sq. ft.
 - **Two-story homes** to comply with impervious surface limits.
 - **Two-car garages**
 - Target pricing stated: **approximately \$800,000 to \$1.2M+**, depending on market conditions.
- Developer stated intent to build homes that are **equal to or higher in quality** than surrounding neighborhoods and not reduce nearby property values.

Key Clarifications by Applicant:

- No intention to build:
 - Townhomes
 - Duplexes
 - Affordable housing complexes
- Project is described as **conceptual ("bubble plan")**, not final engineering.
- If rezoning does not allow sufficient density, the applicant stated the project would **not move forward**.

4. Zoning & Land Use Discussion

- There was considerable confusion and debate occurred regarding
 - Existing zoning vs. future land use designation
 - Allowable density under current zoning
- Applicant explained:

- Current zoning does not allow the desired development configuration. However the future land use allows 4 units/acre.
 - Rezoning is required to align zoning with the **existing LDR future land use designation**.
 - Residents expressed concern that rezoning would:
 - Set a precedent for **additional development** on adjacent parcels.
 - Enable higher density than currently exists in Sandy Lane neighborhoods.
-

5. Resident Concerns Raised

A. Traffic Concerns

- Residents described that Sandy Lane and Sand Lake Road are already congested, especially during peak hours

B. Environmental & Drainage Issues

- Property is located in a **Florida Recharge Aquifer zone**.
- Residents cited:
 - Flooding risks from disturbing subsurface limestone
 - Prior well and drainage issues in nearby properties
- Applicant responses:
 - Environmental studies will be required by the County.
 - On-site stormwater retention is planned.
 - Minimal grading proposed; excavation generally limited to footing depth.
 - High point of site cannot be lowered more than 3 feet per code.

C. Density, Lot Size & Compatibility

- Residents compared proposal unfavorably to:
 - Existing half-acre and larger estate lots nearby and used Sandy Lane Reserve and Bella Vista home spacing
- Concerns included:
 - Homes being too close together (7' side setbacks / 14' between houses)
 - Visual similarity to higher-density developments like Baldwin Park
 - Whether pricing projections were realistic given lot size and location

D. Property Values

- Residents questioned whether:
 - Smaller lots with front-loaded garages could achieve \$1M+ pricing
 - Development would truly enhance surrounding property values
-

6. Community Sentiment

- Many residents were opposed or highly skeptical.
 - HOA President from Sandy Lane Homes stated that some of the homeowners were in favor of the single family homes but still some opposed.
 - Some residents suggested:
 - County or public acquisition of the land
 - Lower density or larger-lot development if redevelopment occurs
-

7. Applicant Statements & Commitments

- Applicant emphasized:
 - He is required to hold the meeting but does not control County rules.
 - Rezoning will proceed through formal County processes.
 - Residents have the right to object at public hearings.
 - No binding commitments were made regarding:
 - Final density or site layout
 - Final architectural styles
-

8. Meeting Conclusion

- Meeting concluded without consensus.
- The sign-in sheet was provided and circulated but was taken and not returned to the applicant. Applicant asked the HOA Presidents of the neighboring subdivisions Wekiva and the Sandy Lane Homes South of the property on Sandy Lane to help find the sign-in sheet and no one turned it in.
- The meeting fulfilled the **community outreach requirement** for rezoning consideration.

Meeting adjourned at approximately 8:45pm.

OwnerName	Address1	Address2	CityStateZip
VARGAS, MICHAEL & ENDERS, KARALEE		116 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
WILLMAN, JEFFERY M & JERRA A		312 FOREST PARK CIR	LONGWOOD, FL 32779-5870
BORLAND, STEPHANIE L & HENDERSCHIEDT, ROBERT		118 SHELLIE CT	LONGWOOD, FL 32779-5832
BOHLER, TIMOTHY & MERSHELL T		1160 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
LEE, YONG M & CHOE, KYONG M		1131 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MOORE, DONALD B & BIANCA A		1148 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEMINOLE B C C		1101 E 1ST ST	SANFORD, FL 32771-1468
WILLIAMSON, SANDRA		401 FOREST PARK CIR	LONGWOOD, FL 32779-5876
KELLY, CALLISTA S & BRENDAN J		3324 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
MILLER, KATHERINE V & MATTHEW J		2321 HARBOR LAKE DR	ORANGE PARK, FL 32003-7799
FRISCH, WILLIAM P JR & PATRICIA A		124 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
CABRERA, HEBER		3220 BRIAR WAY	APOPKA, FL 32703-4915
CLAPP, ANDREW K & NATALIE D		1100 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VIOLET DIXIN REV TRUST		3136 HUNTER PL	APOPKA, FL 32703-4930
FRIEDMAN, KEVIN & MEGHAN B		127 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
COOK, KARYN		3301 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
BENITO LA RUSSA FAMILY TRUST		1135 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
MARSHALL, PATRICIA L		99 SPANISH OAK LN	APOPKA, FL 32703-4934
CLAUDIO, HILSIA		202 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
HLAVIN, MARK D & STEPHANIE M		3330 BRIAR WAY	APOPKA, FL 32703-4917
MCDERMOTT, PATRICIA ENH LIFE EST		230 W COTTESMORE CIR	LONGWOOD, FL 32779-5605
CHEN, ZHEN DI & LIU, XIUMEI		3227 HUNTER PL	APOPKA, FL 32703-4931
SEGARRA, RAUL		3304 FOXWOOD DR	APOPKA, FL 32703-4923
GRASSIAN, HARVEY S & ELIZABETH		122 SHELLIE CT	LONGWOOD, FL 32779-5832
ANDERSON, GARY A & BARBARA V	155 OCEAN AVE	#201	PALM BCH SHRS, FL 33404-5784
TILLMAN, JOHN S		3361 FOXWOOD DR	APOPKA, FL 32703-4922
GANDHI, AMIT & ADITY		1104 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
GARCIA, JAKLYN		103 SPANISH OAK LN	APOPKA, FL 32703-4936
SATILL, SANDRA & AVRON		1155 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
LOSCHIAVO, MICHAEL & COURTNEY		3320 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
MURPHY, ROBERT L & MARIANNE M		105 SHELLIE CT	LONGWOOD, FL 32779-5832
AREU, ANGELINE		3148 HUNTER PL	APOPKA, FL 32703-4930
FORTES PONTES, JOSE H & PESTILI DE ALMEIDA, ELLEN	M	224 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
CALABRESE-ROSADO, DANIELLE L & ROSADO, HECTOR M JR		225 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608

DANIELS, STACY L		3376 GRAY FOX CV	APOPKA, FL 32703-8108
YOON, CHUL H & HONG S		1164 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
MIFFLIN YEPEZ DE GUILLEN, ANA M & GUILLEN BENITES,	ROBERTO E & GUILLEN, GONZALO A	3111 HUNTER PL	APOPKA, FL 32703-4929
DUDZINSKI, WILLIAM & GENSOLIN, KIMBERLEA		3330 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BESS, JARED M & REBECCA L		102 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
HANNA, RAMY S & MIKHAIL, AMGAD G		320 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SANDBERG, MELISSA M & JASON K		125 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FAHRAJI, ALI H		108 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
WHITNEY, SUEANN		3349 FOXWOOD DR	APOPKA, FL 32703-4922
WILLIAMSON FAMILY REV TRUST	4445 S ATLANTIC AVE	#206	PORT ORANGE, FL 32127-6956
QUINTERO, EDUARDO E & TERRIZZI, NORYSA M		126 SPANISH OAK LN	APOPKA, FL 32703-4936
BOUSFIELD FAMILY TRUST		13 SPEER AVE	OAKLAND, FL 34760-0906
NISHI INV INC		211 S HUNT CLUB BLVD	APOPKA, FL 32703-4951
STAHLER, ROGER T ENH LIFE EST & STAHLER, SHARON A	ENH LIFE EST	130 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
SCHLEGEL, TYLER G & HAILEY J		3328 FOXWOOD DR	APOPKA, FL 32703-4923
GARNER, MARTI A ENH LIFE EST		3160 HUNTER PL	APOPKA, FL 32703-4930
FERGUSON, STEVEN A		127 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
COHIL, KENNETH & L KATHEEN		230 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
SPEARS, GABRIEL J & CARABALLO ARVELO, STEPHANIE A	3396 GRAY FOX CV		16 APOPKA, FL 32703-8109
FANEK, SAMI F & DANIELA B		121 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
BAIRD, JAMES L JR & JANET L		128 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
AKHTER, YOUSUF & TANZEEMUNNISA		272 VISTA OAK DR	LONGWOOD, FL 32779-3067
LACEY, WILLIAM & GELINAS, ZACHARY		112 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
MOLDAU, DAVID		308 FOREST PARK CIR	LONGWOOD, FL 32779-5870
HENDERSCHIEDT, ROBERT R & HELEN P		101 SHELLIE CT	LONGWOOD, FL 32779-5832
LOWE, EVELYN M ENH LIFE EST		634 MAJESTIC OAK DR	APOPKA, FL 32712-4082
MCARTHUR, TROY & KRISTA		3302 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
DURAN, HEATHER A & FRANK D		114 SHELLIE CT	LONGWOOD, FL 32779-5832
MESA, MARIA & DAYMER A		324 FOREST PARK CIR	LONGWOOD, FL 32779-5870
SHELLHAMMER, GIOVANA Y		1128 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
SEFF, DANIEL B & MARSHA H		3290 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
VOORHEES, JOHN R & CAROL A		3307 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
CROWTHER, GILBERT M JR ENH LIFE EST & CROWTHER,	DANETTE S ENH LIFE EST	409 FOREST PARK CIR	LONGWOOD, FL 32779-5876
DELLO RUSSO LENA TRUST		3232 BRIAR WAY	APOPKA, FL 32703-4915
MCEVILLY, JILL B & STEVEN T		1156 BELLA VISTA CIR	LONGWOOD, FL 32779-5864

ESBJORN, GLEN A & VERONICA A		120 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
BRIOT, JEAN B & EMMANUELLE		3305 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
MARUBBIO, ARTHUR ENH LIFE EST & MARUBBIO, BEVERLY	ENH LIFE EST	1167 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OLARTE-LAVINE, LINA M & LAVINE, DARIN C		3314 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
NARDUCCI, NICHOLAS D & LEVERETT, ALEXIS R		74 SPANISH OAK LN	APOPKA, FL 32703-4939
HENRIQUES SARAH V M PER REP FOR EST OF BEVYBELL E	HENRIQUES PER REP	36 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
DUSZYNSKI, ASHLEY		100 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
ZOBER, STEVE M & DONNA M		49 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
LEGACY FUNERAL HOLDINGS OF FL LLC		3103 SACKETT ST	HOUSTON, TX 77098-2016
JOSE, BINUS & BINUS, LEENA		1115 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OSSLER, MICHAEL & THERESA L		101 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
TURNER, LISA M & LANDI, FRANK A & VALERIE A		3373 FOXWOOD DR	APOPKA, FL 32703-4922
MARQUEZ, CARLOS A & LYSSA A		393 FOREST PARK CIR	LONGWOOD, FL 32779-5876
STRICKER, HEATHER R & MARK D		1140 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CORTES, EVELIA & LUIS		3239 HUNTER PL	APOPKA, FL 32703-4931
COCKRELL, STEVEN F & CALLAWAY, SHELLEY F		226 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
TAYLOR, KEVIN D JR & TONYA M		107 SHELLIE CT	LONGWOOD, FL 32779-5832
RUDEL, PETER M & PAMELA A		139 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
LITT, SYLVIA R & STEVEN J		385 FOREST PARK CIR	LONGWOOD, FL 32779-5876
LETOURNEAU, DOUGLAS J & TAYLOR C		397 FOREST PARK CIR	LONGWOOD, FL 32779-5876
WALL, MARY ANN		3404 GRAY FOX CV	APOPKA, FL 32703-8109
GRIEGER, GARY A ENH LIFE EST & GRIEGER, MARTHA A	ENH LIFE EST	1127 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
GRIER, HUELAN H ENH LIFE EST & GRIER, BRENDA R ENH	LIFE EST	100 FOREST PARK CT	LONGWOOD, FL 32779-5801
WATTERS, MARCUS L JR & DARAE L		3306 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
WOLKEN, RICHARD S & KATHLEEN M		1151 ARDEN ST	LONGWOOD, FL 32750-7540
STERLING , DANIEL & CHRISTYNA		201 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
BROOKS, DOROTHY M LIFE EST & BROOKS, ROBERT W LIFE	EST	304 FOREST PARK CIR	LONGWOOD, FL 32779-5870
EGER FAMILY LIVING TRUST		325 CINDY CT	LONGWOOD, FL 32779-5804
CALVINO, TONI & CALVINO, PAUL C		3269 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WELCH, BRADLEY		124 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ATKINS, TIMON H		107 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
MULHOLLAND, ROBERT P JR & LAURIE A		3323 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
HUSTEAD, CONNOR J & HENNESSEY, KELLY C		3337 FOXWOOD DR	APOPKA, FL 32703-4922
SZYMALA, JASON E & GRACE		1124 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
VILLAGE AT FOXWOOD CONDO ASSN INC THE		1122 AYRSHIRE ST	ORLANDO, FL 32803-1004
PHILLIPS, SUZANNE M		150 SPANISH OAK LN	APOPKA, FL 32703-4936
RUST, BOYSIE S		3318 BRIAR WAY	APOPKA, FL 32703-4917

RAMIREZ, DAVID L A & ALTAMIRANO, NOELIA S		3215 HUNTER PL	APOPKA, FL 32703-4931
BARRY L GRABLE REV TRUST		105 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
PACE BRANTLEY PREPARATORY SCHOOL INC		3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
NORVILL, TIMOTHY C & LAURA L		13 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
JENNINGS, AIMEE		389 FOREST PARK CIR	LONGWOOD, FL 32779-5876
METCALFE, ADAM & AHMATI, VALBONA		61 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
DIAZ, ANNA D & AL-KHUB, EMAD		1132 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
RIVERA, PEDRO N & TORRES GLORIA		113 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
SAGEWOOD PROPERTIES LLC	522 S HUNT CLUB BLVD	#406	APOPKA, FL 32703-4960
LILLY, CRISTA L		129 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
OTTAWAY, TED A & SUZI		3316 FOXWOOD DR	APOPKA, FL 32703-4923
BTI 1179 LLC	111 W 33RD ST		1901 NEW YORK, NY 10001-2904
GEARHART, LINDA S		38 SPANISH OAK LN	APOPKA, FL 32703-4935
RIGBY, KENNETH L & CAROL A		3312 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BANANGADA, SHINEY & SHASHI		3284 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
KREISLER, GARY ENH LIFE EST & KREISLER, DEBORAH H	ENH LIFE EST	386 FOREST PARK CIR	LONGWOOD, FL 32779-5870
POVEROMO, ARLENE K		123 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
HARDEN, KATHRINE		60 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
GRAY, ERIC & EWER-GRAY, KAREN L		48 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
D'ALLESSANDRO FAMILY TRUST		115 SHELLIE CT	LONGWOOD, FL 32779-5832
ABRAMS, JANICE M ENH LIFE EST		3388 GRAY FOX CV	APOPKA, FL 32703-8108
NASRALLAH, MARK ENH LIFE EST		1139 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
OWEN, MICHAEL & DEBORAH L		3272 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
WINTER, GARY M & DARLENE L		316 FOREST PARK CIR	LONGWOOD, FL 32779-5870
MARTIN, STEPHANEE		123 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
FERRY, PATRICK J JR		104 SHELLIE CT	LONGWOOD, FL 32779-5832
OAKES FAMILY CHNOAD		3300 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
STERN, LAWRENCE E & CANDACE M		138 SPANISH OAK LN	APOPKA, FL 32703-4936
SCHLEGEL, JESSICA L & JASON R		1321 CLASSIC DR	LONGWOOD, FL 32779-5816
ASBATE, EMILY		266 E HORNBEAM DR	LONGWOOD, FL 32779-2544
GEORGELOS, CATHERINE J ENH LIFE EST		121 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
LESLIE J ALTO LIVING TRUST		72 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825

THOMAS, JENNIFER M ENH LIFE EST
 KING, ROBERT L & CYNTHIA W
 JOHNSON, THEODORE S JR & LORELIE V
 HUNT, BRICE A
 HARPER, ALEXANDER L
 AMADO, ARLIR E
 NARINE, ESMEE S ENH LIFE EST
 ANTEQUINO, STEPHANIE M & JOSEPH F
 PERKINS, FELICIA A & ALLAN E
 CARVALHO, GERALDO
 ADAMS, SAMUEL L & DONNA R
 JJ VANDENDRIESSCHE FAMILY REV TRUST
 MUNIR, MUHAMMAD U
 WALKER, ARNOLD C & MARTHA E
 HANNS, GEORGE S
 HAYES, KATHLEEN M
 CROWLEY, DONALD L
 CARVALHO, GERALDO
 SMITH, LEO
 WELLONS, WILLIAM B & NANETTE J
 KOWALKE, ARLENE F & ARTHUR E
 NORMA BLODGETT LIVING TRUST
 NUVIEW TRUST CO CUST
 MOLANO, CESAR E & ERICA
 CARIONE, ANTHONY HEIR
 BISSEY, JEFFREY A
 PIERRE-LOUIS, VIADIMY & BREVIL, ESTELLA
 CHENOWETH, COLE A
 ABRAHAMSON, SYLVIA & JOHN R
 MASON, JOSHUA T & MASON, MARLA M
 BAUMGARDNER, MAX L & SUTOKI, BAUMGARDNER JEANETTE
 GREGORY L SMITH & DONNA M SMITH REV TRUST
 HELMAN, TALIA & SHELLY G
 PACE-BRANTLEY HALL SCHOOL INC
 MEDINA, JOSE D & LILIAM E
 WELLONS, WILLIAM B & JAMES-WELLONS, NANETTE
 MICARE, DENNIS P

2180 W SR 434

228 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
114 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
1120 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
3384 GRAY FOX CV	APOPKA, FL 32703-8108
109 E COTTESMORE CIR	LONGWOOD, FL 32779-5602
3306 BRIAR WAY	APOPKA, FL 32703-4917
87 SPANISH OAK LN	APOPKA, FL 32703-4934
1108 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
110 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
209 BARRY CT	LONGWOOD, FL 32779-5833
3275 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
111 SHELLIE CT	LONGWOOD, FL 32779-5832
45 SPANISH OAK LN	APOPKA, FL 32703-4934
1016 MATTIE POINTE WAY	AUBURNDALE, FL 33823-3758
118 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
3318 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
121 HARROGATE PL	LONGWOOD, FL 32779-4570
73 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
382 FOREST PARK CIR	LONGWOOD, FL 32779-5870
3372 GRAY FOX CV	APOPKA, FL 32703-8108
#1110	LONGWOOD, FL 32779-5041
109 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
378 FOREST PARK CIR	LONGWOOD, FL 32779-5870
1112 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
104 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
3319 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
392 FOREST PARK CIR	LONGWOOD, FL 32779-5870
120 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
3317 SUNSET VIEW CT	LONGWOOD, FL 32779-5845
3385 FOXWOOD DR	APOPKA, FL 32703-4922
1116 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
3221 SAND LAKE RD	LONGWOOD, FL 32779-5850
75 SPANISH OAK LN	APOPKA, FL 32703-4934
73 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
63 SPANISH OAK LN	APOPKA, FL 32703-4934

BOYACI, CEM & ZUNIC, ANA		3340 FOXWOOD DR	APOPKA, FL 32703-4923
DONNELLY, ZACHARY M & ZITIELLO, TAYLOR B		84 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
WILSON, ELIZABETH & JAMES		33 SPANISH OAK LN	APOPKA, FL 32703-4934
BSHA, WAGDY A & GERGES, SAMYA		311 W HORNBEAM DR	LONGWOOD, FL 32779-2532
CINQUEGRANA, GIORGIO & ADRIANA		205 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
SATURLEY, PHYLLIS A		114 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
WARREN, JAMES P & LORRIE A		3313 FOXWOOD DR	APOPKA, FL 32703-4922
ANDERSON, CHRISTINE L		3184 HUNTER PL	APOPKA, FL 32703-4930
BARA, ROBIN & HEIDMANN, MICHAEL		405 FOREST PARK CIR	LONGWOOD, FL 32779-5876
RIVERA, ENILDA L & MERCEDES GUZMAN, CARLOS M	3380 GRAY FOX CV		12 APOPKA, FL 32703-8108
SCHOENAUER, TIMOTHY M & TRACY		3278 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
BRANDT, GARY W & CAROL J		1143 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
CAPPONI, JOHN M & HOLLY M		3365 GRAY FOX CV	APOPKA, FL 32703-8108
RICHARD YOUNG REV TRUST		151 WYNNBROOK DR	HENDERSONVILLE, NC 28792-9265
CALVINO, TONI & CALVINO, DAVID		1141 SANDY LN	LONGWOOD, FL 32779-5839
CHHABRA, AMIT		3325 FOXWOOD DR	APOPKA, FL 32703-4922
SANDY LANE HOMEOWNERS ASSN		323 CIRCLE DR	MAITLAND, FL 32751-6458
BENCOMO, MARIA T		128 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
NEWSOM, DANA L & GREGORY C		1136 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
KC RESIDENTIAL INVESTMENTS LLC		812 FLORIDA BLVD	ALTAMONTE SPG, FL 32701-2718
DA COSTA, MOISES		1150 DEANNA BERRIE WAY	APOPKA, FL 32703-4525
BATWIN, STEVEN L		122 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
HAMAS, GERARD T & PATRICIA A		200 W CUMBERLAND CIR	LONGWOOD, FL 32779-5609
SAVOVIC, DONNA M & SAVOVIC, NIKO M		3301 FOXWOOD DR	APOPKA, FL 32703-4922
PAK, BYUNG S ENH LIFE EST		39 SPANISH OAK LN	APOPKA, FL 32703-4934
BROWN, RONALD C		149 HOLLOW BRANCH RD	APOPKA, FL 32703-4926
BADERSCHNEIDER, GEORGIA G		227 W CUMBERLAND CIR	LONGWOOD, FL 32779-5608
FILOMENO, LORENZO & GARCIA, AIDA		3255 HUNTER PL	APOPKA, FL 32703-4931
HOHENBERG, ZACHARY & LEAH		3172 HUNTER PL	APOPKA, FL 32703-4930
MARTIN, PAMELA S & GREEN, VINCENT M		51 SPANISH OAK LN	APOPKA, FL 32703-4934
PEREZ, IRIS & RUIZ, RAMON JR		101 E CUMBERLAND CIR	LONGWOOD, FL 32779-5606
CHENNAULT, ALLEN H		3135 HUNTER PL	APOPKA, FL 32703-4929
PERERA, SIRANI K M & GAMAGE, HIMALA O U		85 HOLLOW BRANCH RD	APOPKA, FL 32703-4924
GAUS, TIMOTHY L & SHARON L		151 SPANISH OAK LN	APOPKA, FL 32703-4936
DORIS A RICHARDSON TRUST		1147 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
EATON, BRIAN & DENISE		122 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
STRANGE, LAUREN M & DANIEL		126 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607

FOWLER, DAWN M & LEROY R III		327 CINDY CT	LONGWOOD, FL 32779-5804
RAZON, RENATO & STA ANA RAZON, ELSA M		205 BARRY CT	LONGWOOD, FL 32779-5833
DUNN, JOHN M & JACLYN		106 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
ZITO, ANDREW & AMANDA L		3287 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
SEAN G WAKEFIELD & SARA H WAKEFIELD REV TRUST		118 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
KANE, CHRISTOPHER & KANE, SCHAFFER		139 SPANISH OAK LN	APOPKA, FL 32703-4936
BAKER, JUDY		112 HOLLOW BRANCH RD	APOPKA, FL 32703-4927
DEBILLE, DANIEL & MIHAELA		123 SHELLIE CT	LONGWOOD, FL 32779-5832
PC SMALL FAMILY REV TRUST		1081 SANDY LN	LONGWOOD, FL 32779-5824
CANFIELD, JOHN		3392 GRAY FOX CV	APOPKA, FL 32703-8108
NEILEN, JAMES A & OCAMPA, NICOLETTE P		3313 AUTUMNWOOD TRL	APOPKA, FL 32703-4912
HULSEY, ELIZABETH W		3368 GRAY FOX CV	APOPKA, FL 32703-8108
DOCKERY, DOUGLAS P & OLENA		3281 SUNSET VALLEY CT	LONGWOOD, FL 32779-5841
FISCHER, PAUL J & CARRIE L		3313 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
SCHOENBERGER, PETER B ENH LIFE EST & SCHOENBERGER, SHIRLEY ENH LIFE EST		1152 BELLA VISTA CIR	LONGWOOD, FL 32779-5864
CARTER, KEVIN G		201 BARRY CT	LONGWOOD, FL 32779-5833
COFFEY, SHAUN M & SILVA MOORE, RICARDO A		119 SHELLIE CT	LONGWOOD, FL 32779-5832
BELLA VISTA AT FOREST LAKE HOMEOWNERS ASSN INC	13350 W COLONIAL DR	STE 330	WINTER GARDEN, FL 34787-3964
FERGUSON, EGO & THOMPSON, YVONNE		3112 HUNTER PL	APOPKA, FL 32703-4930
CARVALHO, GERALDO		3308 SUNSET RIDGE CT	LONGWOOD, FL 32779-5842
KROT, CARL H ENH LIFE EST & KROT, LAURA L ENH LIFE EST	EST	130 E COTTESMORE CIR	LONGWOOD, FL 32779-5603
FOLBER, JOEL I		100 E CUMBERLAND CIR	LONGWOOD, FL 32779-5607
CAISES, VIOLETA E		3208 BRIAR WAY	APOPKA, FL 32703-4915
IH6 PROP FL LP	C/O RYAN LLC	PO BOX 4900 INVITATION HOMES	SCOTTSDALE, AZ 85261-4900
MORANT, MICHELLE A		114 SPANISH OAK LN	APOPKA, FL 32703-4936
UTZ, SHIRLEY A		PO BOX 917709	LONGWOOD, FL 32791-7709
HERTZBURG, RICHARD P & JOANNE P		24 HOLLOW BRANCH RD	APOPKA, FL 32703-4925
FONSECA, LUIS F & GLADYS J		110 SHELLIE CT	LONGWOOD, FL 32779-5832
ELMS, ERIC & OLGA		1123 BELLA VISTA CIR	LONGWOOD, FL 32779-5865
KHAN, AHMED S		3233 BRIAR WAY	APOPKA, FL 32703-4914
SHEA, JAMES K		1160 SANDY LN	LONGWOOD, FL 32779-5825
CROWN, KAREN L		125 HOLLOW BRANCH RD	APOPKA, FL 32703-4926



9/4/2025

Property Rezoning Community Meeting Notice

Date: September 23, 2025
Time: 6:00pm to 8:00pm
Location: Seminole County Sheriff's Office at 120 W Pineview St, Altamonte Springs, Florida 32714
Subject Properties: Parcel ID 07-21-29-300-014A-0000 (Property A), 07-21-29-300-0150-0000 (Property B), and 07-21-29-300-014C-0000 (Property C)

Agenda:

Discussion of rezoning of the subject properties from A-1/R-1AA zoning to Missing Middle. No change to the future land use is being requested for the properties; they will remain Low Density Residential (LDR). Our intent is to build single family homes.

See attached sheet for subject property location.

Contact Information:

For more details, please contact:

Jordan Homes

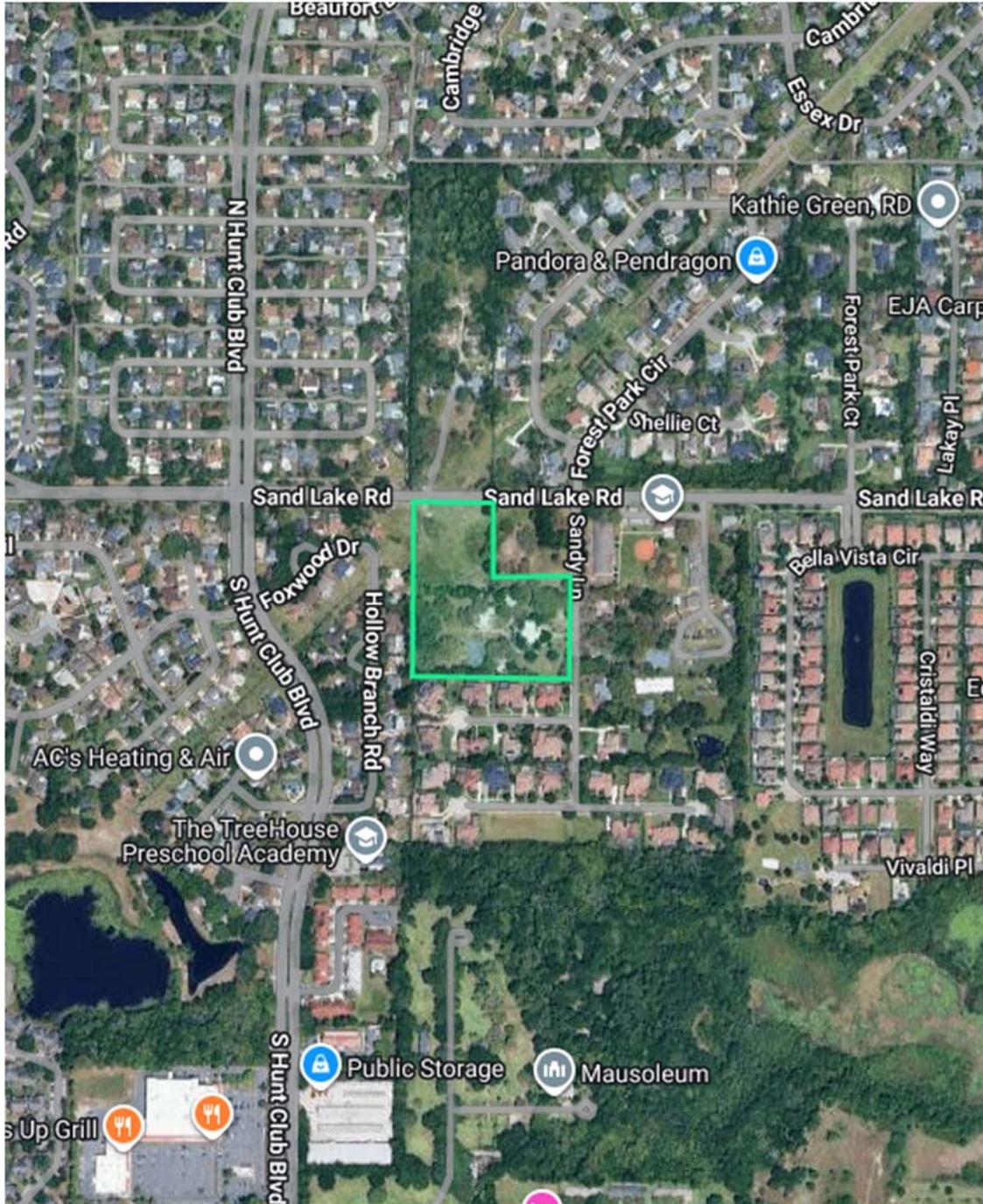
407-971-9404 ext. 106

We look forward to your participation!



2653 W SR 426, Suite 1231, Oviedo, FL 32765 ♦ Phone: 407-971-9404 ♦ Fax: 407-971-9405 ♦ www.jordanhomesfl.com

Property Location:



Mrs. Toni Calvino And: Toni Calvino
1141/ 1151 Sandy Lane 3269 Sunset Valley Court
Longwood, FL 32779 Longwood, FL 32779

February 16, 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine:

This is concerning the proposed zoning change to “Missing Middle” for the lots at the intersection of Sandy Lane and Sand Lake Road. I have lived on Sandy Lane for 50 years this year, since 1976, and have seen changes. But this is a new category of zoning which has not been implemented in Seminole County before. Therefore we do not know what the implications may be if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a hodge-podge of dwelling units is allowed – duplexes, triplexes, quad and six-plexes, and stacked units up to 40 ft. high. This is something clearly incompatible with our established neighborhoods. It is being proposed to put 24 units on about 7 buildable acres up front there, while we have 24 homes on about 15 acres in Sandy Lane Reserve. They are asking for twice the density. We have approximately ½ acre lots, and Forest Park Circle just across Sand Lake Rd. from us has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area. We are in favor of consistent set-backs, height limitations, etc, to ensure the peaceful, semi-rural character of our neighborhoods.

None of us are in favor of the Missing Middle experiment.

Please let us stay with single family homes on a definite, regulated lot size. For although the developer may say he wants to make single family homes, if the zoning to MM is approved, he can make anything by law, that fits that category. And it looks as though they have removed all regulations there and allow for almost anything.

Traffic, of course is a very major problem right now. And has been. There are 4 major schools on Sand Lake road and we cannot get out in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. 2 schools are private and the parents deliver and pick up, which causes even more increased traffic I do not think turn lanes are going to alleviate the problem even a little bit. They will need to widen Sand Lake Road, from here down to Lake Brantley and Forest City elementary.

There are also serious storm water issues, as all the water from Sweetwater and Wekiva run down Sand Lake Road and onto us. The back of my field at 1151, and my neighbor's, Pete Small, fill up and make a lake quite a few feet deep during a hurricane. Which is always worrisome.

Please conscientiously take into considerations these points that I have tried to illuminate for you.

Sincerely,

Toni Calvino

1151/1141 Sandy Lane and 3269 Sunset Valley Court
Longwood, FL 32779
407-869-4982

From: [donna adams](#)
To: [Apgar, Kaitlyn](#)
Subject: Project 25-20000004
Date: Thursday, February 19, 2026 9:42:12 AM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Dear Ms. Apgar and the P&Z Commissioners,

I am writing to express my family's concerns with the proposed Sandy Lane Homes project by Jordan Homes and their request to rezone the 24 new residential lots off Sandy Lake Road near Hunt Club Blvd.

My family lives in Forest Park Estates, just across Sand Lake Road from the proposed development. The school traffic on Sand Lake Road is already insane because of the four separate schools on that road. Our daughter attends Pace Brantley Preparatory School, which is directly across Sand Lake Road from our subdivision and adjacent to the new development. Pace Brantley school is for students with learning disabilities. Although my daughter is in high school, she already cannot cross the road safely after school without the assistance of a teacher from the school. Adding 24 new residential lots will multiply the traffic and danger to these students. And rezoning to Missing Middle would even further multiple the problem for traffic.

In addition, rezoning to Missing Middle would allow almost twice as many houses and potentially many more residents if they change to multifamily housing. Multifamily housing would lower everyone's property value and harm the safety factor of the adjacent neighborhoods. We bought our home as a family investment in a safe and clean neighborhood. It is unfair to alter that after years of investing in our homes, just so a developer can make more money.

Please deny the rezoning proposal to limit the danger and traffic frustrations from excessive additional traffic on Sand Lake Road and to protect the family safety and environment that the homeowners invested in when they decided to purchase homes in our neighborhood.

Thank you for your consideration.

Donna and Sam Adams,
Forest Park Estates Homeowners

From: [Usman Ahmed](#)
To: [Apgar, Kaitlyn](#)
Cc: [mosa.jia](#); dr.anam@heynaturalskincare.com
Subject: Objection to Rezoning Application #25-20000004 – Sandy Lane Homes (3390-3400 Sand Lake Road)
Date: Thursday, February 19, 2026 9:55:03 AM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Dear Ms. Apgar,

We are writing to formally object to the proposed rezoning application for the Sandy Lane Homes project (Project #25-20000004) located at 3390-3400 Sand Lake Road. While I support responsible development in Seminole County, I believe the "Missing Middle" rezoning is inappropriate for this location and will negatively impact our community.

My concerns are as follows:

1. **Traffic & Road Safety:** Sand Lake Road and Hunt Club Boulevard are already heavily congested. Adding 24 residential lots will significantly increase vehicle trips and safety risks for pedestrians. I request an updated traffic impact analysis that reflects current, post-pandemic congestion levels.
2. **School Overcrowding:** Wekiva Elementary is currently over capacity. As the parent of a student with Autism and Mild hearing loss, I have observed that resources are stretched thin, leading to safety and supervision challenges. My child has sustained bruises at school, and we were informed that staffing ratios are impacted by overcrowding. This was brought to our attention by the school Principal. The County must address current enrollment, capacity limits, and special needs resource availability before approving further density.
3. **Neighborhood Character:** The current 90-foot lot width mandate is consistent with the surrounding single-family homes. The proposed 50-foot lots and potential for future multifamily housing represent a drastic departure from our established community character and will strain local infrastructure.
4. **Environmental Impact:** Increased impervious surfaces will strain existing stormwater systems and worsen localized flooding. I would like to know what specific safeguards are being implemented to protect adjacent properties.
5. **Public Safety:** Higher density will increase demand for Fire and EMS services. I request confirmation that the Fire Department has reviewed and approved the access plan under these increased density assumptions.

we respectfully urge the Planning & Zoning Commission and the Board of County Commissioners to deny the "Missing Middle" rezoning and maintain the current 90-foot lot standards. Infrastructure and school capacity must be prioritized over density goals to ensure the safety and well-being of our children.

Please include this letter in the official record for the March 4th public hearing.

Sincerely,

Muhammad Usman Munir & Family
111 Shellie Ct
Longwood FL 32779
267-474-0724

Mr. Paul Calvino
3269 Sunset Valley Court
Longwood, FL 32779

February 19, 2026

Honorable Lee Constantine
Seminole County Commissioner
Seminole County Services Building
1101 E. 1st street
Sanford, FL 32771

Dear Mr. Constantine,

I am contacting you with respect to the proposed zoning change to "Missing Middle" for the lots at the intersection of Sandy Lane and Sand Lake Road. My family has lived on Sandy Lane for 50 years (since 1976) and we have seen many changes. However, the proposed change is a new category of zoning which has not been implemented in Seminole County before. As such, we do not know the implications the zoning change would have, if approved. According to Section 30.8.3. of the Seminole County Land Development code, there are no minimum lot sizes, and a large mixture of dwelling units is allowed including duplexes, triplexes, quadplexes and six-plexes, as well as stacked units up to 40 feet high. This is clearly incompatible with our established neighborhoods on Sandy Lane and the surrounding area. The proposal to build 24 units on about 7 buildable acres on the above-mentioned location, while we have 24 homes on about 15 acres in Sandy Lane Reserve, would result in doubling the lot density and the proposed zoning change would allow even higher density. We have approximately ½ acre lots in Sandy Lane Reserve and Forest Park Estates, just across Sand Lake Road from Sandy Lane, has approximately 1/3 acre lots. This proposed increase in density could cause a precedent for increased density in this otherwise low-density, peaceful area of single-family homes. We are in favor of consistent setbacks, height limitations, etc., to ensure the peaceful, semi-rural character of our neighborhoods.

We have spoken to a large number of our neighbors, residents of Sandy Lane Reserve and Forest Park Estates, and none of us are in favor of the Missing Middle experiment.

We ask that you please let us stay with single family homes on a similar lot size and density to the surrounding area. Although the developer may claim they want to build single family homes, if the zoning to Missing Middle is approved, they can make anything by law that fits that category which would allow more than even more than double our current density as mentioned as it appears the Missing Middle removes most all regulations leaving even more room for variation.

Traffic, of course, is a very major problem already. There are 4 large schools on Sand Lake Road and we cannot transit from Sandy Lane in the mornings unless we leave at unconventional hours. Nor can we get back to our homes in the afternoons. Two of the closest schools are private and parents drop-off and pick-up, which results in even more increased traffic. Even turn lanes will not alleviate the problem in the shared opinion of our neighborhoods' residents. If the Missing Middle were approved and the developer allowed to proceed with just their double density plan, Sand Lake Road would certainly need to be widened from before Sandy Lane (e.g. Hut Club Blvd.) down to Lake Brantly High and Forest City

Elementary (e.g. S.R. 434) and traffic lights installed at the intersection of Sandy Lane and Sand Lake Road.

There are also serious storm water issues as the water from Sweetwater, Wekiva, and Fores Park Estates run down Sand Lake Road to Sandy Lane. The back of at least two larger properties on Sandy Lane have filled with water a few feet deep during hurricane and heavy rain events threatening flooding of at least one home so far. Adding higher density development at the top of Sandy Lane will result in more stormwater run-off further impacting the neighborhood, potentially more lots and more homes.

Please kindly and conscientiously take into consideration these points as you make your careful decisions.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Calvino", with a long horizontal flourish extending to the right.

Paul Calvino
Paul@TheCalvinos.com
832-656-7331

From: [Rick Mason](#)
To: [Apgar, Kaitlyn](#)
Subject: Project 20000004 Comments
Date: Friday, February 20, 2026 8:38:02 AM

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Ms. Apgar,

Living near the proposed project I have comments.

There are 4 major schools on Sand Lake Road, I have grandchildren at 2 of them. Entering and exiting these schools is already difficult with current traffic, making left turn from Pace Brantley - which has no light or Sheriff's deputy guiding traffic like the other 3 schools - is almost impossible during peak traffic periods. The addition of significant additional housing units and or apartments would make the situation worse if not impossible and be a further safety hazard for students.

Sand Lake is being used by a shortcut by people going to Apopka who cut across Sand Lake to Hunt Club to Wekiva Springs Rd to avoid the non-stop line of cars on Wekiva Springs Rd. caused by Orange County allowing unchecked growth in Apopka. Adding apartments near the Sand Lake/Hunt Club intersection will make the situation that much worse since there is also no traffic control device at Sandy Lane and Sand Lake Rd where cars from this development would have to exit. It isn't a matter of affordable housing, it is a safety issue.

I suggest before Seminole county green light this or similar projects in the area you engage in conversations with Orange County to end the nonsense that is causing traffic gridlock in the Wekiva / Sand Lake Rd area.

Thank You

Rick Mason
rick.mason@mac.com
206-972-0041
364 N Fox Chase Pt
Longwood, FL 32779

Rick Mason
rick.mason@mac.com
206-972-0041

Topic: Sandy Lane Homes Rezone PZ25-20000004
<i>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.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- 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.)</p>
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.)
<input type="checkbox"/> Yes. <input type="checkbox"/> 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.):
<input type="checkbox"/> Required for compliance with Federal or State law or regulation; <input type="checkbox"/> Relates to the issuance or refinancing of debt; <input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget; <input type="checkbox"/> 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; <input type="checkbox"/> Is an emergency ordinance; <input type="checkbox"/> Relates to procurement; or <input type="checkbox"/> Is being enacted to implement the following: <ol style="list-style-type: none"> 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.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

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.):



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0114

Title:

Rock Church Special Exception - Consider a Special Exception to allow the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W SR 46, west of Orange Blvd; (BS2025-14); (Maverick VonHerbulis, McKee Construction, Applicant); District 5 - Herr; **(Kaitlyn Apgar, Senior Planner)**.

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The subject property is located at 6641 W SR 46, Sanford, FL. The property has a Future Land Use of Suburban Estates and a zoning designation of A-1 (Agriculture). The property is located within the Wekiva River Protection Area, the East Lake Sylvan Transitional Area, the West SR 46 Scenic Corridor Overlay District, and the Aquifer Recharge Overlay. The site has operated as a house of worship (church) since 2007 with a school component that was granted via a Special Exception in 2016, with a condition of approval that the private school, kindergarten through twelfth grade, should not exceed 150 students.

The current request proposes the construction of a new assembly building, addition of classrooms, and the addition of a daycare component to the existing private school. The proposed daycare use requires approval of a Special Exception in the A-1 zoning district. Per the Land Development Code (LDC) update of 2024, community civic assembly uses now require a Special Exception approval pursuant to the Permitted

Use table in LDC Sec. 30.50.2. For these reasons, the addition of the daycare and the expansion of assembly space require approval of a new Special Exception. The proposed new 14,519 sq. ft. assembly building will have a seating capacity of 330 chairs and office rooms. The project also includes renovation of the existing 11,670 sq. ft. building to accommodate the additional classroom/daycare and office spaces.

The existing 2016 Special Exception for the kindergarten through twelfth grade private school will remain in place and the County is prohibited from requiring a special exception or modification of the existing special exception due to the recent passage of HB 1285, effective July 1, 2024. This bill amended Section 1002.42, F.S. to allow private schools to be located in an existing church facility under the facility's existing zoning and land use designation without obtaining a rezoning, special exception or land use change. Thus, the private school currently operating in the church facility can essentially exist by right if certain statutory conditions are met. Those conditions are met in this case. Additionally, elementary schools are permitted by right in the A-1 zoning district.

STAFF FINDINGS

In reviewing Special Exception requests, Section 30.3.1.5(a) of the SCLDC requires that the Planning and Zoning Commission hold a public hearing to consider the proposed Special Exception and submit written recommendations to approve with conditions or deny the request to the Board of County Commissioners for official action. After 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:

The Rock Church property has an area of approximately 10.6 acres that supports an existing church with an average attendance of an estimated 300 attendees that operates on Saturdays and Sundays. The requested Special Exception would include the addition of a daycare use with a proposed enrollment of approximately 100 children up to four (4) years old. The previously approved Special Exception allowed a private school serving kindergarten through twelfth grade, with a maximum of 150 students. The Applicant is proposing to add students to the existing private school to include approximately ninety (90) students for kindergarten through fifth grade and the middle through high school levels are proposed to have eighty (80) students combined. This increase is not subject to this special exception request, but it is evaluated for

local health, safety and welfare laws, codes and rules including fire safety and building safety, in accordance with Florida Statute 1002.42. The private school and daycare operate Monday through Friday. The church is utilizing the Shared Parking in accordance with LDC Sec. 30.11.4.3, Table 11-4A. The required parking for the assembly use at full capacity requires eight-three (83) parking spaces, while the total parking requirement for the school is thirty-nine (39) spaces. Because these uses do not operate at the same time the Shared Parking analysis identifies a maximum demand of eight-three (83) parking spaces maximum at any given time. The site is providing ninety-two (92) spaces, which meets the required parking under the Shared Parking provision of the LDC.

The subject property abuts a single-family residential subdivision zoned PD (Planned Development) (Sylvan Lake PD) to the south. The surrounding development pattern is characterized by Suburban Estates, single-family residential, and requires one (1) net buildable acre per dwelling unit. The residential neighborhood to the south has an overall density of 1.6 dwelling units per net buildable acre, as allowable by provisions within the East Lake Sylvan overlay. Lots adjacent to the south range in size from approximately 15,700 sq. ft. to 21,780 acres. The proposed addition of daycare and assembly space is intended to serve the greater residential population. The existing church also functions as a transitional buffer between major arterial roads SR 46/SR 429 and the residential neighborhood.

The subject property is adhering to the buffer requirements by providing plantings to the south adjacent to the residential neighborhood. The buffer width will be fifteen (15) feet with the plant unit group to be determined at Site Plan. The nearest parking structure is twenty-five (25) feet from the property line. The required building setback requirement is thirty (30) feet; however, the proposed additional building will be located approximately seventy-seven (77) feet from the rear property line. The applicant has demonstrated adequate buffering and increased separation distance in order meet compatibility with the surrounding area.

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

The site is currently developed as a church. The parking provided is compliant with the code and provides a loop to prevent queuing out into SR 46. The existing trip generation with the church and private school is 32 trips during the PM peak hour. The proposed daycare use will be expected to significantly

increase trips according to the ITE Trip Generation Manual, 11th edition. This increase in trips requires further examination by Traffic Engineering, thus a Traffic Impact Study will be required during the Site Plan review. In order to mitigate the additional trips, a condition is proposed in the Development Order to restrict the daycare enrollment to 100 children maximum.

(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.

- The church is also located within the Wekiva River Protection Area and has submitted the Application for Consistency Review. Staff has found the proposal to be consistent with the Wekiva River Protection Area.
- The proposed development has a Floor Area Ratio of 0.09. The development would have an equivalent intensity to that of a two (2) story home of 4,000 sq. ft. on one (1) acre of land, which is compatible with requirements per Policy FLU 2.3.8 (4) that states the development is limited to a maximum density of one (1) dwelling unit per net buildable acre.
- The development complies with the maximum impervious surface area of sixty-five (65) percent permitted within the Aquifer Recharge Overlay. The total impervious surface area, including proposed improvements, is approximately 18.8% of the site. The property contains approximately 3.3 acres of conservation to remain preserved, and approximately 5.3 acres of pervious area will remain.
- As property is also located in the West SR 46 Scenic Corridor Overlay District, specific enhanced buffering and design criteria will be required during the site plan stage. The applicants are aware of these requirements.

(4) Will not adversely affect the public interest:

Within the A-1 (Agriculture) district, a private school and daycare may function as accessory uses to a church, therefore, the request is consistent with the character with the surrounding area. The subject consists of 10.6 acres and anticipates church attendance of approximately 330 people. The school and day care operate during weekday hours that do not overlap with the church, thereby reducing potential operational conflicts. The applicant also proposes additional buffer plantings adjacent to the residential subdivision and will continue to preserve existing conservation areas onsite. Therefore, the granting of the proposed Special Exception is not expected to adversely affect the public interest.

(5) Meets any special exception criteria described in Additional Use Standards; and

There are no additional standards for this use in the Additional Use Standards section of the LDC.

(6) Meets the following additional requirements if located in the applicable zone:

a. If located in A-10, A-5, A-3, or A-1:

(i) Is consistent with the general zoning category of the rural zoning classifications; and

- The proposed expansion of the existing church and addition of the daycare is consistent with the already established use and character of the area. The site maintains a substantial area of conservation and pervious surface, thus upholding and preserving “rural” character and adhering to the applicable Wekiva River policies as previously discussed.

(ii) Is not highly intensive in nature; and

- The proposed expansion and addition of the daycare use are not anticipated to result in a highly intensive development pattern. The project’s FAR is approximately 0.09, which is significantly lower than the typical commercial max FAR of 0.35. As such, the scale and intensity of the development remain consistent with the surrounding rural and residential character.

(iii) Is compatible with the concept of low-density rural land use; and

- The proposed project meets the intent of the Suburban Estates

Future Land Use and WRPA, which meets the intent of low-density land uses.

(iv) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

- The development is currently connected to utility services and has access to public services. It is anticipated that the proposed addition and uses will maintain adequate level of service.

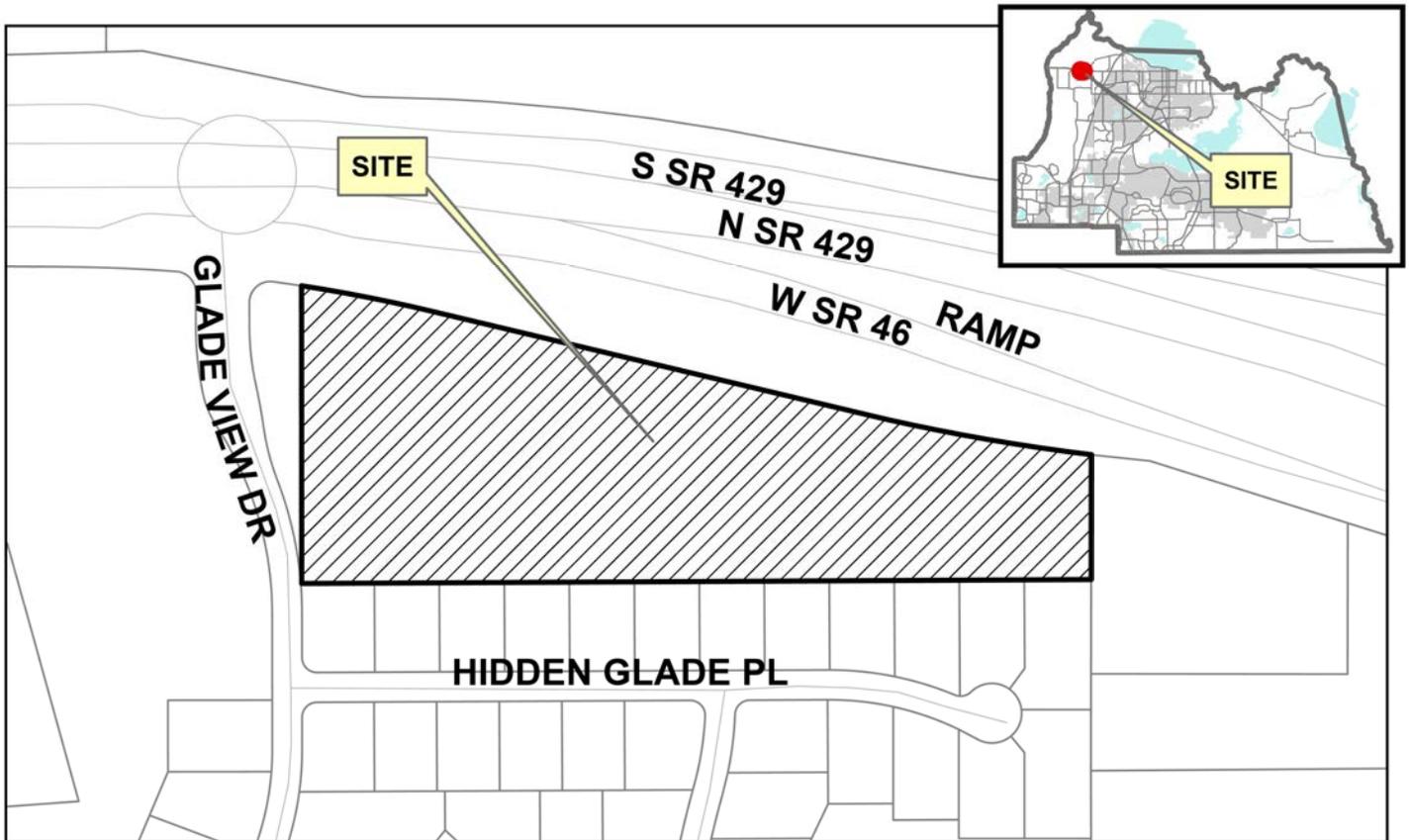
Community Meeting

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on December 29th, 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 approve the Special Exception and the associated Development Order as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Board finds the request meets the identified portions of the Seminole County Land Development Code and moves to approve the Special Exception to allow, with the conditions stated in the Development Order, the use of a Church and Daycare in the A-1 (Agriculture) zoning district on approximately 10.62 acres, located on the south side of W. SR 46, west of Orange Blvd.

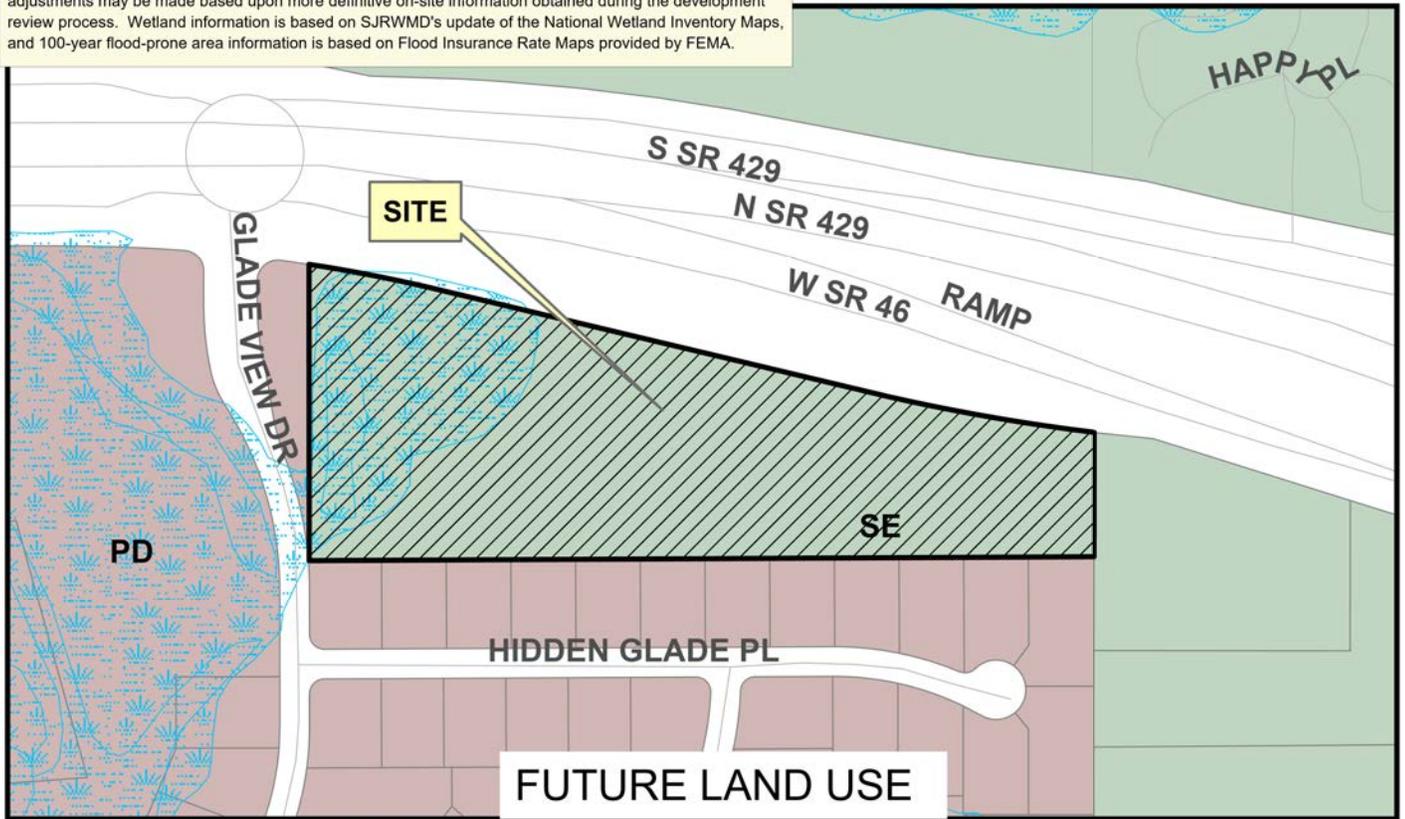


Project Name: Rock Church Special Exception
 Applicant Name: Maverick VonHerbulis
 Project Number: BS2025-014
 Parcel ID: 25-19-29-300-0290-0000
 Project Address: 6641 W SR 46 SANFORD, FL 32771

 Parcels



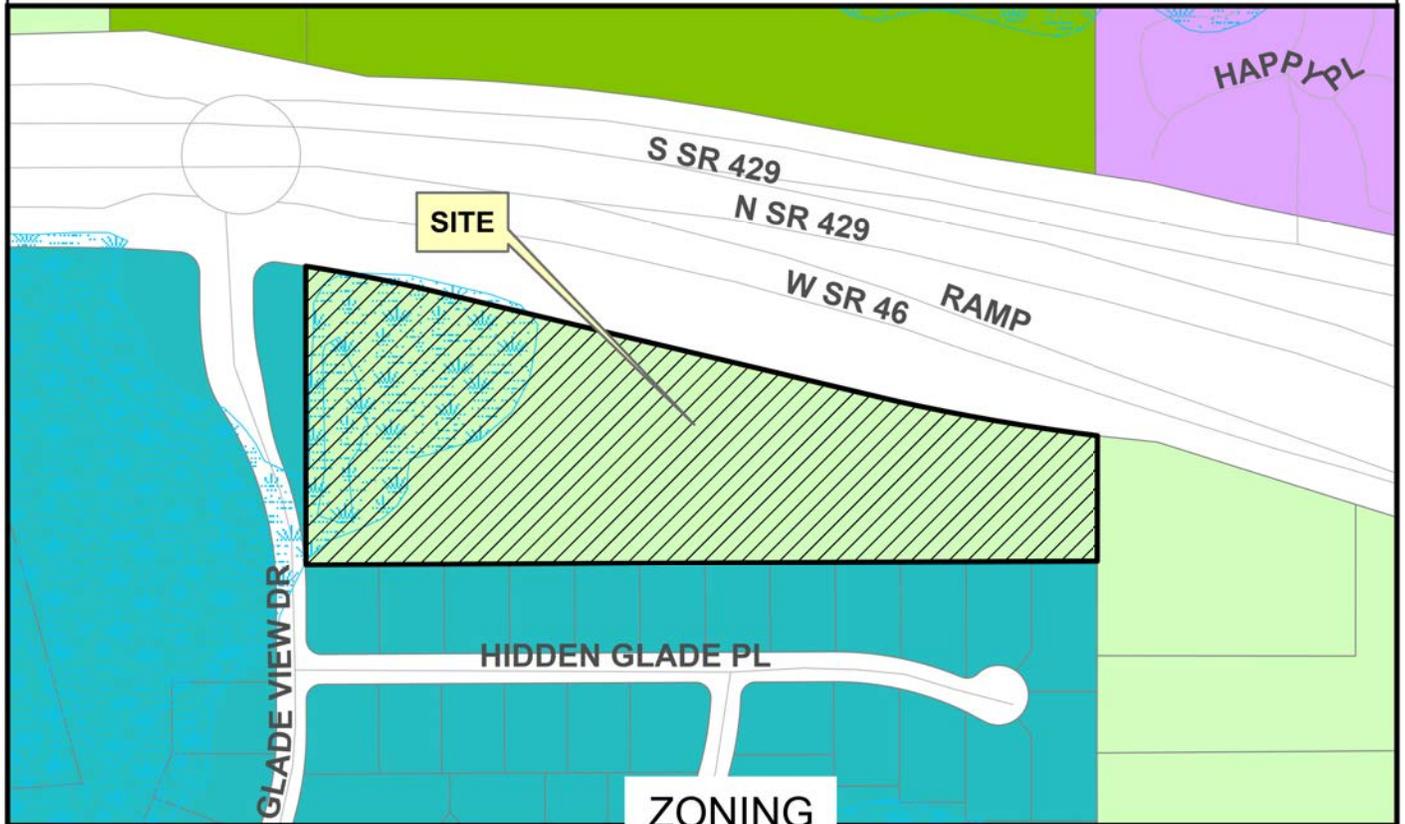
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



 CONS  PD  SE

Project Name: Rock Church Special Exception
 Applicant Name: Maverick VonHerbulis
 Project Number: BS2025-014
 Parcel ID: 25-19-29-300-0290-0000
 Project Address: 6641 W SR 46 SANFORD, FL 32771

FLU: SE
 Zoning: Agriculture



ZONING

Date: 1/27/2026

Name: BS2025-014FluZonePgLayout

 CONS  AGRICULTURE  COUNTRY HOMES  RM-3  PD



Faber Engineering, Inc.

3165 MCCORRY PLACE, STE. 151
ORLANDO, FL 32803
(407) 595-1566

SEAL:

THOMAS FABER, P.E. #R7427
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN FOR THE ROCK CHURCH BUILDING EXPANSION SEMINOLE COUNTY, FL

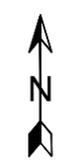
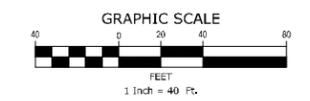
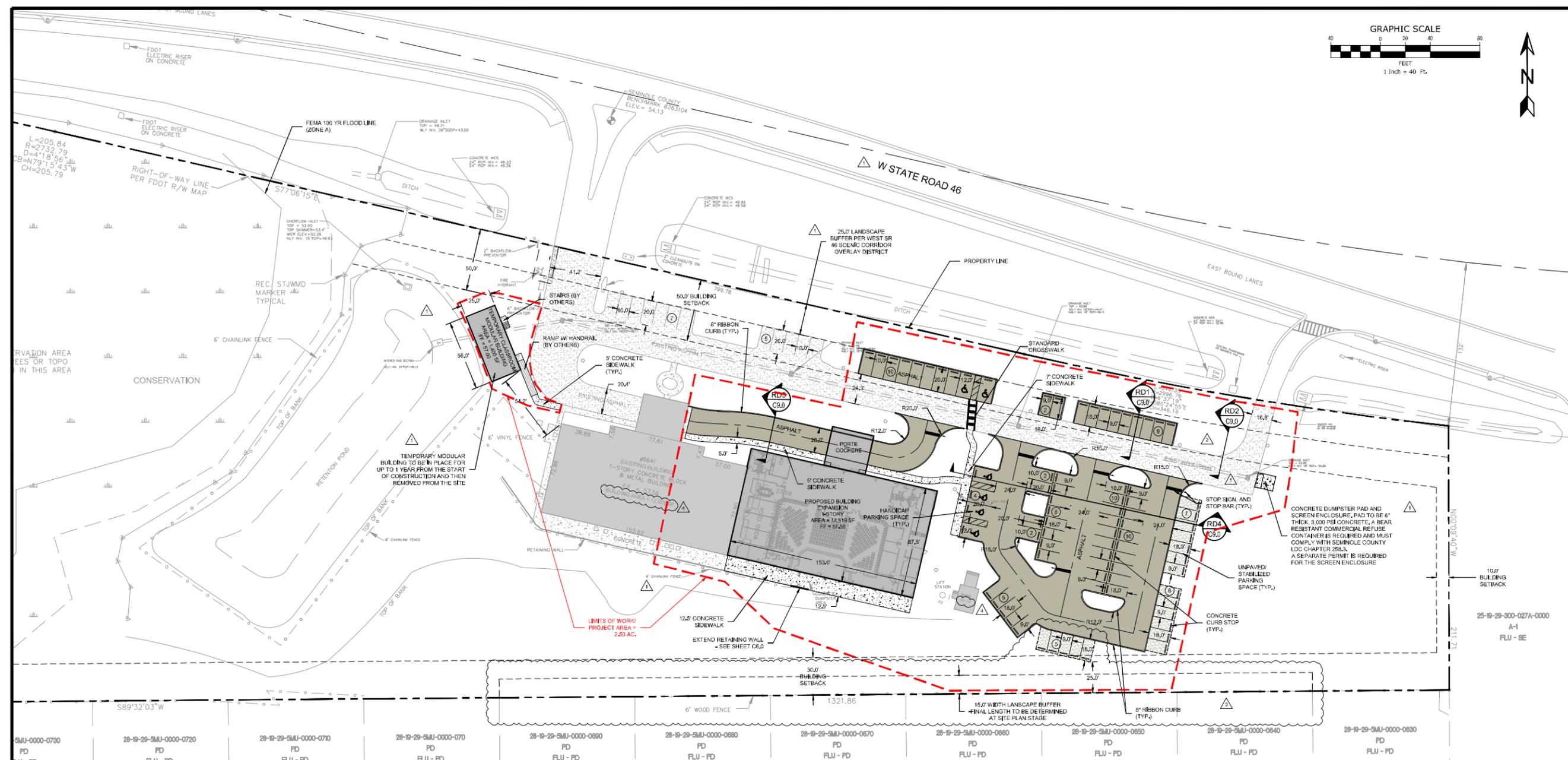
PROJECT PHASE: CONSTRUCTION PLANS

APPLICANT: ROCK OF CENTRAL FLA. INC. 6641 W SR 46 SANFORD, FL 32771

Table with 2 columns: REV #, DATE, and COMMENTS. Contains revision history for the site plan.

JOB #: 24010
DATE: 05/05/25
DESIGNED BY: TRF
APPROVED BY: TRF

C4.0



THE GLADES ON SYLVAN LAKE PHASE 1
P.B. 49, PGS. 96-101

NET BUILDABLE ACREAGE
NET BUILDABLE AREA = GROSS AREA - WETLANDS - TRANSMISSION EASEMENTS - 100 YR FLOODPLAIN* - R.O.W.
GROSS AREA (10.60 AC.) - WETLANDS (2.20 AC.) - EASEMENTS (0.00 AC.) - 100 YR (0.61 AC.) - R.O.W. (0.00 AC.) = 7.79 AC.
*100 YR FLOOD PLAIN AREA EXCLUSIVE OF WETLANDS.

PORTE COCHERE WILL PROVIDE A 13'6" MINIMUM CLEARANCE.

Table 11-4A: Shared Parking Table. Columns: Use Utilizing Shared Parking, Minimum Required Parking, Weekday Usage (Mon. - Fri.), Weekend Usage (Sat. - Sun.).

EXISTING IMPERVIOUS CALCULATIONS table with columns: DESCRIPTION, AREA, PERCENTAGE.

PROPOSED IMPERVIOUS CALCULATIONS table with columns: DESCRIPTION, AREA, PERCENTAGE.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE = N/A
PROVIDED OPEN SPACE = 8.68 AC. (81.9%)

REQUIRED VEHICULAR PARKING

HOUSE OF WORSHIP: 1 SP/4 SEATS X 330 SEATS = 83 SP
SCHOOL: DAYCARE/PRE-K/KINDERGARTEN: 1 SP/EMPLOYEE X 20 EMPLOYEES = 20 SP
ELEMENTARY/MIDDLE: 1.75 SP/CLASSROOM X 8 CLASSROOMS = 14 SP
HIGH SCHOOL: 5 SP/CLASSROOM X 1 CLASSROOMS = 5 SP
TOTAL SCHOOL PARKING REQUIRED: 39 SP
TOTAL REQUIRED PARKING (SEE SHARED PARKING TABLE ON THIS SHEET) = 83 SP

PROVIDED VEHICULAR PARKING

PROPOSED STANDARD PAVED (10'X20') = 24 SP
PROPOSED STANDARD PAVED (9'X18') = 44 SP
**PROPOSED STANDARD NON-PAVED (9'X18') = 18 SP (21.7% OF REQUIRED)
PROPOSED HANDICAP (12'X20') = 6 SP
TOTAL SPACES = 92 SP

**PER SEMINOLE COUNTY COMPREHENSIVE PLAN POLICY FLU 2.3.12 (B)(3)(B), WITH THE EXCEPTION OF HANDICAPPED PARKING SPACES, NO MORE THAN 25% OF THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES SHALL NOT BE PAVED.

OVERALL SITE DATA AND NOTES

- 1. PARCEL ID: 25-19-29-300-0290-0000
- 2. GROSS SITE AREA = 10.60 AC.
- 3. CONSERVATION AREA = +/- 3.31 AC.
- 4. NET BUILDABLE AREA = 7.79 AC. (SEE NET BUILDABLE ACREAGE NOTE)
- 5. EXISTING FUTURE LAND USE = SE
- 6. EXISTING ZONING = A-1
- 7. EXISTING USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE (SCHOOL CONSISTS OF PRE-K, MIDDLE, AND HIGH SCHOOL STUDENTS AS APPROVED UNDER DO#16-3200006)
- 8. PROPOSED USE = HOUSE OF WORSHIP/SCHOOL/DAY-CARE (SCHOOL CONSISTS OF PRE-K, MIDDLE, AND HIGH SCHOOL STUDENTS)
- 9. PROPOSED BUILDING AREA = 14,519 SF
- 10. TOTAL PROPOSED BUILDING AREA = 29,305 SF (0.67 AC.)
- 11. PROPOSED FAR = 0.67 AC./ 7.79 AC. = 0.09
- 12. BUILDING SETBACKS: -FRONT = 50 FT -SIDE = 10 FT -STREET SIDE = 50 FT -REAR = 30 FT
- 13. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
- 14. PER THE FIRM PANEL NO. 12117C0065F AND 12117C0045F, BOTH DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE A; AREA WITHIN FLOOD PLAIN WITHOUT THE BASE FLOOD ELEVATION DETERMINED.
- 15. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPOSED IMPROVEMENTS COMPLIES WITH ALL SEMINOLE COUNTY AND SURWMD REQUIREMENTS.
- 16. WATER AND SANITARY SEWER ARE PROVIDED BY THE SEMINOLE COUNTY.
- 17. PROPOSED UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. UTILITIES ARE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS.
- 18. ROADWAYS WILL BE PRIVATELY OWNED AND MAINTAINED.
- 19. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
- 20. THE PROJECT IS NOT GATED.
- 21. PROPOSED BUILDING WILL HAVE FIRE ALARM AND FIRE SPRINKLER SYSTEMS INSTALLED.
- 22. PROPOSED BUILDING WILL BE INTERCONNECTED TO EXISTING BUILDING. DETAILS TO BE PROVIDED WITH BUILDING PLANS.
- 23. THIS PROPERTY IS LOCATED WITHIN THE EAST LAKE SYLVAN TRANSITIONAL AREA, WEKIVA RIVER PROTECTION AREA, THE WEST SR 40 SCENIC CORRIDOR AND THE BEAR MANAGEMENT AREA.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 26, 2016, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 25 TWP 19S RGE 29E BEG 10.13 CH S OF NW COR
RUN S 9.87 CH E 20 CH N 5 CH N 76 1/4 DEG W TO BEG
LESS ST RD 46 R/W

(The aforescribed legal description has been provided to Seminole County by the Property Owner.)

A. FINDINGS OF FACT

Property Owner: ROCK OF CENTRAL FLA INC.
6641 W SR 46
SANFORD, FL 32771

Project Name: THE ROCK ACADEMY - SPECIAL EXCEPTION

Development Approval:

A Special Exception to establish a private preschool, middle school, and high school in association with The Rock of Central Florida Church in the A-1 (Agriculture) district.

The findings reflected in the record of the September 26, 2016 Board of Adjustment 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.



MARYANNE MORSE, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 8786 Pgs 17-21 (5Pgs)
FILE NUM 2016107320
RECORDED 10/17/2016 04:18:43 PM
RECORDING FEES \$44.00
RECORDED BY Jeckenro

CERTIFIED COPY
MARYANNE MORSE
Clerk of Circuit Court and Comptroller
SEMINOLE COUNTY, FLORIDA
BY *Pam Porto*
DEPUTY CLERK

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 private preschool, middle school, and high school as depicted on the Special Exception Site Plan.
 - b. Total enrollment for the school campus (preschool and K-12) will not exceed 150 students.
 - c. Typical hours of operation for the school are 6:00 AM to 6:00 PM Monday through Friday.
 - d. The timing for drop-off and pick-up of students will be staggered to alleviate traffic impacts.
 - e. Ball Fields are prohibited.
 - f. No additional area lighting beyond the existing parking lot lights and safety lighting on the building are permitted.
 - g. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
 - h. No building associated with the Special Exception may be increased more than 10% in size from that which is shown on the Special Exception Site Plan without Board of Adjustment approval.
 - i. Prior to the issuance of development permits, a final site plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
 - j. 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 Adjustment.
- (4) This Development Order touches and concerns the aforescribed 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: *Tina Williamson*
Tina Williamson, AICP
Director of Development Services

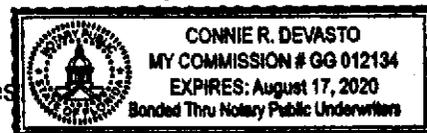
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tina Williamson who is personally known to me or who has produced as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of October, 2016.

Connie R. Devasto
Notary Public, in and for the County and State
Aforementioned

My Commission Expires



Prepared by: Denny Gibbs, Principal Planner
1101 East First Street
Sanford, Florida 32771

**SEMINOLE COUNTY
ADDENDUM #1 TO THE ROCK CHURCH
DEVELOPMENT ORDER**

On April 14, 2026, Seminole County issued this Addendum #1 to the Rock Church Development Order #16-32000006, issued on September 26, 2016, as recorded in the Seminole County Official Records Book 8786, Pages 17 through 21, relating to and touching and concerning the following described property:

BEGIN 10.13 CHAINS SOUTH OF THE NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 19 SOUTH, RANGE 29 EAST, RUN SOUTH 9.87 CHAINS, THENCE
EAST 20 CHAINS, THENCE NORTH 5 CHAINS, THENCE NORTH 76 DEGREES 15'
WEST TO BEGINNING. LESS AND EXCEPT THAT PORTION LYING IN STATE
ROAD 46, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(The above described legal description has been provided by the applicant.)

The purpose of this Addendum #1 is to allow the expansion of an existing church and addition of a daycare in the A-1 (Agriculture) district.

All provisions and conditions within the Rock Church Development Order #16-32000006, issued on September 26, 2016, as recorded in the Seminole County Official Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #1 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

A. FINDINGS OF FACT

Property Owner: STEVEN PARKER
ROCK OF CENTRAL FLA INC
6641 W SR 46
SANFORD, FL 32771

Project Name: THE ROCK ACADEMY - SPECIAL EXCEPTION

Development Approval:

Consider a Special Exception to allow the expansion of an existing church and addition of a daycare in the A-1 (Agriculture) district.

The findings reflected in the record of the April 14, 2026, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.
- (3) The conditions upon this development approval are as follows:
 - k. The Special Exception granted applies only to daycare and church uses as depicted on the Special Exception Site Plan, as per this Addendum dated April 14, 2026.
 - l. Total enrollment for the daycare shall not exceed 100 children.
 - m. Hours of operation for the daycare are 6:00 AM to 6:00 PM, Monday through Friday.
 - n. Lighting beyond the existing parking lot lights and safety lighting on buildings are prohibited. Any existing and proposed lighting must meet Seminole County Land Development Code requirements.
 - o. Child drop-off and pick-up operations shall be scheduled in staggered intervals and designed to ensure that all vehicle queuing and circulation occur on-site, without spillback onto adjacent roadways or rights-of-way.
 - p. 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".

- q. Buildings associated with the Special Exception may be expanded one (1) time by up to ten (10) percent of the approved building area without approval from the Board of County Commissioners. Any subsequent expansion, regardless of size, shall require approval by the BCC.
- r. A Site Plan meeting all applicable requirements of the Land Development Code, including but not limited to Chapter 40, must be approved, prior to the issuance of development permits.
- s. K-12 school must remain in the existing building to avail themselves of the statutory exemption in Section 1002.42, F.S., as applicable.

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

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

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

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

Done and Ordered on the date first written above.

By: _____

Andria Herr, Chairman
Board of County Commissioners



Since 1973

Re: Special Exemption Request Community Meeting Minutes

The Rock Church

6641 W SR 46

Sanford, FL. 32771

Meeting summary - The meeting was held as scheduled on December 29th at the McKee office located 717 Monroe Rd. Sanford, FL. 32771 at 6:00pm and ended at 7:00pm.

Attendance record/Responses via email/Response via telecommunication - as attached

A full set of County submitted Civil and Building drawings were provided and made available for the meeting. Of the 137 distributed notices, (6) households attended, (2) reached out via email to us, and (1) called in via phone call. McKee Construction also received an email the following day after the meeting from one of the attendees as a follow up from their household expanding their notes to us. Discussion and points of concern from the community were as follows:

1. Some in attendance voiced concerns of the potential for noise increasing. SR 429 has increased the noise pollution to their community, and this project will further add to that level. McKee Construction could not speak on behalf of the noise levels provided by SR 429. However, the function and use of The Rock Church facility would not change. The noise levels should remain fairly consistent. Though as proposed as only a single-story building, there may be some noise reduction from the 429. Additional landscape buffering has been submitted since the meeting to SR 46 and the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
2. A resident asked to confirm the proposed expansion of the building square footage. McKee confirmed with the submitted set of drawings, that 13,388 square feet was the building and with the porta cache being included, was a total of 14,519 square feet.
3. Concerns of light pollution shedding onto adjacent housing from the required parking lot site lighting which is proposed for the new parking area of the Rock Church. McKee expressed that with the required parking lot lighting comes code requirements in which the lighting photometrics provided would not exceed the requirements and that the direction, shields, and placement did not appear to negatively impact on the adjacent properties. Additional landscape buffering has been submitted since the meeting to the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
4. A resident asked what the process was hereafter this meeting. McKee explained the County's process for approval.
5. Several concerns were made regarding any disturbances to the conservation area located within the boundaries of the Rock Church. McKee Construction understood the concern and explained that doubling the size did not mean that the traffic would double.



Since 1973

- Also, the traffic would be limited to pick-up and drop-off on weekdays and during pre-service and post service commute for their one service. In addition, a traffic study has been ordered to further evaluate any impacts the expansion may have.
6. It was asked that while construction was underway, would traffic be controlled from the main route of import/export and not be directed through the neighborhood. McKee confirmed that for import/export trucking and for the delivery of concrete and steel components would be given a route that did not direct traffic through the Sylvan Lake subdivision.
 7. A concern was brought up of the visual of the new expansion roof top from the adjacent homeowner's back yard. McKee stated they would discuss this landscaping could be provided and McKee would discuss this with The Rock Church. Additional landscape buffering has been added and submitted to the County to aid in this area.
 8. Concerns were voiced of the added traffic on SR 46 and the 429 due to the increased size of The Rock Church. McKee agreed that there would be an increase in traffic and this was due to the increase of attendance. The attendance increase warranted the need for the expansion.
 9. Suggestions of additional barriers between the residents and the Rock Church were discussed. Additional landscaping was suggested by some residents for sound and for a visual obstruction of the proposed building. McKee would discuss this with The Rock Church. Additional landscape buffering has been submitted since the meeting to SR 46 and the property line adjacent to the residents and submitted to the County to aid in alleviating this concern.
 10. A question arose to the existing entrances and exits/curb-cuts of the church being widened or moved were asked and answered. No Change to the entrance and exit is proposed.
 11. Proximity of the proposed building expansion to the adjacent properties was also brought up by a resident. McKee pointed out that the parameters of setbacks for the expansion were followed for the property.

This ends the points of interest and concerns which were discussed in this meeting.

A handwritten signature in blue ink, appearing to read "Maverick D. Von Herbulis", is written over a horizontal line.

Maverick D. Von Herbulis

McKee Construction Co.

President

Date: 12-31-25

December 9, 2025

Dear Property Owner,

RE: Special Exception Request

McKee Construction Co. would like to invite you to a community meeting to discuss the Special Exception Request for The Rock of Central Florida located at 6641 W SR 46 in Sanford, Florida 32771. The Special Exception is a request to allow for the expansion of the existing facility and allow for an increase in the attendance of the daycare and school. This meeting is meant to provide the community with a venue to discuss the proposal and voice any concerns. A copy of the plan submitted to the city will be available for review at the neighborhood meeting. If you are unavailable to attend and have any questions or comments, please email Matt Shelton at matt@mckeegc.com with any correspondence.

The meeting will be held at the following location and time:

McKee Construction Co.

717 Monroe Road

Sanford, Florida 32771

DATE: Monday, December 29th

TIME: 6:00 pm - 8:00 pm 407.322.1150



Print using Adobe® Reader®'s "Actual size" setting

WAGNER, CHRISTOPHER & AMY
6999 SYLVAN WOODS DR
SANFORD, FL 32771-3966

SKOREPA, MARY ENH LIFE EST
6849 SYLVAN WOODS DR
SANFORD, FL 32771-6434

VANDENDRIESSCHE, DORIS A & DENNIS R
6974 SYLVAN WOODS DR
SANFORD, FL 32771-6439

ZECCA-BELL, ADRIENNE L ENH LIFE EST & BELL, ROSS L
ENH LIFE EST
6963 SYLVAN WOODS DR
SANFORD, FL 32771-6435

RUTH E DELAPORTE FAMILY TRUST & WILLIAM B
DELAPORTE FAMILY TRUST
6855 SYLVAN WOODS DR
SANFORD, FL 32771-6434

KEPLEY, KENNETH E & SUZANNE L
659 SHORT OAR CT
SANFORD, FL 32771-6423

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

BEAUCHEMIN, DANIEL R & ERICA D
6013 FEATHER LN
SANFORD, FL 32771-9213

OVERALL, HUGH E & SHERRY M
6914 SYLVAN WOODS DR
SANFORD, FL 32771-6437

WENDORF, ERICA
636 SYLVAN RESERVE CV
SANFORD, FL 32771-6424

KEWLEY, JOHN D & CHERYL A
6890 OAK GLEN CT
SANFORD, FL 32771-6422

PATEL, SNEHAL C
11102 BRIDGE HOUSE RD
WINDERMERE, FL 34786-5404

FINNEGAN, IVOR C
670 GLADE VIEW DR
SANFORD, FL 32771-6425

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

<p>SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468</p>	<p>ELLIS, ROBERT & SUZANNE 6885 SYLVAN WOODS DR SANFORD, FL 32771-6434</p>
<p>MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC & TWELVE OAKS RV RESORT LLC 1703 N THORNTON RD CASA GRANDE, AZ 85122-7805</p>	<p>VAUGHAN, ROBERT A 682 GLADE VIEW DR SANFORD, FL 32771-6425</p>
<p>SIMCOX, LYNDA 6944 SYLVAN WOODS DR SANFORD, FL 32771-6438</p>	<p>ROGERS, TODD W 6968 SYLVAN WOODS DR SANFORD, FL 32771-6439</p>
<p>WINGENBACH, ROBERT A & LORNA J 664 GLADE VIEW DR SANFORD, FL 32771-6425</p>	<p>ALI, IMRAN N & KANJI, AAMENA S 6888 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>
<p>BUCHANAN, PATRICK R & KRISTIN L 647 SHORT OAR CT SANFORD, FL 32771-6423</p>	<p>BISSELL, JUDITH & CRAIG 6001 FEATHER LN SANFORD, FL 32771-9213</p>
<p>DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834</p>	<p>KOOS, LARRY M & TRACEY L S 6896 OAK GLEN CT SANFORD, FL 32771-6422</p>
<p>HALL, JOHN F ENH LIFE EST & TIVNAN, JUDITH E ENH LIFE EST 676 GLADE VIEW DR SANFORD, FL 32771-6425</p>	<p>MICHAEL, CARL D ENH LIFE EST & MICHAEL, MARJORIE J ENH LIFE EST 6788 SYLVAN WOODS DR SANFORD, FL 32771-6447</p>

BEAUCHEMIN, DANIEL R & ERICA D
6013 FEATHER LN
SANFORD, FL 32771-9213

NGO, CUONG & THAO
660 SHORT OAR CT
SANFORD, FL 32771-6423

GLADES ON SYLVAN LAKE HOME- OWNERS ASSN INC
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

6839 HIDDEN GLADE PLACE LAND TRUST & DJT11SERVICES
LLC TR
6839 HIDDEN GLADE PL
SANFORD, FL 32771-2410

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

PEREZ, ASHLEY R
6800 W STATE ROAD 46
SANFORD, FL 32771-9263

MC BRIDE, SEAN J & LUCY C
6956 SYLVAN WOODS DR
SANFORD, FL 32771-6439

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

GONZALEZ, CIRO A
6899 HIDDEN GLADE PL
SANFORD, FL 32771-6428

KATHLEEN M LITZNER TRUST
668 MONTREAL LN
SANFORD, FL 32771-6430

WELLS, MARK K & MINDI
5977 FEATHER LN
SANFORD, FL 32771-9213

COX, GERALD A
117 RONNIE DR
ALTAMONTE SPG, FL 32714-3221

ANNA M GROHE TRUST
4545 OPAL CLIFF DR
SANTA CRUZ, CA 95062-5225

Print using Adobe® Reader®'s "Actual size" setting

TORREY, KARLA & MICHAEL
6915 SYLVAN WOODS DR
SANFORD, FL 32771-6435

GERVOLINO, SUSAN & GERVOLINO, JOHN
24 MAR AZUL N
PONCE INLET, FL 32127-2230

IBBOTSON, CHAD J & JOY H
6945 SYLVAN WOODS DR
SANFORD, FL 32771-6435

RODRIGUES SOARES, ALEXSANDRO & SOARES, CINTIA C
6834 HIDDEN GLADE PL
SANFORD, FL 32771-6429

NGUYEN, LOC K & LE, NGA
31850 WEKIVA PINES BLVD
SORRENTO, FL 32776-7704

NANCE, SCOTT D & KATHERINE S
6795 SYLVAN WOODS DR
SANFORD, FL 32771-6449

NGUYEN, XIAN
6842 SYLVAN WOODS DR
SANFORD, FL 32771-6436

VAUGHAN INC
107 W COMMERCIAL ST
SANFORD, FL 32771-1213

LE, QUY V & NGUYEN, BACH T
6920 TALLOW TREE RD
SANFORD, FL 32771-9796

RYAN K & STEPHANIE L MCLANE REV LIVING TRUST
6894 HIDDEN GLADE PL
SANFORD, FL 32771-6429

LINARES, LIONEL & RACHEL
6908 SYLVAN WOODS DR
SANFORD, FL 32771-6437

MYERS, GARY A & JENNIFER L
6882 HIDDEN GLADE PL
SANFORD, FL 32771-6429

ALMIRALL, RICK A & PAULETTE
6861 SYLVAN WOODS DR
SANFORD, FL 32771-6434

ERVIN, KYLE W & ERIN E
6864 HIDDEN GLADE PL
SANFORD, FL 32771-6429

Print using Adobe® Reader®'s "Actual size" setting

<p>JOHNSON, DONNA M ENH LIFE EST 5953 FEATHER LN SANFORD, FL 32771-9213</p>	<p>PHEGLEY, CHARLEEN A ENH LIFE EST & PHEGLEY, MICHAEL T ENH LIFE EST 6037 FEATHER LN SANFORD, FL 32771-9213</p>
<p>GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024</p>	<p>GAINES, FREDERIC F III ENH LIFE EST & GAINES, SUSAN E ENH LIFE EST 6867 SYLVAN WOODS DR SANFORD, FL 32771-6434</p>
<p>DETUNCQ, CHRISTOPHER N & AMY R 6887 HIDDEN GLADE PL SANFORD, FL 32771-6428</p>	<p>GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024</p>
<p>SCHOGGINS, GEORGE & SHERRY D 6824 SYLVAN WOODS DR SANFORD, FL 32771-6436</p>	<p>DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834</p>
<p>WEAVER, DAVID E 629 SYLVAN RESERVE CV SANFORD, FL 32771-6424</p>	<p>HILLERY, ROBERT L HEIR & HILLERY, R T 1843 MCCARTHY AVE SANFORD, FL 32771-3054</p>
<p>REMTULLA, YAHYA 685 MONTREAL LN SANFORD, FL 32771-6432</p>	<p>RAY, KENNETH D & CYNTHIA M 6073 FEATHER LN SANFORD, FL 32771-9213</p>
<p>SK FAMILY TRUST 1700 VICTORIA GARDENS DR DELAND, FL 32724-7381</p>	

SMITH, DOUGLAS A
655 MONTREAL LN
SANFORD, FL 32771-6432

SHAKIL, MOHAMMAD S
692 GLADE VIEW DR
SANFORD, FL 32771-6425

MCRIGHT, JAMES C ENH LIFE EST & MCRIGHT, JANICE D
ENH LIFE EST
6900 HIDDEN GLADE PL
SANFORD, FL 32771-6429

RYAN, RICHARD A ENH LIFE EST & RYAN, DENEAN L ENH
LIFE EST
6950 SYLVAN WOODS DR
SANFORD, FL 32771-6438

VAZQUEZ, WINNETTA A
6794 SYLVAN WOODS DR
SANFORD, FL 32771-6447

ROWLAND, DANIEL & MEGAN A
5965 FEATHER LN
SANFORD, FL 32771-9213

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

LEDUC, PETER J & KIMBERLEY A
6825 SYLVAN WOODS DR
SANFORD, FL 32771-6433

WIGGINS, WILLIAM C
260 4TH ST
OSTEEN, FL 32764-9654

FLYNN, CHRISTOPHER J & TERESA M
6085 FEATHER LN
SANFORD, FL 32771-9213

ULMER, ANGELA C & ROY A
6962 SYLVAN WOODS DR
SANFORD, FL 32771-6439

PETERS, JAMES H ENH LIFE EST & PETERS, JANET K ENH
LIFE EST
674 MONTREAL LN
SANFORD, FL 32771-6430

DOZOIS, KEITH & FELICIA
6908 OAK GLEN CT
SANFORD, FL 32771-6422

Print using Adobe® Reader®'s "Actual size" setting

POOLE, LISA A
662 MONTREAL LN
SANFORD, FL 32771-6430

SCHOEMANN, PETER A & ECKSTEIN, CHRISTINE
6932 SYLVAN WOODS DR
SANFORD, FL 32771-6438

LOI, NGOC T & SEARLE, CAMERON
679 MONTREAL LN
SANFORD, FL 32771-6432

GUIDRY, JACKSON H & MCCARTHY, CONNIE
16371 FREHLEY RUN
LAND O LAKES, FL 34638-4414

HOLT, RUTH K ENH LIFE EST
6981 SYLVAN WOODS DR
SANFORD, FL 32771

DILLARD, KELLY N
653 SHORT OAR CT
SANFORD, FL 32771-6423

BISCHOFF, LONNY R & STRINI-BISCHOFF, TAMARA L
6097 FEATHER LN
SANFORD, FL 32771-9213

KEVIN L JACKSON SR FAMILY REV TRUST
6987 SYLVAN WOODS DR
SANFORD, FL 32771-6435

COX, GERALD A
117 RONNIE DR
ALTAMONTE SPG, FL 32714-3221

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

CAVITO, TODD C & LAURIE D
688 GLADE VIEW DR
SANFORD, FL 32771-6425

HERX, LAURA L ENH LIFE EST & HERX, WILLIAM A ENH
LIFE EST
6957 SYLVAN WOODS DR
SANFORD, FL 32771-6435

MARION, NANCY L & MC CARTHY, JAMES
634 CHRISTIEWOOD CT
SANFORD, FL 32771-6421

ANDREW J JEFFREY & SUSANNE K JEFFREY FAMILY TRUST
6933 SYLVAN WOODS DR
SANFORD, FL 32771-6435

<p>SIMS, JOHN L SR & CAROLE A 654 SHORT OAR CT SANFORD, FL 32771-6423</p>	<p>NGUYEN, KIM A T 204 JUSTIN WAY SANFORD, FL 32773-5905</p>
<p>THOMAS, LEIGH A 6837 SYLVAN WOODS DR SANFORD, FL 32771-6433</p>	<p>GEVERO, RODOLFO & SHANNON A 6897 SYLVAN WOODS DR SANFORD, FL 32771-6434</p>
<p>TORMEY, BARRY & KENDALL 6876 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>	<p>HAYES, ROBERT D & JAMIE A 6993 SYLVAN WOODS DR SANFORD, FL 32771-6435</p>
<p>HUTCHINSON, IAN S & LISA N 6881 HIDDEN GLADE PL SANFORD, FL 32771-6428</p>	<p>MOORE, LEE P ENH LIFE EST & MOORE, NICOLE A ENH LIFE EST 6927 SYLVAN WOODS DR SANFORD, FL 32771-6435</p>
<p>GRAY, TODD & ERIN P 139 S ORANGE AVE SANFORD, FL 32771-8308</p>	<p>LAFLEUR PROPERTIES & CONSULTING LLC 812 EDGEFOREST TER SANFORD, FL 32771-7136</p>
<p>EPPL, GEORGE W ENH LIFE EST & EPPL, NICOLE R ENH LIFE EST 6890 SYLVAN WOODS DR SANFORD, FL 32771-6437</p>	<p>VICTORY, BARRY R & SUSAN H 6879 SYLVAN WOODS DR SANFORD, FL 32771-6434</p>
<p>LAW, FEI TSING M ENH LIFE EST & LAW, RICHARD S ENH LIFE EST 6801 SYLVAN WOODS DR SANFORD, FL 32771-6433</p>	<p>CERINO, REBECCA P ENH LIFE EST 667 MONTREAL LN SANFORD, FL 32771-6432</p>

OUELLETTE, BRIAN & KINGSTON, KIMBERLY
6891 SYLVAN WOODS DR
SANFORD, FL 32771-6434

GIBSON, LEE E & JANIE N
6800 SYLVAN WOODS DR
SANFORD, FL 32771-6436

ARIGO, ANDREW & BETH
6896 SYLVAN WOODS DR
SANFORD, FL 32771-6437

VOGEL, RICHARD A & VIRGINIA L
6819 SYLVAN WOODS DR
SANFORD, FL 32771-6433

LE, HANH T & DANG, TUAN
6903 OAK GLEN CT
SANFORD, FL 32771-6422

BARR, JERRY
6783 SYLVAN WOODS DR
SANFORD, FL 32771-6449

LAFLEUR PROPERTIES & CONSULTING LLC
812 EDGEFOREST TER
SANFORD, FL 32771-7136

LAWLESS, PATRICK & MARY
6938 SYLVAN WOODS DR
SANFORD, FL 32771-6438

CALLA, DONNA M
6869 HIDDEN GLADE PL
SANFORD, FL 32771-6428

PAGOZALSKI, ROBERT J
656 MONTREAL LN
SANFORD, FL 32771-6430

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

MCGAVIN OAKS WEST LLC & MCTIC MOTHERLODE LLC &
TWELVE OAKS RV RESORT LLC
1703 N THORNTON RD
CASA GRANDE, AZ 85122-7805

NG, PATRICK & HEATHER
6875 HIDDEN GLADE PL
SANFORD, FL 32771-6428

Print using Adobe® Reader®'s "Actual size" setting

DOT/STATE OF FL
719 S WOODLAND BLVD
DELAND, FL 32720-6834

MARINI, SILVANA & REMELE, JASON J
6873 SYLVAN WOODS DR
SANFORD, FL 32771-6434

SMITH, ERIC R & SILVER, LEAH G
6851 HIDDEN GLADE PL
SANFORD, FL 32771-6427

TOTKA, RICHARD J & LAURA J
6831 SYLVAN WOODS DR
SANFORD, FL 32771-6433

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

RICHARDS, WILFRED & KATRINA R
649 MONTREAL LN
SANFORD, FL 32771-6432

HERRON, SHERRY ENH LIFE EST
190 N ORANGE AVE
SANFORD, FL 32771-8988

GABRIEL, PRICYLLE
635 SYLVAN RESERVE CV
SANFORD, FL 32771-6424

CLINTON-DIX, HA'SEAN T
6975 SYLVAN WOODS DR
SANFORD, FL 32771-6435

LAWNICKI, MICHELLE N & HARRIS, JAMES R
673 MONTREAL LN
SANFORD, FL 32771-6432

YOUNG, ROGER M
135 S ORANGE AVE
SANFORD, FL 32771-8308

ECKSTEIN, PATRICIA
6939 SYLVAN WOODS DR
SANFORD, FL 32771-6435

GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

CONNOLLY, DAVID T JR & RADHIKA
6061 FEATHER LN
SANFORD, FL 32771-9213

Print using Adobe® Reader®'s "Actual size" setting

<p>GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024</p>	<p>MC GHEE, MICHELE S ENH LIFE EST & MC GHEE, NEIL L ENH LIFE EST 6813 SYLVAN WOODS DR SANFORD, FL 32771-6433</p>
<p>GOGNA, PARDEEP K & AMITA 6852 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>	<p>KRISHNAN FAMILY TRUST 628 CHRISTIEWOOD CT SANFORD, FL 32771-6421</p>
<p>DENNIS, WILLIE JR ENH LIFE EST 6858 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>	<p>DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834</p>
<p>CRUMPTON, KEITH T & LORI J 691 MONTREAL LN SANFORD, FL 32771-6432</p>	<p>HOSACK, RANDALL M & LINDSEY B 6840 HIDDEN GLADE PL SANFORD, FL 32771-6429</p>
<p>HART, JUSTIN & HAYLEY 6921 SYLVAN WOODS DR SANFORD, FL 32771-6435</p>	<p>GLADES ON SYLVAN LAKE HOMEOWNERS ASSN INC THE 3112 W LAKE MARY BLVD LAKE MARY, FL 32746-6024</p>
<p>SHUGART, JOHN W & SHUGART, MICHELE 5989 FEATHER LN SANFORD, FL 32771-9213</p>	<p>ROCK OF CENTRAL FLA INC 6641 SR 46 SANFORD, FL 32771-9240</p>
<p>MAGEE, MICHAEL ENH LIFE EST 6951 SYLVAN WOODS DR SANFORD, FL 32771-6435</p>	<p>JOHNSON, JOHN C JR & CAROLYN E 6836 SYLVAN WOODS DR SANFORD, FL 32771-6436</p>

Print using Adobe® Reader®'s "Actual size" setting

TIFFANY, CHRISTOPHER & ANGELA M
6846 HIDDEN GLADE PL
SANFORD, FL 32771-6429

LANG, THOMAS & CHRISTINE
6893 HIDDEN GLADE PL
SANFORD, FL 32771-6428

TUBIO, ABIGAIL & DEVER, ALEJANDRO
6845 HIDDEN GLADE PL
SANFORD, FL 32771-6427

SMALL, RENEL G LIFE EST & SMALL, VERONICA H LIFE
EST
6920 SYLVAN WOODS DR
SANFORD, FL 32771-6438

WARD FAMILY GRANDKIDS LLC
444 DESOTO DR
NEW SMYRNA, FL 32169-5243

SNYDER, JONATHAN L & AMANDA L
6870 HIDDEN GLADE PL
SANFORD, FL 32771-6429

James & Jan McRight

6900 Hidden Glade Place
Sanford, FL 32771

December 27, 2025

Board of Directors

Glades on Sylvan Lake

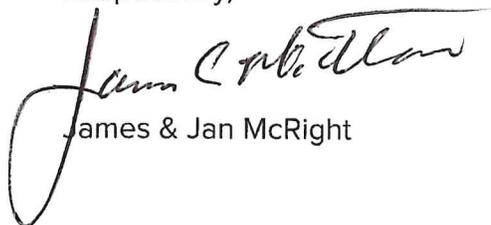
RE: Proposed Construction by Rock Church

The Rock Church is seeking a special exception to build within the conservation area at our front entrance. We oppose any construction inside the zoned conservation area for the following reasons.

1. The Rock Church has plenty of room to expand without the special exception.
2. The conservation area helps reduce road noise for all owners.
3. If approved, the special exception will lower all our property values.
4. The Rock Church was well aware that it could never build within the conservation area when it purchased the property.

We strongly oppose any construction or removal of trees and vegetation within the conservation area.

Respectfully,



James & Jan McRight

Matt Shelton

From: Matt Shelton
Sent: Monday, December 29, 2025 9:35 AM
To: 'jan674674@gmail.com'
Cc: Maverick Von Herbulis
Subject: RE: Special Exception Request by Rock Church

Janet and James,

Thank you for reaching out to us towards the Special Exception Request by The Rock Church. The planned area of the work will not be on the west side of the property, nor will there be any disruption to any designated conservation area. The proposed expansion is to the east of the existing building. It will also utilize the existing driveway connections. For this proposed expansion, additional landscaping is required for the project as well as a landscape buffer along S.R. 46.

We appreciate your response. It has been received and will be noted in the log, printed, and submitted as required.

- Please note the email addresses for us are here are '*name*'@mckeegc.com

Best Regards,

Matt Shelton

Office: (407) 323-1150

Cell: (407) 902-3799

Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

717 Monroe Rd.

Sanford, FL 32771



From: McKee Construction <maverick@mckeegc.com>

Sent: Sunday, December 28, 2025 8:33 PM

To: Maverick Von Herbulis <Maverick@mckeegc.com>; webdesign@nexhorizon.net

Subject: Home Page Contact us today! Form Inquiry

Name: Janet

Email: jan674674@gmail.com

Phone: 407-810-8909

Subject: RE: Special Exception Request - Rock Church

Message: This message is for Matt Shelton. I could not get the email, matt@mckeegc.com to work.

Inputting mys response here:

RE: Special Exception Request by Rock Church

Dear Mr. Shelton,

My husband and I live at 674 Montreal Ln. in the Sylvan Lake Reserve subdivision. The Rock Church property lies between our subdivision and the Hwy 429 and Hwy 46. Part of the western side of the Rock Church property is marked as conservation area. We do not approve of any of this area being removed from protected conservation area. Allowing construction on this site would be harmful to our local birds and animals. Habitat is vital. Also, any tree removal would increase road noise in our community, which is already high due to Hwy 429. I would think that the Rock Church was well aware that this part of the property was conservation when they purchased the property and should not be requesting a change at this point.

We oppose, strongly, any construction, removal of trees and vegetation or development within the conservation area.

We appreciate your consideration to preserve our natural habitat in the conservation area.

Sincerely,

Janet and James Peters

674 Montreal Ln

Sanford, FL 32771

Matt Shelton

From: Matt Shelton
Sent: Friday, December 19, 2025 2:42 PM
To: 'Amanda Snyder'
Subject: RE: Special Exception Request for The Rock

Amanda,

Good afternoon. We hope for safe travels for you and your husband during this holiday season. I appreciate you reaching out to me and I will do my best to provide answers to your questions as stated below.

As a design-build general contractor we have been tasked with the expansion of the existing building towards the east. We have designed and submitted drawings to the County for review and compliance for this work. One of the requirements is referenced as the letter you received " Special Exemption Request". I can not speak on any historical boundary, noise issues, or permittable tree removal on the property that your community has been involved with in the past.

The Rock Church has plans for the addition of a new sanctuary approximately 13,388 square foot in size to the east side of the existing building. The existing 11,670 square feet sanctuary and learning academy will be renovated to size only classrooms within the existing space. Parking will expand east of the new addition. No new curb cuts or driveway connections from SR 46 to the church are being proposed. The existing driveway connections will be used. The entrance and exit to the Rock Church will remain unchanged.

The project start date is dependent on the permit issuance by the Seminole County Building Departments. It is anticipated that groundbreaking will be in the first quarter of 2026 and complete by 2026 year end.

Best Regards,

Matt Shelton

Office: (407) 323-1150
Cell: (407) 902-3799
Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:

**717 Monroe Rd.
Sanford, FL 32771**

From: Matt Shelton

Sent: Wednesday, December 17, 2025 4:40 PM

To: 'Amanda Snyder' <amandalsnyder13@gmail.com>

Subject: RE: Special Exception Request for The Rock

Hello Amanda,

Thank you for your email. I wanted to let you know that your email has been received, and I will be responding by end of this week.

Best Regards,

Matt Shelton

Office: (407) 323-1150

Cell: (407) 902-3799

Fax: (407) 323-9304



www.McKeeGC.com

NOTICE ADDRESS CHANGE:**717 Monroe Rd.****Sanford, FL 32771****From:** Amanda Snyder <amandalsnyder13@gmail.com>**Sent:** Monday, December 15, 2025 5:04 PM**To:** Matt Shelton <matt@mckeegc.com>**Subject:** RE: Special Exception Request for The Rock

Hi Matt,

My name is Amanda Snyder. My husband, Jonathan and I live in Sylvan Lake Reserve behind The Rock Church. We received the letter from you all regarding the special exception request for The Rock church. We appreciate the communication and are definitely wanting to gain more understanding of what is being proposed. Unfortunately, we are traveling for the holidays and will not be back in time to attend the Dec 29 meeting mentioned in the letter.

Being that our home is directly behind the church, we've already had a history with them clearing the woods behind us and using that space for a play area which led to some noise issues and boundary issues with the students. What kind of work will be taking place and where? Is there a timeline and specifics about how we will be affected?

Thank you for taking the time to read this and communicate with us about this. I look forward to hearing from you. Feel free to call or email at your convenience.

Amanda Snyder
321-368-3166

--

Matt Shelton

From: Kyle E <kervin727@gmail.com>
Sent: Tuesday, December 30, 2025 10:10 AM
To: Matt Shelton
Cc: Peter Leduc
Subject: Notes for Community Meeting Regarding The Rock Church (Seminole County Project No. 25-32000014)
Attachments: PXL_20251230_133116065.jpg; PXL_20251230_133119911.jpg; 004_C4.0-SITE PLAN_Edit.pdf

Mr. Shelton,

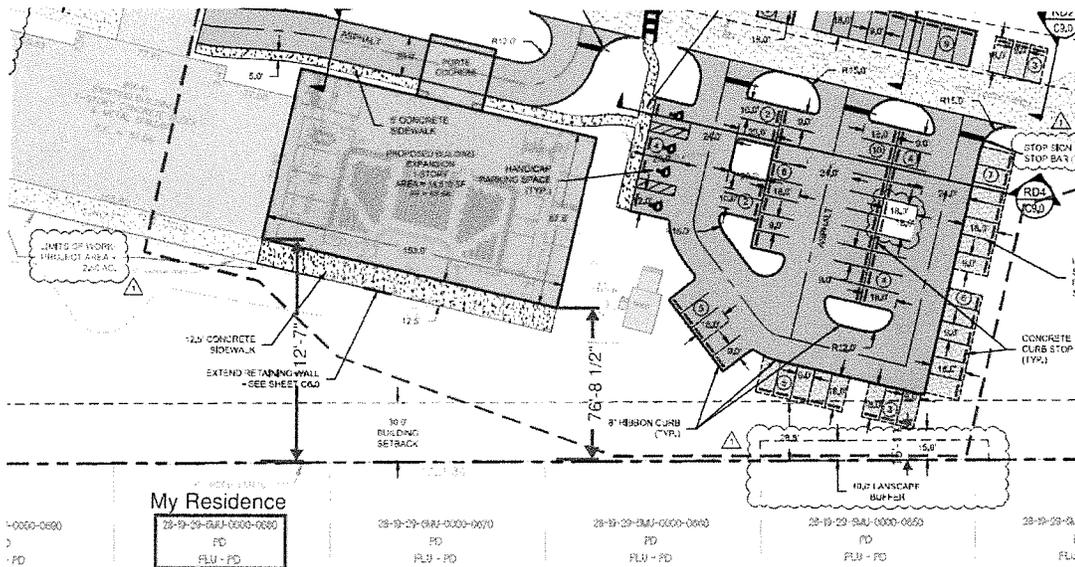
I appreciate your time at the community meeting last night. As the owner of parcel 25-19-29-5MU-000-0680 just south of the existing church building, my top three concerns/priorities are listed below:

- Although the use of the facility will not change, the proposed facility will increase in size and capacity which will increase traffic, noise, and visual disturbances. All of which will presumably have a direct negative impact on the value of our property.
- Since the wooded area behind the building has been cleared, the building is more visible, the sound from school, church, and after hours activities has increased, and school/church members have found their way onto our private property more than once.
- The existing building is approximately 112' from the property line at its closest point. The proposed plan will bring this minimum distance to about 75'. I realize it is not the simplest or cheapest option but I would prefer that the proposed building be rotated to be parallel to the back property line therefore maintaining the current minimum distance from this property line. The parking area could also be stretched along their property rather than being extended back to within 15ft of the property line, which is within the required 30' setback, and plans to have lighting within this area, greatly impacting the residents in our community.

A combination of building rotation, parking lot aspect ratio, and shielding from noise and visuals whether through vegetation or physical walls would go a long way in mitigating impacts of this project to our community.

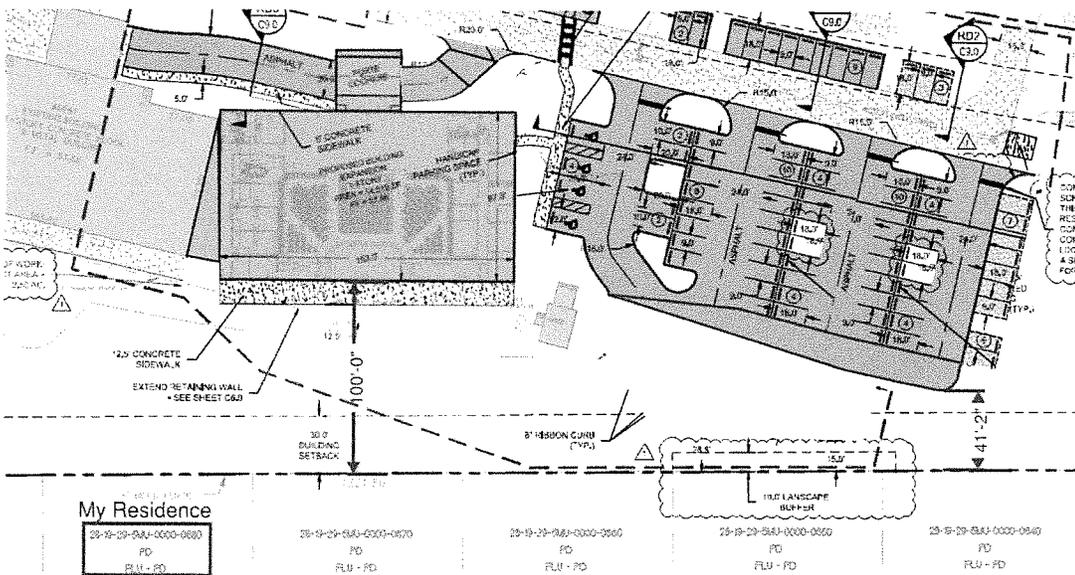
Current plan:

- 76ft minimum distance from building to property line
- Requires additional retaining wall as the ground slopes up towards that back property line.



Potential modification:

- Rotate building to maintain 100ft minimum to back property line
- Minimizes retaining wall as the building will stay north of the sloping ground
- Stretch the parking lot east-west to keep it further away from the back property line and outside of the required 30-ft setback



I appreciate your consideration and am happy to discuss this further if needed.

Thank you,

--

Kyle Ervin, PE

Tel (314) 599-6613 Email kervin727@gmail.com







Wekiva River Area Consistency Form

A. Describe how the proposed Activity Type will protect each of the following:

1. Water quantity, water quality and hydrology of the Wekiva River System.
2. Wetlands associated with the Wekiva River System.
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System.
4. Habitat within the Wekiva River Protection Area of species designated pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.

Applicant Response:

- A1. The existing stormwater management system meets all criteria required by Seminole County and SJRWMD.
- A2. The on-site wetlands and associated upland buffer are within a conservation easement dedicated to SJRWMD. No development can occur within this easement.
- A3. The on-site wetlands and associated upland buffer are within a conservation easement dedicated to SJRWMD. No development can occur within this easement.
- A4. No impacts to threatened or endangered species are proposed as part of this development.

B. Describe how the proposed Activity Type will be consistent with the following provisions:

1. Provisions to ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting as to maintain viable populations or species designated pursuant to Rule 68A, 39-27.003, 39-27.004 and 39-27.005, Florida Administrative Code within the Wekiva River Protection Area.
2. Restrictions on clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density in nature, unless that development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to Section 373.415, Florida Statutes.
5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.
6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.
7. Provisions encouraging clustering of residential development if it promotes protection of protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.
8. The density or intensity of development permitted on parcels of property adjacent to the Wekiva River System is not concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.
9. Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System are not subdivided so as to interfere with the implementation of protection zones as established pursuant to s. 373.415, any applicable setbacks from the surface waters

in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

10. Provisions of the Land Development Code of Seminole County regarding restrictions on the location of septic tanks and drainfields in the 100-year flood plain and discharges of stormwater to the Wekiva River System.

11. Seminole County shall have flexibility to achieve this objective through comprehensive plan strategies that may include, but are not limited to:

- (a) Coordinated greenway plans; and
- (b) Dedication of conservation easements; and
- (c) Land acquisition; and
- (d) Clustering of development; and
- (e) Density credits and density incentives which result in permanent protection of open space; and
- (f) Low to very low density development (Section 369.321(3), FS Comprehensive Plan Amendments.

12. Subsection 163.3162(3)(i)2, FS, does not limit a county's powers to:

- a. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules adopted before July 1, 2003.
- b. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules pertaining to the Wekiva River Protection Area.
- c. Enforce ordinances, regulations, or rules as directed by law or implemented consistent with the requirements of a program operated under a delegation agreement from a state agency or water management district.

13. Nothing within Subsection 163.3162(4)(d)1, FS relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the Wekiva Study Area, as described in Section 369.316, FS

Applicant Response:

- B1. No impacts to threatened or endangered species are proposed as part of this development.
- B2. No clearing within the 100-year floodplain is proposed.
- B3. The proposed development will have a Floor Area Ratio of 0.09, similar to or less than the intensity of low-density residential development. Large portions of the property on the south, west, and east side are established green areas that will remain undisturbed.
- B4. Proposed improvements are 100 ft or more from the previously established conservation easement on the property associated with the wetlands and 50 foot average upland buffer.
- B5. The project is not next to any publicly owned lands except the SR 46 R.O.W.
- B6. No filling or alteration of the wetlands are proposed as a result of the development. The wetlands are within a conservation easement, requiring that they remain undisturbed in perpetuity.
- B7. The proposed development will leave large swaths of established green areas on the south, west, and east sides of the project that will not be disturbed.
- B8. The proposed development will leave large swaths of established green areas on the south, west, and east sides of the project that will not be disturbed.
- B9. The proposed development does not propose to subdivide land near any surface waters or intercourses.

- B10. No septic systems are proposed for this development. The existing stormwater management system meets all criteria required by Seminole County and SJRWMD.
- B11. The proposed development will leave large swaths of established green areas on the south, west, and east sides of the project that will not be disturbed. The wetlands are within a conservation easement, requiring that they remain undisturbed in perpetuity.
- B12. The proposed development will not interfere with or work against any of the County's powers vested under the County's Comprehensive Plan.
- B13. The proposed development does not preempt or replace any protections currently existing for properties within the Wekiva Study Area related to agricultural enclaves.



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0113

Title:

Pemberton Carports PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow for reduced building setbacks and buffer requirements for accessory structures on 0.87 acres, located on the north side of Pemberton Drive, east of South Orange Blossom Trail; (Z2024-014) (Darron Sims, Applicant) District 3 - Constantine (**Kaitlyn Apgar, Senior Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Interim Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting a PD Major Amendment Rezone from PD (Planned Development) to PD (Planned Development) to amend the rear yard building setback and buffer requirements as stated in the existing Bear Lake PD entitlements, for the purpose of permitting three (3) accessory structures. The amendment for the rear yard setback and reduced residential buffer requirement is proposed for the subject 0.87-acre property only, described as Lot 11 and Lot 12 of the Orange Blossom Business Center Plat, recorded in Plat Book 50, Page 72, of the Public Records of Seminole County, Florida (“Subject Property”).

The Subject Property is located within the Business Tract of the Bear Lake PD (Planned Development) which was approved by the Board of County Commissioners in 1990 on approximately thirty-seven (37) acres. The Subject Property was developed in 2005 as a warehouse building. The purpose of the PD amendment is to allow for the existence of accessory structures to the warehouse and office building. The owner

intends to retain three (3) accessory carport structures that encroach into the rear yard setback of thirty (30) feet, resulting in a proposed rear yard setback is six (6) feet. The carports also encroach into the required 100-foot buffer from the residential lot lines to the north, as established in Condition IV in the Bear Lake PD Developer's Commitment Agreement, resulting in reduction of this buffer to eighty-six (86) feet. The requested reductions will only apply to the accessory structures on the Subject Property, and will not be applicable to the primary structure.

The Subject Property has a Planned Development Future Land Use designation, which does not establish a maximum Floor Area Ratio (FAR) for commercial entitlements. The PD does; however, include approximations of total paved surfaces at +/- 9.5 acres and total building coverage at +/- 2.64 acres in the Business Center Area. The current approximate value of building coverage, per data extracted from the Property Appraiser's records, is +/- 2.65 acres. The addition of the carports' total square footage, 3,195 sq. ft., is not being factored into overall building coverage because the carports are considered not enclosed building space. There is a proposed condition in the Developer's Commitment Agreement to ensure the carports remain only as open structures and are not enclosed for future use of the structures as buildings. The impervious surface existed prior to the carports, thus no additional paved surface is requested in permitting the carports. In order to establish consistent and measurable standards for future additions or redevelopment, a maximum Floor Area Ratio of 0.65 is proposed in this amendment for the Subject Property. This Floor Area Ratio is typical for light industrial uses, which are permitted per the PD.

The Subject Property has been subject to a code enforcement case relating to unpermitted construction, inclusive of the carports. In the pursuit of compliance, the applicant is pursuing the PD amendment in order to complete permitting of the carports. The owner has conveyed to staff that the carports are currently taken down while pursuing the PD amendment.

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

East: Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Business Area)

West: Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Business Area)

North: Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Residential Area)

South: Pemberton Drive
Future Land Use: Planned Development
Zoning: Bear Lake Planned Development (Business Area)

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site does not contain floodplain.

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 does not appear to be endangered and threatened wildlife on the subject property.

Utilities:

The site is located in the Seminole County utility service area and is connected to water service. The property was previously approved to have a septic system.

Transportation/Traffic:

The property proposes access onto Pemberton Drive, which is classified as a local road and does not have improvements programmed in the County five (5) year Capital

Improvement Program.

Sidewalks:

There is an existing five (5) foot sidewalk along Pemberton Drive, so no sidewalk provisions are necessary.

Drainage:

The proposed project is connected to an existing master drainage system. The carports are constructed over existing impervious.

Buffers:

Buffers requirements will be determined at Site Plan approval and will be in compliance with the Seminole County Land Development Code and the DCA.

Open Space:

The site does not have specific open space requirements per lot; however, the PD requires the overall Business Center development to maintain a minimum of 3.14 acres of landscaping/open space.

Consistency with the Land Development Code

The proposed PD Amendment and the associated Master Development Plan have been evaluated for compatibility with the Seminole County Land Development (SCLDC) in accordance with Chapter 30, Part 8.

Review Criteria for Planned Developments 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. Comprehensive Plan consistency is further discussed below.

- (b) Greater Benefit and Innovation Criteria: In addition, 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.
- (c) In addition, any proposed development under the PD 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.
 - (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 Findings

The request to amend the rear setback and the otherwise maintained 100-foot buffer from the residential tract does not otherwise detract from the intent of the PD. The Bear Lake PD was approved in August of 1990, which was established under different criteria than existing today. Overall, the amendment to this PD does not impair the PD's ability or inability to meet these criteria on a large scale. The residential tract for the Bear Lake PD is already constructed and most of the parcels in the business tract are developed. The impact to the surrounding area is nominal overall in building coverage and impervious. Through the proposed addendum, a maximum Floor Area Ratio is proposed in order to regulate the intensity of the site. The maximum Floor Area Ratio proposed is 0.65 in accordance with typical light industrial uses. The addition of the carports serves to enhance the property and obscure any storage of materials by general business and warehouse businesses, as allowed by the PD.

The Bear Lake PD Business Area permits general business, office/warehouse, distribution, and fabrication. There is not a current tenant at this time, but any use of the property would be required to be consistent with these uses. The amendment of the rear setback and buffer does not affect the permitted uses or any other standard commitments.

The request is consistent with the Seminole County Land Development Code and the

surrounding area.

Consistency with the Comprehensive Plan

The purpose and intent of the Planned Development Future Land Use designation is to enable innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to encourage flexible and creative site design.

Staff Findings

The proposed PD (Planned Development) Zoning classification is compatible with the general trend of development in the area. Majority of the establishments in the Business Tract are categorized as warehouse, distribution, and storage per the Property Appraiser's stated Department of Revenue codes. The permitting of the carports allows for flexibility in site design and utilization, and does not vary from the approved character of the PD.

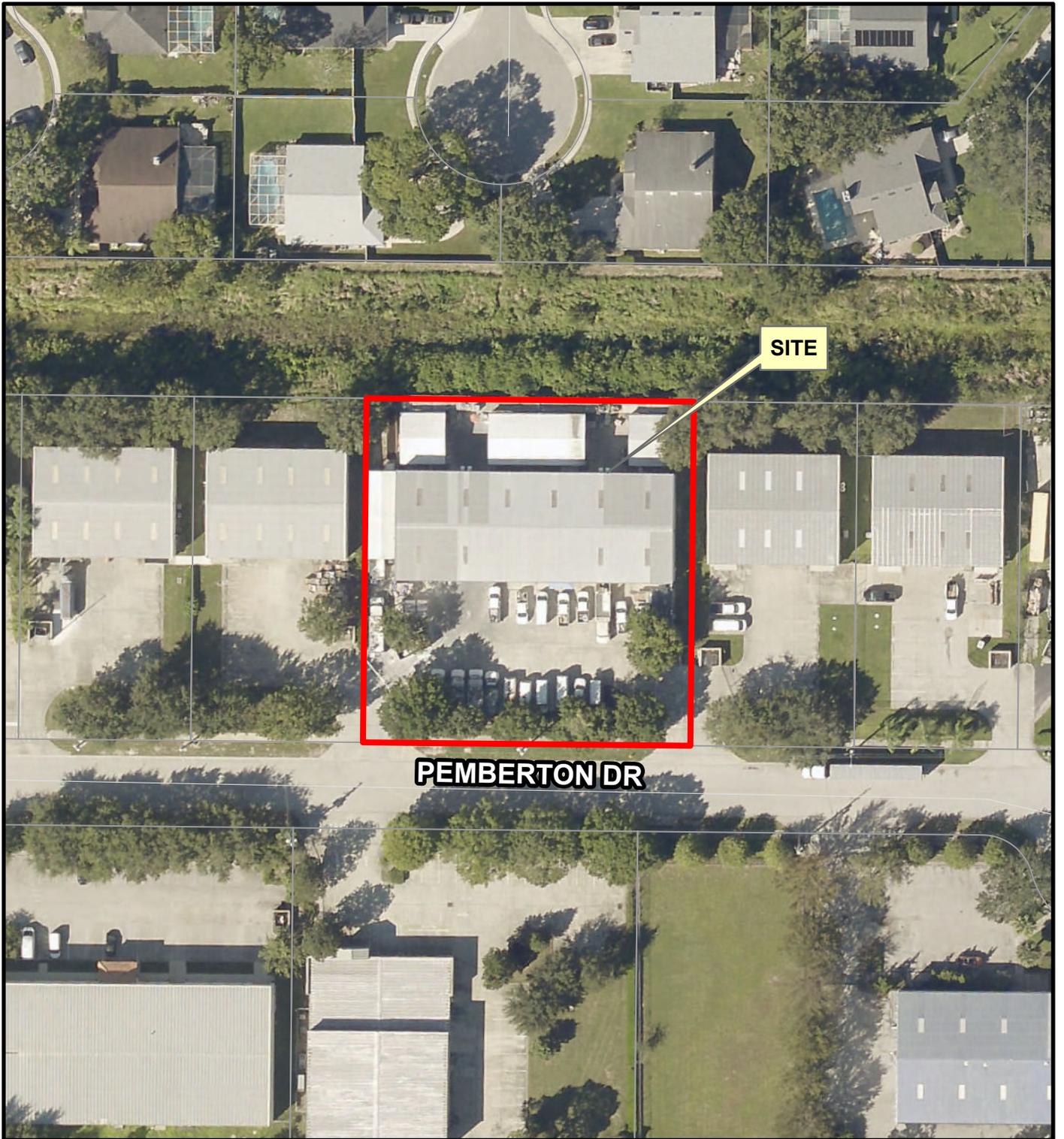
Staff finds the existing Planned Development Future Land Use designation and proposed PD (Planned Development) zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on September 24th, 2025; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Board recommend the Board of County Commissioners adopt the ordinance enacting a Rezone, and adopt the associated Rezone Ordinance 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 Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Developer's Commitment Agreement and Master Development Plan, on 0.87 acres, located on the north side of Pemberton Dr, east of South Orange Blossom Trl.



SITE

PEMBERTON DR

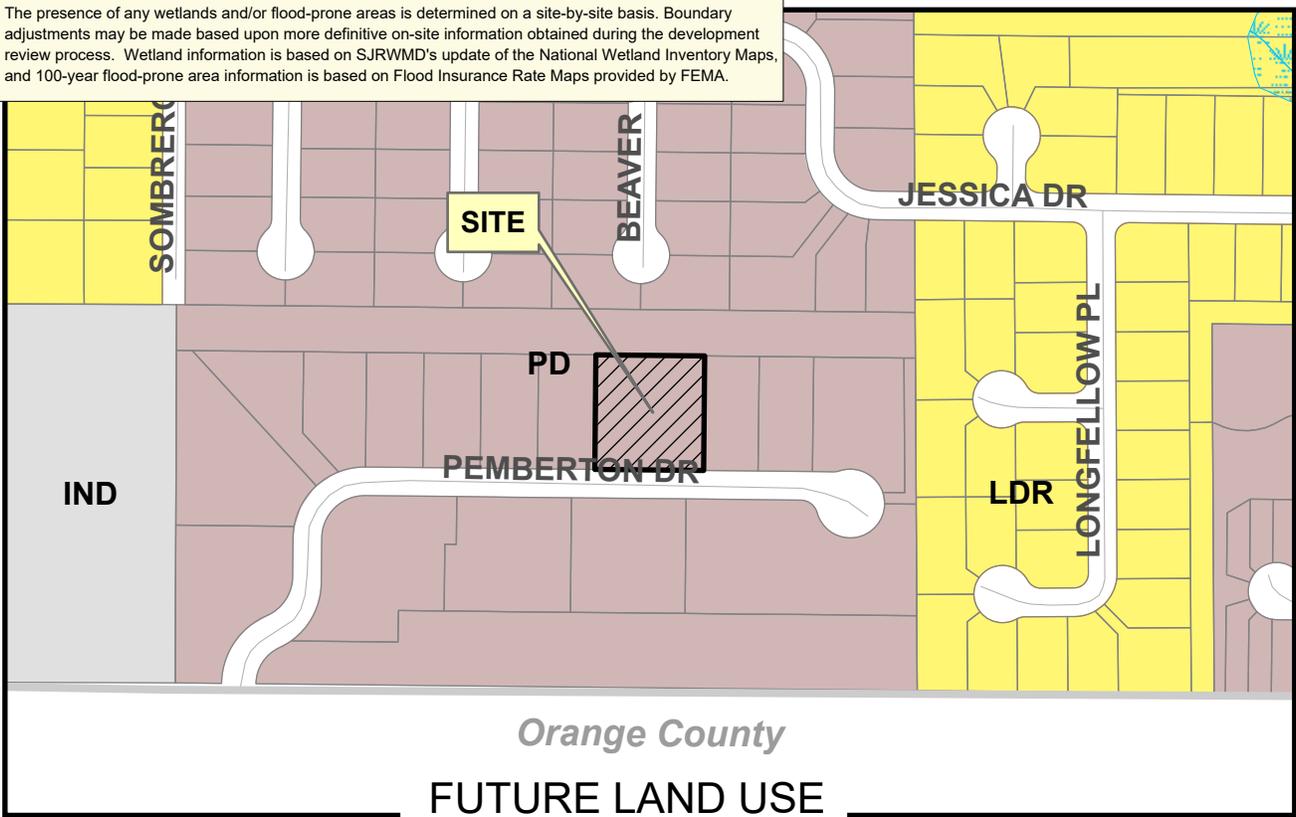
Rezone No: Z2024-014
From: PD To: PD

 Site
 Parcels



Winter 2024 Color Aerials

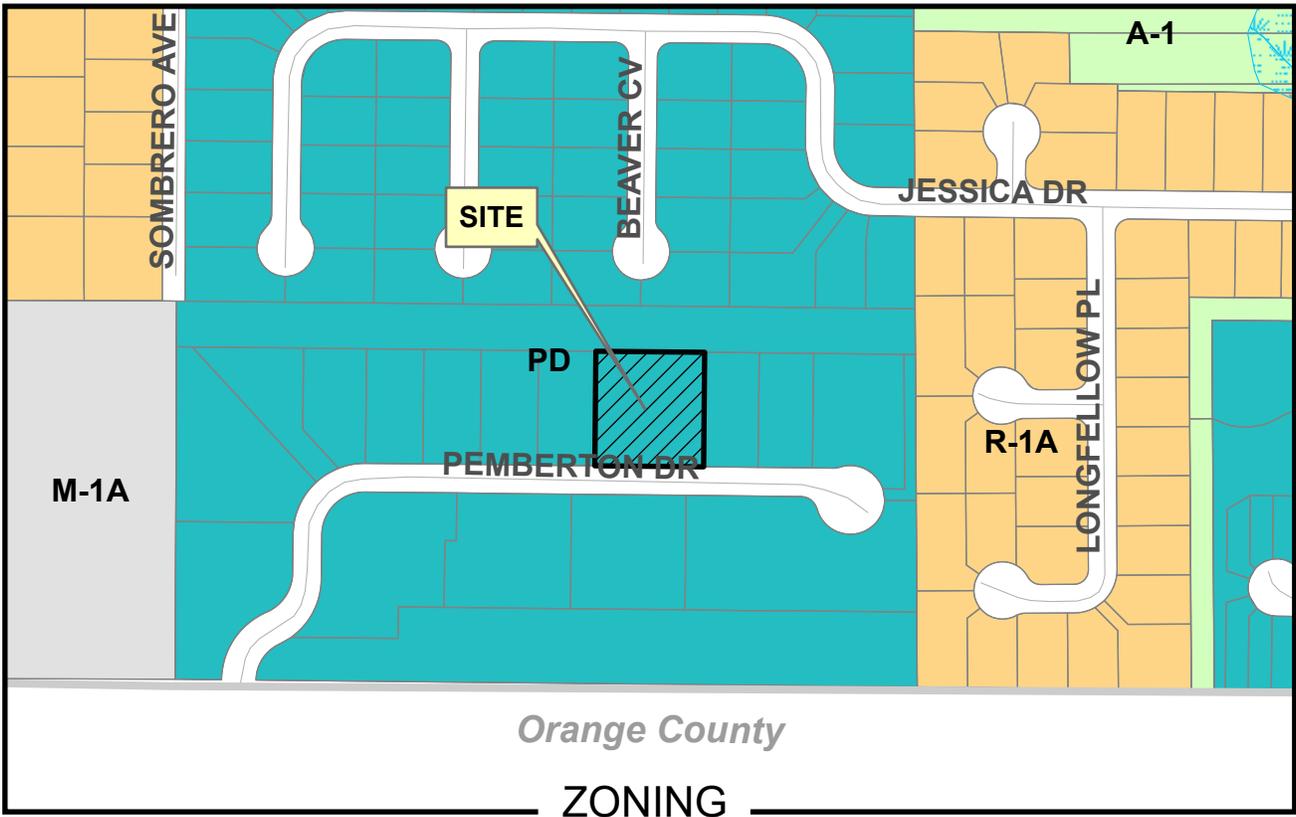
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 IND
 LDR
 PD

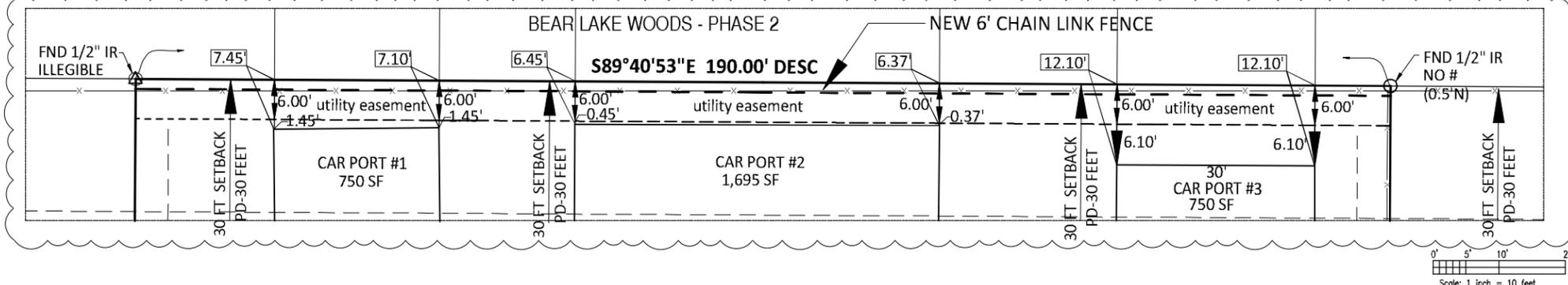
Applicant: Darron Sims
 Physical STR: 19-21-29
 Gross Acres: 0.87 +/- BCC District: 3
 Existing Use: warehouse/commercial
 Special Notes: _____

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2024-014	PD	PD

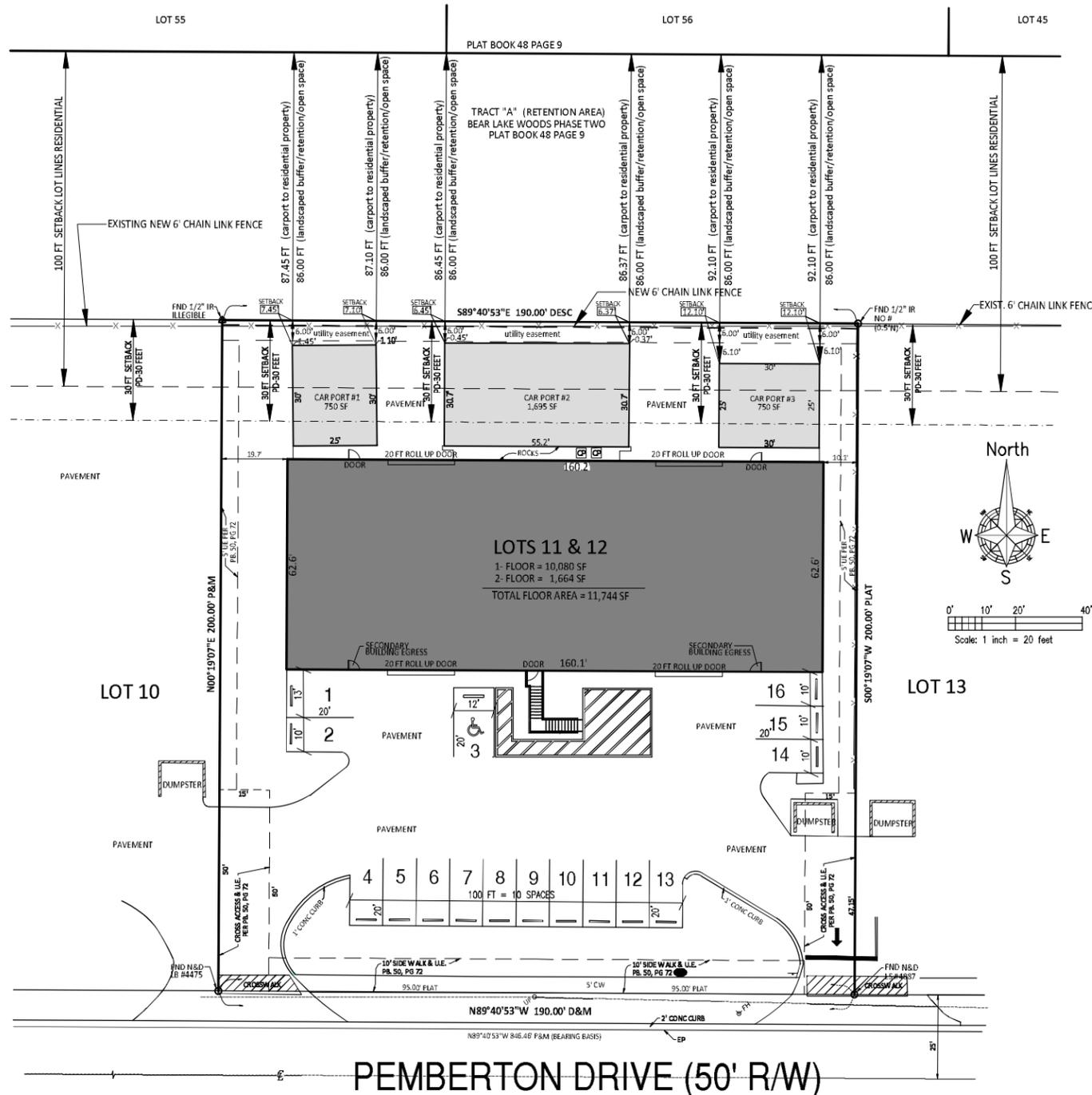
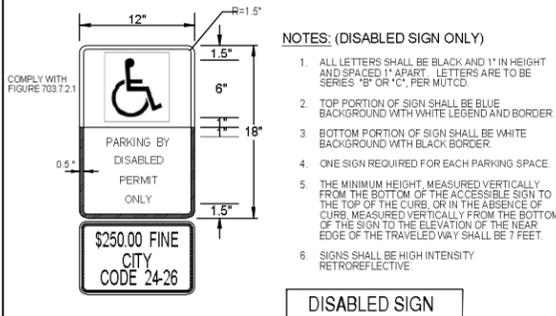


Site
 CONS
 A-1
 R-1A
 M-1A
 PD

VICINITY MAP



BEAR LAKE / ORANGE BLOSSOM BUSINESS PARK PD MAJOR AMENDMENT REZONE



A PROVIDED SITE DATA TABLE IS BELOW:

- PARCEL ID: 19-21-29-516-0000-0110
- ACREAGE: 0.672 AC
- not used
- not used
- PROPOSED FAR RESTRICTION OF BUILDING LOT COVERAGE FOR TRACT B, BUSINESS CENTER (2.64 ACRES).
- EXISTING BUILDING FOOTAGE: 10,080 SF
NEW ADDITION WITH UP-STAIRS: 1,664 SF
- BUILDING SETBACKS: REQUIRED: FRONT = 50', REAR = 10', SIDES = 10'
EXISTING: FRONT = 90', REAR = 40', SIDES = 10' AND 19.7'
- SETBACK FROM CARPORTS: REQUIRED: FRONT = 25', REAR = 6.0', SIDES = 10'
EXISTING: FRONT = 90', REAR = 6.37', SIDES = 11.41' AND 20.98'
- SETBACK FROM RESIDENTIAL PROPERTIES TO THE NORTH: SETBACK 100 FT
SETBACK FROM RESIDENTIAL PROPERTY LINE FROM CARPORTS: proposed 86 ft
- PARKING SPOT COUNT: TYPE OF USE: MANUFACTURING/WAREHOUSES: REQUIRED PARKING 1 SPACE/2 EMPLOYEES AND PLUS 1 SPACE PER COMPANY VEHICLE. CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (12 PARKING SPACES)
- PARKING SPOT COUNT: TYPE OF USE: MANUFACTURING/WAREHOUSES: REQUIRED PARKING 1 SPACE/2 EMPLOYEES AND PLUS 1 SPACE PER COMPANY VEHICLE. CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (12 PARKING SPACES)
- MAXIMUM BUILDING HEIGHT PER PD (35 FEET)
- IMPERVIOUS SURFACES RATIO: IMPERVIOUS 29,372 SF/LAND AREA SF = 37,996 SF (29,375/37995) = 0.77
- HEIGHT OF THE CARPORTS = 24 FT
- SQUARE FOOTAGE OF EXISTING BUILDING AND CARPORTS: BUILDING=11,744 SF, CARPORTS=3,195 SF TOTAL AREA 14,939 SF
- THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT.
- THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT TO THE NORTH PROPERTY OF THE SUBJECT LAND, THE 80 FT TRACT "A" IS THE BUFFER. THE SOUTH IS DIMENSIONED BETWEEN THE RESIDENTIAL AND THE SUBJECT LAND. THE SITE DATA IS 16.
- THE VICINITY MAP ON THIS PLAN, IT IS SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, RELATIONSHIP TO SURROUNDING STREETS, ZONING, FUTURE LAND USE.
- THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENT OUTLINED IN CHAPTER 258 OF THE SEM. CO. ORDINANCES (2015-33).

SITE DATA TABLE:

- Future Land Use: Planned Development
- Zoning: PD (Planned Development)
- Permitted Uses: Office, Warehouse, General Business
- Maximum Allowable Floor Area Ratio: 0.65
- Maximum Allowable Building Height: 35 feet
- Minimum Lot Size: 19,000 sq ft
- Principal Building Use: Office, Warehouse, General Business.
- Principal Building Square Footage: Total Sq Ft - 11,744 sq / First Floor 10,080 sq ft / Second Floor 1,664 sq ft
- Principal Building Height: 28 ft from the first floor to the top of the roof
- Carport #1 Building Square Footage: 750 Sq Ft/1 Story. Building Height - 24 feet
- Carport #2 Building Square Footage: 1,695 Sq Ft/1 Story. Building Height - 24 feet
- Carport #3 Building Square Footage: 750 Sq Ft/1 Story. Building Height - 24 feet
- Parking Stall Size: 10 feet wide by 20 feet depth

NOTES:

- All project signage shall comply with the Seminole County Development Code.
- Utility lines will be designed to meet Seminole County requirements.
- Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.14.15- Screening. Dumpster will require a separate permit.
- Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.15.1 - Exterior Lighting Requirements. Lighting will require a separate permit.
- Sidewalks will be constructed in compliance with Seminole County.
- The stormwater system shall be designed in compliance with Seminole County.

URBAN BEAR MANAGEMENT AREAS.

Sec. 258 2 - Residential requirements for Urban Bear Management Areas.
1 Residential Refuse Disposal within Urban Bear Management Areas a Within Urban Bear Management Areas, all Refuse from Residential Properties must be secured within a functioning Bear Resistant Residential Refuse Container or secured within a house, garage, shed, or other Secured Structure at all times, with the exception of the placement of Residential Refuse Containers at the designated collection location as permitted by this Part. Residential Refuse Containers associated with Residential Property outside collection services may be placed at the designated collection location on the scheduled collection day no earlier than 5.00 a.m. Residential Refuse Containers must be removed from the collection location and secured as soon as practicable after collection service have been provided on the same scheduled collection day. The aforementioned time restrictions do not apply to Bear Resistant Residential Refuse Containers c Recyclable materials stored outside until scheduled collection day, and/or placed at a designated collection location on scheduled collection day must be sufficiently free from residue of food and other materials so that they are not an Attractant to bears d Other household items that cannot reasonably be considered Refuse or an Attractant, including but not limited to, nonrecyclable yard maintenance waste, household items, and recyclable materials are not required to be secured within a Bear Resistant Residential Refuse Container or within a house, garage, shed, or other Secured Structure. If such waste is commingled with Refuse or an Attractant, it must be secured within a Bear Resistant Residential Refuse Container or within a house, garage, shed or other Secured Structure e Development Approvals for residential subdivisions within an Urban Bear Management Area will include the requirement that Bear Resistant Residential Refuse Containers be used for all Residential Properties and common areas within the subdivision f Only Bear Resistant Residential Refuse Containers chosen from a County-approved list will be considered compliant with this Ordinance g Responsible parties that choose to utilize Bear Resistant Residential Refuse Containers as a means to comply with this Part shall be responsible for all costs associated with the purchase of the Bear Resistant Residential Refuse Containers and any additional service fee imposed by the Refuse hauler 2 Bear Awareness Residential Signage within Urban Bear Management Areas a All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage "Bear Awareness Signage" is defined, for the purposes of this Section, as signage that includes bear warning signs, bear alert signs, or other bear-wise educational signage regarding the potential for bear encounters. Florida Fish and Wildlife Commission bear signage may be utilized or referenced. Bear Awareness Signage must also include language stating the subject property/subdivision is subject to the regulations of Chapter 258, Urban Bear Management, of the Seminole County Code b Two signs at each ingress/egress location of a development are required. One sign facing entering vehicles and one sign facing exiting vehicles is required at each ingress/egress location. In addition, if applicable, a minimum of one sign is required in a common area within the development c The location of the proposed signage is required to be shown on a final engineering plan or a final site plan as applicable. The verbiage and a typical detail of the signs must be shown on the plan d A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. (Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020; eff. 10-1-2020; Ord. No. 2024-22, § 2, 7-23-2024)

Sec. 258 3 - Commercial Refuse disposal within Urban Bear Management Areas.
Within Urban Bear Management Areas, all commercial refuse must be placed in a Bear Resistant Commercial Refuse Container. Bear Resistant Commercial Refuse Containers must remain secured at all times except when loading or unloading the Refuse, and the area around the container must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the container and repaired within forty-eight (48) hours after the damage is discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement. (Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020; eff. 10-1-2020)

This item has been electronically signed and sealed by John J. Herbert, III, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on an electronic. Per F.A.C. 61C15-23.004



Digitally signed by John J Herbert
Date: 2026.02.04 14:13:18 -05'00'

02/14/2026	revised seal	DATE
03/29/2025	revised seal	DATE
02/19/2025	revised seal	DATE
12/14/2024	ADD 6' CHAINLINK ALONG BACK AREA	REVISIONS
9/14/2024	REMOVE 4 METAL CONTAINERS	REVISIONS
		DATE

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FL 32788
PH. (407) 327-7700; FAX (407) 327-0227
Established 1980

MASTER DEVELOPMENT PLAN
Pemberton Car Ports
2710 PEMBERTON DRIVE, APOPKA, FL 32703

sheet date: 10.21.25
SITE PLAN
project no. 24315
sheet number 1 of 1

BEAR LAKE PUD

APPROVED BY BOARD OF COUNTY COMMISSIONERS ON AUGUST 15, 1990

Developer's Commitment Agreement:

Zoning: PUD as approved by the Board of Seminole County Commissioners with one-half (+-) of the parcel: Residential and one-half (+-) of the parcel: Business Center.

I. Legal Description:

The SW1/4 of the SE 1/4 of Section 19, Township 21 South, Range 29 East, less the North 150 feet of the East 170 feet, as recorded in the Public Records of Seminole County, Florida. Containing 37.0 acres, more or less.

II. Total acreage: 37.0 acres, more or less
One-half (+-): Residential; one-half (+-) Business Center.
Net Density: Residential (3.04 units per acre)
Total Lots: Residential (53)

III. Land Use:

37.0 acres, more or less, zoned PUD with Residential and Business Center landuses with each occupying one-half (+-) of the total parcel.

Tract A. Residential Area: (Bear Lake Woods, Phase II)

Rights-of-way 1.089 acres (+-)
Residential lots: 17.411 acres (+-)
Minimum lot size: 10,890 sq. ft. (85' X 130' +-)

Tract B. Business Center Area:(Orange Blossom Business Park, Phase II)

Rights-of-way: 1.-49 acres +-
Paved surfaces: 9.50 acres +-
Building coverage 2.64 acres +-
Landscape and buffer easement: .75 acres +-
Retention: 2.23 acres +-
Average lot size 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Tract C. Open Space:

Residential common area for open space and drainage
2.2 acres +-

IV. Building and Lot Restrictions:

A. Residential Area:

Minimum lot size: 10,890 sq. ft. (85' minimum frontage X 1/4 ac)
Minimum house size and set backs: R1-AA standards.

B. Business Center Area:

Typical lot size: 19,500 sq. ft to 22,500 sq. ft with Lot #1 being smaller.
Set backs: From Residential Area: 100' from residential lot lines.
Front 25'
Side 10'
Rear 30'
Building Height: 35'

V. Vehicle and Pedestrian Circulation Systems:

Roads and related rights-of-way shall be dedicated to the public. Road and sidewalk construction shall meet standards as set by Seminole County Regulations.

(1)

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Roach
DEPUTY CLERK

VI. Landscaping and Buffers:

There shall be an 80' landscaped buffer/retention/open space common area that runs the full limit of the Residential and Business area abutment and a 7' masonry wall shall be constructed at the Business line along this full abutment. One 3" caliber oak tree shall be planted on 25' centers along this wall in the Residential Common Area. A 7' masonry wall and 3" caliber oaks installed on 25' centers shall be placed along the 50' buffer on the East side of the Business Tract as abuts the R1-A Residential Area.

VII. Facility Commitments:

A. Drainage, recharge and water quality commitments:

Drainage shall meet all established Seminole County Standards and the retention areas shall be owned and maintained by a Property Owner's Association in each of the Residential and the Business developments with an easement over each dedicated to Seminole County for drainage and retention purposes.

B. Water and Sewer Service:

The water service for the project shall be served by Seminole County Utilities.

Sewer Service shall be accomplished by individual septic tanks as is currently in place for Phase I.

C. Impact Fees:

The following impact fees, in addition of those impact fees adopted by ordinance, will be paid prior to CO:

- a. \$300.00 per dwelling unit for schools
- b. \$50.00 per dwelling unit and \$37.00 per 1,000 sq. ft. of Business Building for Public Safety
- c. \$50.00 per dwelling unit and \$50.00 per 1,000 sq ft. of Business Building for Law Enforcement
- d. \$25.00 per dwelling unit for Parks.
- e. \$25.00 per dwelling unit for Libraries.

VIII. Other:

A. Maintenance of Common Areas:

A Homeowners Association shall be formed and legally charged with the responsibility and ability to maintain the common area in the Residential Tract.

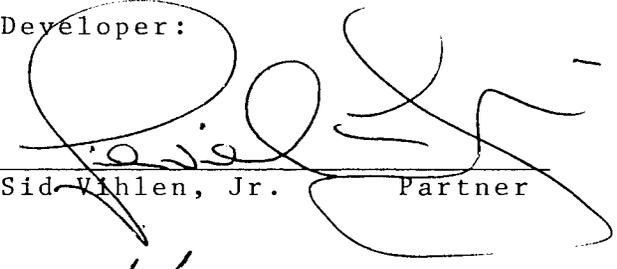
A Property Owners Association shall be formed and legally charged with the responsibility and ability to maintain the common area within the Business Tract.

B. Unless specifically addressed in this Agreement, all development shall fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of issuance of any building or site work permit.

C. All obligations, liabilities and responsibilities incurred by or implied by the signators of this Agreement shall be assumed by any successors in interest as the overall Developer of the Planned Unit Development.

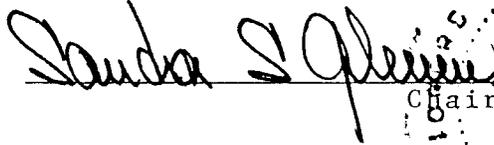
Approved and accepted:

Developer:


Sid Vihlen, Jr. Partner

8/9/90
Date

Board of County Commissioners
Seminole County, Florida


Chairman



AUG 20 1990

Date

cc
Seminole County, Fla.
AUG 21 11 01:50
Seminole County, Fla.

ADDENDUM NO. 1

DEVELOPERS COMMITMENT AGREEMENT

BEAR LAKE PUD

APPROVED BY THE SEMINOLE COUNTY BOARD OF COMMISSIONERS

ON SEPTEMBER 25, 1990

The Developers Commitment Agreement, dated August 15, 1990, is amended to read:

Section III Land Use:

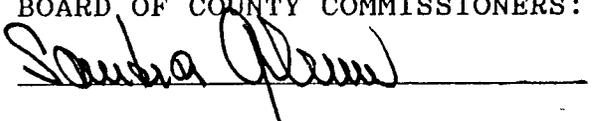
Tract B ADD: "In accordance with Florida Statutes 381.272, (9), no industrial manufacturing or equivalent shall be permitted. No business shall be allowed that produces or utilizes toxic or hazardous wastes, and floor drains shall not be permitted or installed."

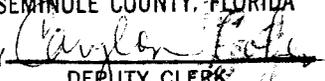
APPROVED AND ACCEPTED

DEVELOPER:


Sid Vihnen, Jr. Partner

BOARD OF COUNTY COMMISSIONERS:


Sandra Glenn, Chairman

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY 
DEPUTY CLERK

FILED IN OFFICE
CTY. COMMISSION RECORDS
90 OCT 18 AM 11:31
CLERK OF CIRCUIT COURT
SEMINOLE CO. FL.
D.C.


MASTER PLAN

IN

FILE

**ADDENDUM #2 TO TRACT B OF
THE BEAR LAKE PD DEVELOPER'S COMMITMENT AGREEMENT,
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 14, 2026, Seminole County executed this this Addendum #2 to the Bear Lake PD Developer's Commitment Agreement as issued on August 15, 1990, and recorded in the Seminole County Official Records, relating to and touching and concerning the following described property:

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

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

The above described property is hereafter referred to as the Subject Property. The purpose of this Addendum #2 is to allow for reduced rear yard setbacks and reduced residential buffer requirements on a portion of Tract B. Business Center Area.

All provisions and conditions within the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, as well as Addendum #1, issued on September 15, 1990, as recorded in Seminole County Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #2 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

PROPERTY OWNER

REECO PROPERTIES LLLP

III. Land Use:
37.0 acres, more or less, zoned PD with Residential and Business Center land uses with each occupying one-half (+-) of the other parcel.

Tract B. Business Center Area (Orange Blossom Business Park, Phase II)
Rights-of-way 1.-49 acres +-
Paved surfaces: 9.5 acres +-

Building coverage 2.64 acre +-

Landscape and buffer easement: 0.75 +/-
Retention: 2.23 acre +/-
Average lot size: 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Subject Property (Lots 11 & 12) Maximum Floor Area Ratio: 0.65

IV. Building and Lot Restrictions:

B. Business Center Area:

Typical lot size: 19,500 sq. ft. to 22,500 sq. ft. with Lot #1 being smaller.
Setbacks: From Residential Area: 100' from residential lot lines
Front 25'
Side 10'
Rear 30'
Building Height: 35'

Subject Property (Lots 11 & 12) Accessory Structures Setbacks:

From Residential Area: eighty-six (86) feet from residential lot lines for the Subject Property only.

Side 10'

Rear 6'

Accessory structures shall remain open and not be enclosed or converted to overall building area

IX. Other Commitments- Business Center Area

- A. Unless specifically addressed, all development will fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. This Addendum #2 to the Developer's Commitment Agreement represents a revision to the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, and recorded in the Seminole County Official Records. All other provisions and commitments within the Bear Lake PD Developer's Commitment Agreement and subsequent Addendums, remain unchanged and in full effect except to the extent that they may conflict with the revised language above.
- C. The terms and provisions of this Developer's Commitment Agreement are not severable, and in the event any portions of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Andria Herr, Chairman

Z2024-014
DCA # 24-20500007
Bear Lake PD

OWNER'S CONSENT AND COVENANT

COMES NOW, Reeco Properties LLLP, the owner of the above described property, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Reeco Properties LLLP:

Brian Reece, Registered Agent & General Partner

Witness Signature

Print Name _____

Witness Signature

Print Name _____

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by _____, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 202_.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO 2710 PEMBERTON DRIVE LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Pemberton Carports PD Major Amendment Rezone, dated April 14, 2026.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Developer's Commitment Agreement #24-20500007, 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 Developer’s Commitment Agreement #24-205000007 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

DEVELOPER'S COMMITMENT AGREEMENT

Z2024-014
DCA # 24-20500007
Bear Lake PD

**ADDENDUM #2 TO TRACT B OF
THE BEAR LAKE PD DEVELOPER'S COMMITMENT AGREEMENT,
COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION**

On April 14, 2026, Seminole County executed this this Addendum #2 to the Bear Lake PD Developer's Commitment Agreement as issued on August 15, 1990, and recorded in the Seminole County Official Records, relating to and touching and concerning the following described property:

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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

The above described property is hereafter referred to as the Subject Property. The purpose of this Addendum #2 is to allow for reduced rear yard setbacks and reduced residential buffer requirements on a portion of Tract B. Business Center Area.

All provisions and conditions within the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, as well as Addendum #1, issued on September 15, 1990, as recorded in Seminole County Records, remain unchanged and in full except to the extent that they may conflict with the revised language below. In the event of a conflict, the provisions of this Addendum #2 shall prevail. The following plain text is current approved language provided for context only, strikethroughs are deletions and underlines are additions:

PROPERTY OWNER

REECO PROPERTIES LLLP

III. Land Use:
37.0 acres, more or less, zoned PD with Residential and Business Center land uses with each occupying one-half (+-) of the other parcel.

Tract B. Business Center Area (Orange Blossom Business Park, Phase II)
Rights-of-way 1.-49 acres +-
Paved surfaces: 9.5 acres +-

Building coverage 2.64 acre +-

1

Z2024-014
DCA # 24-20500007
Bear Lake PD

Landscape and buffer easement: 0.75 +/-
Retention: 2.23 acre +/-
Average lot size: 21,200 sq. ft.
Land use: Office/Warehouse, Distribution, Fabrication and General Business uses.

Subject Property (Lots 11 & 12) Maximum Floor Area Ratio: 0.65

IV. Building and Lot Restrictions:

B. Business Center Area:

Typical lot size: 19,500 sq. ft. to 22,500 sq. ft. with Lot #1 being smaller.
Setbacks: From Residential Area: 100' from residential lot lines
Front 25'
Side 10'
Rear 30'
Building Height: 35'

Subject Property (Lots 11 & 12) Accessory Structures Setbacks:

From Residential Area: eighty-six (86) feet from residential lot lines for the Subject Property only.
Side 10'
Rear 6'
Accessory structures shall remain open and not be enclosed or converted to overall building area

IX. Other Commitments- Business Center Area

- A. Unless specifically addressed, all development will fully comply with all the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. This Addendum #2 to the Developer's Commitment Agreement represents a revision to the Bear Lake PD Developer's Commitment Agreement issued on August 15, 1990, and recorded in the Seminole County Official Records. All other provisions and commitments within the Bear Lake PD Developer's Commitment Agreement and subsequent Addendums, remain unchanged and in full effect except to the extent that they may conflict with the revised language above.
- C. The terms and provisions of this Developer's Commitment Agreement are not severable, and in the event any portions of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: _____
Andria Herr, Chairman

Z2024-014
DCA # 24-20500007
Bear Lake PD

OWNER'S CONSENT AND COVENANT

COMES NOW, Reeco Properties LLLP, the owner of the above described property, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Reeco Properties LLLP:

Brian Reece, Registered Agent & General Partner

Witness Signature

Print Name _____

Witness Signature

Print Name _____

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by _____, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 202_.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT B

LEGAL DESCRIPTION

LOTS 11 AND 12, ORANGE BLOSSOM BUSINESS CENTER,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 50, PAGE(S) 72, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA.

ORANGE BLOSSOM BUSINESS CENTER

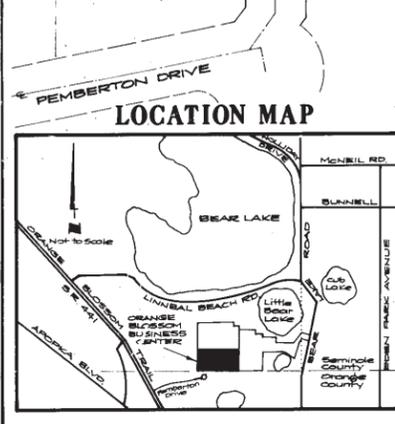
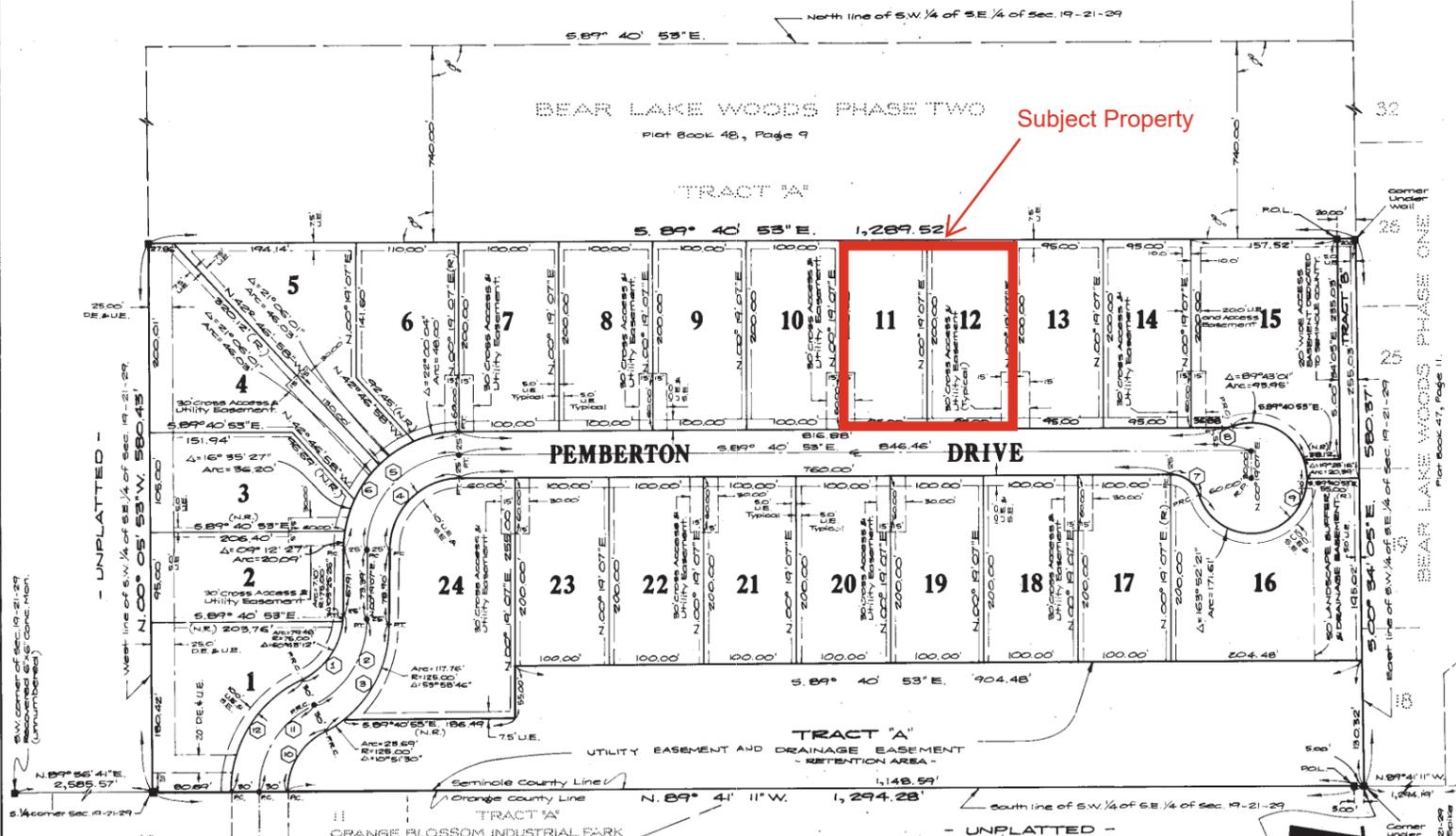
SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.
DESCRIPTION:

THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

LESS: THE NORTH 740.00 FEET OF SAID S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, SAID 740.00 FEET BEING MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID S.W. 1/4.

CONTAINING: 749,765 Sq. Ft. = 17.21 Acres.

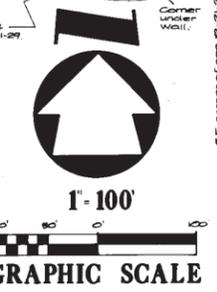
NOTICE: There may be additional restrictions that are not recorded on this plat, that may be found in the Public Records of this county.



- ### GENERAL NOTES
- Bearings are based on the West line of Bear Lake Woods Phase One, recorded in Plat Book 47, Page 11, Public Records of Seminole County, Florida, being S. 00° 34' 05\"
 - Denotes P.R.M. (Permanent Reference Monument) 4\"
 - Denotes P.C.P. (Permanent Central Point) Disk No. L.S. 2205
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.R.C. = Point of Reverse Curvature
 - (R) Lot line that is Radial
 - (NR) Lot line that is not Radial
 - R.P. = Radius Point
 - UTILITY EASEMENTS: (U.E.) 50' feet along each side lot line, unless otherwise shown. 75' feet along the rear of all lots, unless otherwise shown. 100' feet along the front and sides of all lot lines adjacent to street rights of way, unless otherwise shown.
 - TRACTS 'A' and 'B' will be owned and maintained by the ORANGE BLOSSOM BUSINESS CENTER Property Owners Association. Utility Easement and Drainage Easement over Tract 'A' and Access Easement over Tract 'B' are dedicated to Seminole County, Florida.
 - DE = Drainage Easement
 - SE = 50'00' Right Side Easement along the front and sides of all lot lines adjacent to street rights of way.

CURVE DATA CHART

ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	85.58'	75.00'	66° 08' 37\"	48.84'	91.85° 12' 32\"
2	114.53'	100.00'	65° 50' 31\"	64.35'	108.21° 43' 04\"
3	141.45'	125.00'	64° 50' 15\"	79.39'	134.08° 32' 48\"
4	177.81'	150.00'	63° 00' 00\"	95.00'	145° 00' 00\"
5	157.08'	100.00'	60° 00' 00\"	125.00'	175.75° 45' 00\"
6	145.75'	125.00'	60° 00' 00\"	175.75'	145° 00' 00\"
7	105.05'	50.00'	75° 52' 21\"	52.58'	36.08° 52' 44\"
8	105.05'	50.00'	19° 11' 17\"	5.07'	10.00° 00' 00\"
9	285.75'	60.00'	273° 03' 38\"	75.00'	82.56° 52' 39\"
10	79.22'	70.00'	64° 50' 34\"	44.46'	75.00° 52' 44\"
11	114.34'	100.00'	65° 30' 49\"	64.34'	108.22° 33' 04\"
12	150.09'	150.00'	66° 08' 55\"	84.66'	141.89° 33' 27\"



CAVONE, INC.
800 South County Road 427
Largo, FL 34750
Ph: (407) 830-7080

PLAT BOOK 50 PAGE 72
"ORANGE BLOSSOM BUSINESS CENTER" DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicated to the street and easements shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, The undersigned has hereunto set his hand and seal on SEPT. 27, 1990

Luther Potter
Luther D. Potter, also known as Luther Potter

STATE OF FLORIDA COUNTY OF Seminole
THIS IS TO CERTIFY, That on September 27, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Luther Potter

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Notary Public
My Commission Expires April 21, 1993

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCT. 12, 1990 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided, that permanent reference monuments have been placed as shown thereon, as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.
Dominick F. Covene
Registration No. L.S. 2003

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
Examined and Approved: [Signature] 12/5/90
CHAIRMAN Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 22 MAY 1990 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.
Chairman of the Board.
Attest: [Signature] Clerk of the Board.

CERTIFICATE OF CLERK OF CIRCUIT COURT
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 5-29-90 at 2:41 pm File No. 845967
Clerk of the Circuit Court in and for Seminole County, Florida.

Topic: Pemberton Carports PD Major Amendment Rezone PZ24-20500007
<i>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.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- 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.)</p>
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.)
<input type="checkbox"/> Yes. <input type="checkbox"/> 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.):
<input type="checkbox"/> Required for compliance with Federal or State law or regulation; <input type="checkbox"/> Relates to the issuance or refinancing of debt; <input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget; <input type="checkbox"/> 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; <input type="checkbox"/> Is an emergency ordinance; <input type="checkbox"/> Relates to procurement; or <input type="checkbox"/> Is being enacted to implement the following: <ul style="list-style-type: none"> 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.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

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.):



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0053

Title:

Wayside Drive Assemblage PD Major Amendment Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy; (Z2025-017) (Douglas Hoeksema, Applicant) District5 - Herr (**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 Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to incorporate three (3) parcels, 30-19-30-300-0450-0000, 29-19-30-501-0000-0100, and 30-19-30-300-04800000, and to establish a new ingress/egress access onto International Pkwy.

On December 12, 2023, the Board approved the Wayside Drive Assemblage PD on approximately 19.98 acres for a mixed-use development. The approved development includes Multi-Family Residential, OP (Office), C-2 (Retail Commercial), as well as all Higher Intensity Planned Development -Target Industry Uses identified in the Seminole County Comprehensive Plan FLU Exhibit- 40. The approval also included the vacation of three (3) County owned roads known as Old Brick Rd, Grant Line Rd, and Woodruff Springs Rd, with the vacated acreage incorporated into the overall development.

The previously approved development entitlements consist of three tracts:

- Tract A: Higher Intensity Planned Development - Target Industry (HIP-TI) and Office uses, as identified in FLU Exhibit 40 of the Seminole County Comprehensive Plan;
- Tract B: Multi-Family and Target Industry uses;
- Tract C: C-2 (Retail Commercial) and OP (Office) uses.

Tract A and Tract B have an existing Future Land Use designation of HIP-TI, which allows a maximum Floor Area Ratio (F.A.R.) of 1.5, and Tract B allows a maximum density of forty (40) dwelling units per net buildable acre. Tract C has a Commercial Future Land Use designation, which allows a maximum F.A.R. of 0.35. All tracts are limited to a maximum building height of 100 feet for non-residential uses and seventy-five (75) feet for multi-family uses. These previously approved development entitlements from will remain in effect.

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

East: Future Land Use: Commercial
Zoning: C-2 (Retail Commercial)

West: Future Land Use: Higher Intensity Planned Development - Target Industry

Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre.
PD (Planned Development) known as the I.P. Office PD permitting medical office uses; PD (Planned Development) known as the Berkshire Building PD permitting professional and medical office with support uses of restaurant and retail.

Right-of-way: International Pkwy

North: Wayside Dr

South: Future Land Use: Higher Intensity Planned Development - Target Industry

Zoning: PD (Planned Development) known as the International Parkway Medical Center PD permitting hospital, office, and Target Industry uses; PD (Planned Development) zoning known as the Integra Crossing PD permitting multi-family residential, office and commercial.

Site Analysis

Floodplain Impacts:

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

on the subject property.

Wetland Impacts:

Based on the boundary survey provided by the Applicant, there appears to be 0.38 acres of wetlands on the subject property. The Applicant proposes to impact/mitigate the wetlands and will be required to obtain approval from the Department of Environmental Protection.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey will be required prior to approval of Final Engineering.

Utilities:

The site is located in the Seminole County utility service area and will be required to connect to public utilities. There is a twelve (12) inch potable water main and a fifteen (15) inch sanitary sewer main on the south side of Wayside Dr and along the west side of International Pkwy. The subject property is in the ten (10) year master plan for reclaim water; there is a pressurized twenty (20) inch reclaim water main on the north side of Wayside Dr and along the west side of International Pkwy.

Transportation/Traffic:

The development is proposing access from Wayside Dr and International Pkwy, which are classified as a Local Road and an Urban Major Collector, respectively. Neither Wayside Dr nor International Pkwy has improvements programmed in the County's five-year (5) Capital Improvement Program.

The Developer may be required to dedicate right-of-way along the northern property boundary adjacent to Wayside Dr to accommodate required improvements, as determined during review of the Final Development Plan. An approved traffic impact analysis will be required prior to Final Development Plan approval. Required improvements may include, but are not limited to, turn lanes, access limitations, and signalized intersections. All required improvements shall be depicted on the Final Development Plan.

Sidewalks:

The Developer will be required to construct a five (5) foot wide sidewalk along Wayside Dr.

Drainage:

The proposed project is located within the Lake Monroe Drainage Basin and may have

limited downstream capacity; therefore, the site will have to demonstrate outfall with capacity to handle the proposed discharge from the site or be designed to hold up to the twenty-five (25) year, twenty-four (24) hour total retention onsite.

Buffers:

The Applicant is proposing a twenty-five (25) foot wide buffer along the northern perimeter adjacent to Wayside Dr, and a ten (10) foot wide buffer along both sides of the proposed access onto International Pkwy. The west perimeter buffer will be evaluated and determined at time of Final Development Plan. Buffers are not proposed along the east and south perimeter. Buffer components will be established at the time of the Final Development Plan.

Open Space:

Twenty-five (25) percent common usable open space will be provided on the subject property.

Public School Capacity Determination:

Seminole County Public Schools provided a School Impact Analysis Capacity Determination for the proposed project based on Concurrency Service Area (CSA) and zoned Schools for the property. The analysis concluded that the students generated by the project at this time, could not be accommodated without exceeding the adopted level of service (LOS) for the currently zoned Elementary school and Middle school; however, per the adopted Interlocal Agreement between the School District and Seminole County, available school capacity is based on CSA. The analysis concluded that the students generated by the project at the three (3) CSA levels would, at this time, be able to be accommodated without exceeding the adopted LOS for each CSA by school type. The analysis notes this is a nonbinding review for informational purposes and as indicated in the analysis may not represent future conditions when final approval requires a School Capacity Availability Letter of Determination (SCALD) reservation letter from the school board.

Consistency with the Land Development Code

The intent and purpose of the PD (Planned Development) zoning district is to promote flexibility and innovation to meet the County residential and businesses needs 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 compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

SCLDC Sec. 30.8.5.3 - Review Criteria

- (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:

The proposed development is consistent with the Seminole County Comprehensive Plan. The HIP-TI Future Land Use designation aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges. Policy FLU 5.8 requires target businesses, functionally integrated high-density residential uses (utilizing less than fifty (50) percent of total square feet), and at least twenty-five (25) percent open space. The project includes target industry uses such as medical office, outpatient facilities, general office, hotel, and commercial support, with residential limited to 319 units or forty (40) dwelling units per net buildable acre.

- (b) Greater Benefit and Innovation Criteria. In addition, 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. Such greater benefits must include two or more of the following:

- (1) Natural resource preservation.
- (2) Crime Prevention (CPTED).
- (3) Neighborhood/community amenities.
- (4) Provision of affordable or workforce housing.
- (5) Reduction in vehicle miles traveled per household.
- (6) Transit-oriented development.
- (7) Provision of new multimodal connectivity.
- (8) Innovation in water or energy conservation.
- (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.

Staff Analysis:

Natural resource preservation: The Developer will provide a minimum of twenty-five (25) percent open space, including amenitized stormwater ponds that enhance water

quality and habitat.

The reduction in vehicle miles traveled per household: The proposed development creates a live-work environment in which residential units housing target industry employees reduce commuting distances by capturing trips on-site while also promoting economic growth. These benefits promote environmental stewardship, and sustainable transportation in a manner that cannot be achieved under rigid conventional zoning.

Neighborhood/Community Amenities: The Developer will provide landscape buffers, internal pathways, and integrated open spaces supportive of adjacent hospital and commercial uses.

- (c) In addition, any proposed development under the PD ordinance must address the following goals:
- (1) Meet or exceed the arbor, tree preservation, and tree planning requirements of this Code on a project-wide basis.
 - (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 Developer will meet the arbor requirements by preserving existing trees where feasible and will plant new canopy and understory trees throughout the project, within required landscape buffers and open space areas as per the Seminole County Land Development Code.

The transportation impacts will be minimized through the mixed-use design with residential uses supporting adjacent non-residential uses. Pedestrian access will connect the development to Wayside Dr and International Pkwy via sidewalk.

- (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 the proposed development provides 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 demonstrated compliance with SCLDC Sec. 30.8.5.3 (d) - Review Criteria. This narrative is provided in the agenda packet.

Consistency with the Comprehensive Plan

The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) Future Land Use designation is the identification of sites along the North I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses. The maximum allowable density under the HIP-TI Future Land Use designation is fifty (50) dwelling units per net buildable acre, and the maximum allowable F.A.R. is 1.5.

Per Policy FLU 5.8, high density residential is intended to be a subordinate use to the Target Industry Uses and must represent less than fifty percent (50%) of the total square footage of any such project.

The previously approved entitlements found in the Master Development Plan and Development Order, allows a maximum F.A.R. of 1.5 for the HIP-TI uses in Tract A, and a maximum density of forty (40) dwelling units per net buildable acre in Tract B, which equates to no more than forty-nine percent (49%) of the total square footage of the development. In order to preserve the Commercial/Office character of Tract C, multi-family uses are limited to twenty (20) percent of the net buildable area and forty-nine (49) percent of the total floor area thereby maintaining an appropriate balance between commercial uses and surrounding residential districts. These entitlements will remain in effect.

The purpose and intent of the Commercial Future Land Use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established.

Staff finds the request to be consistent with the Seminole County Comprehensive Plan

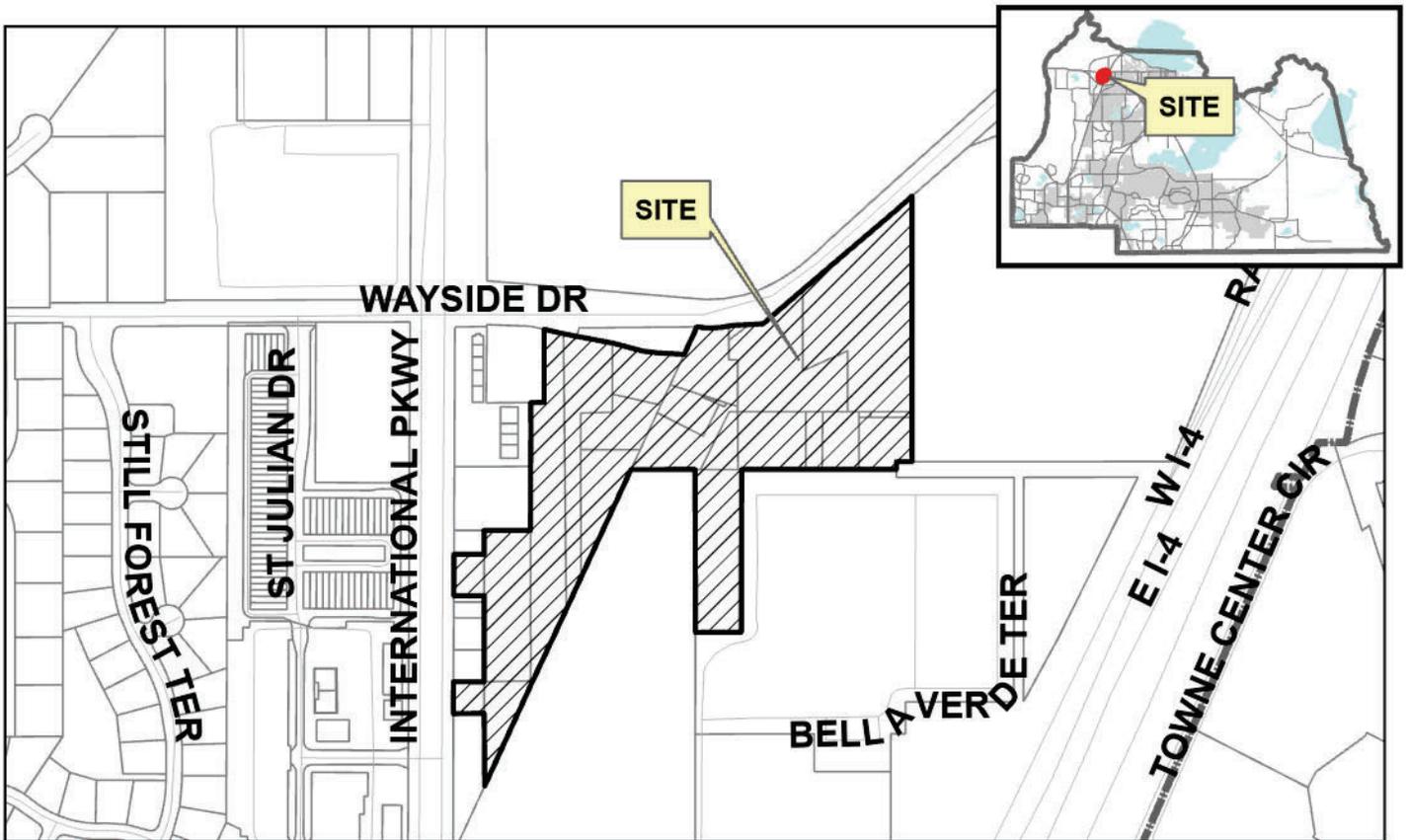
and the Land Development Code, and compatible with the trend of development in the surrounding area. Recently approved developments south of the subject site include the Integra Crossing PD approved on December 11, 2018; consisting of office, commercial, multi-family, and Target Industry uses with a maximum building height seventy-five (75) feet. The Allure on the Parkway PD was approved on September 13, 2016; consisting of multi-family, office, commercial and hotel uses, with a maximum building height of 110 feet. The International Parkway Medical Center PD was approved on August 22, 2017; consisting of a twenty-four (24) hour hospital with medical and office uses with a maximum building height of 140 feet.

Staff finds the requested Planned Development zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community Meeting Procedure, the Applicant conducted a community meeting on December 2, 2025, and no members of the community attended the meeting; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy.

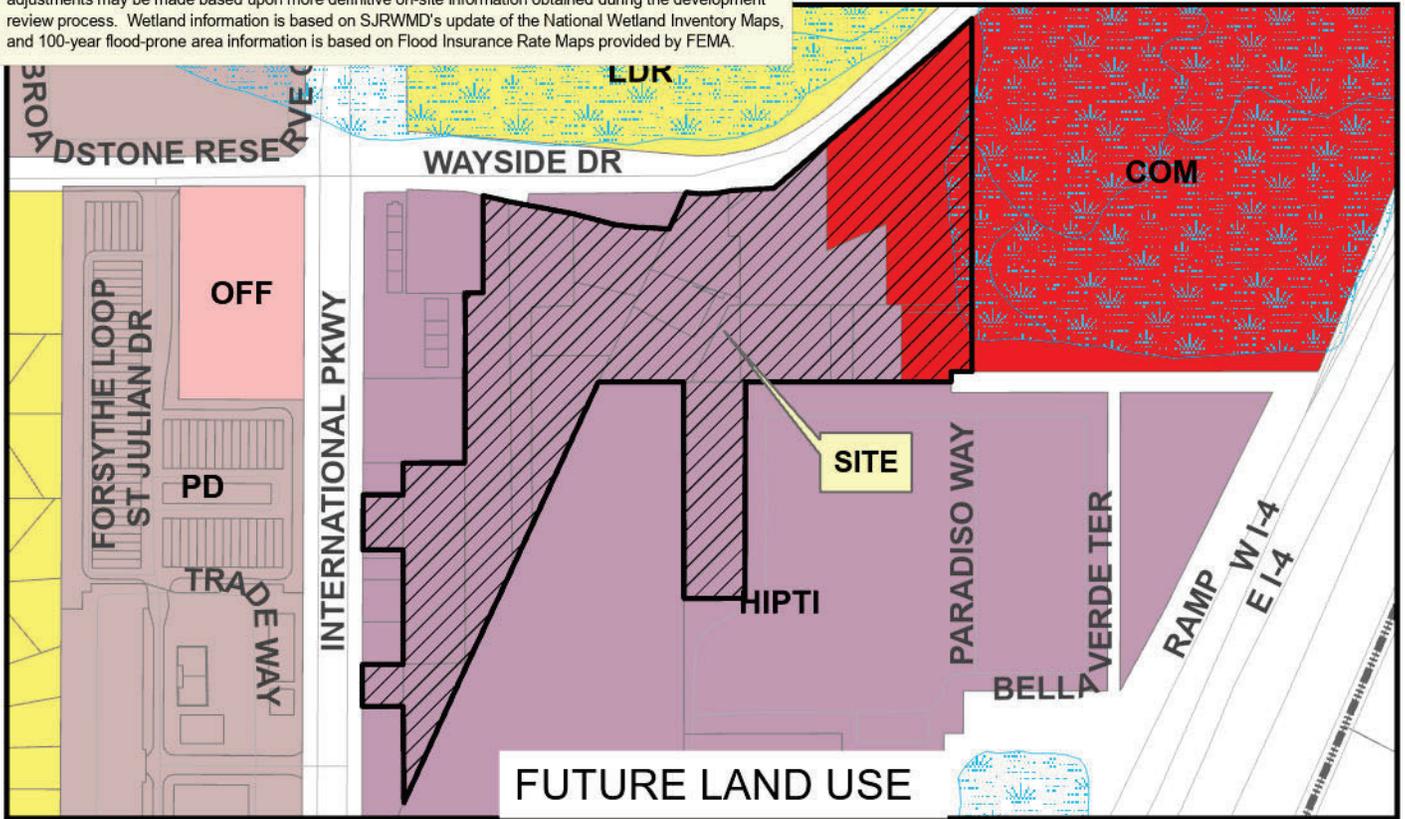


Rezone No: Z2025-017



Winter 2025 Color Aerials

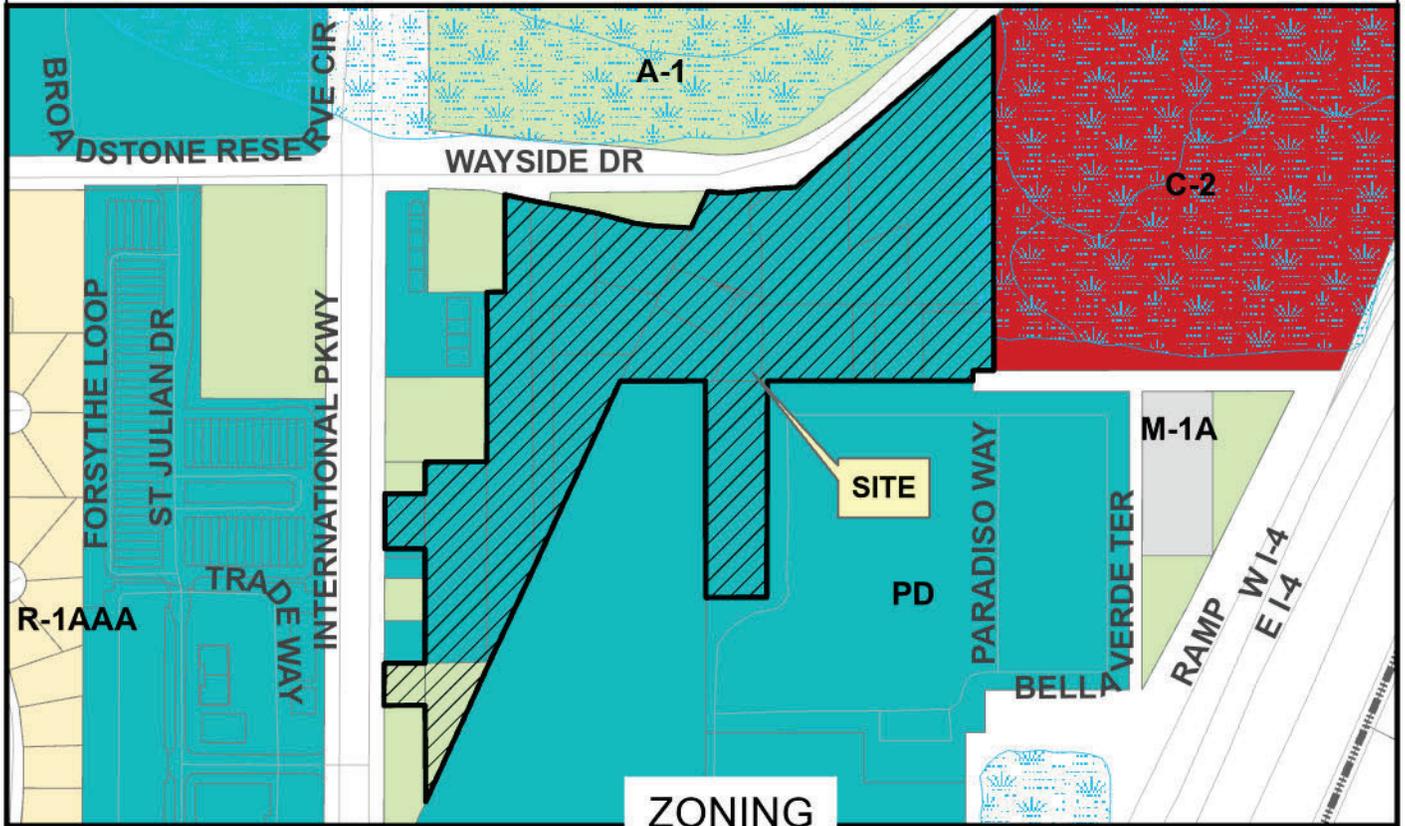
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



CONS
 COM
 HIPTI
 LDR
 OFF
 PD

Applicant: Douglas Hoeksema LLC
 STR/Acres/District: 29-19-30 / 20.59 ± acres / District 5
 Existing Use: single family residential
 Special Notes: 40du/ac, Commercial 56,868 sq ft, 1.5 F.A.R.

Rezone No: Z2025-017
 From: A-1/PD To: PD

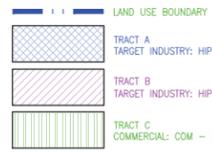


CONS
 A-1
 R-1AAA
 C-2
 M-1A
 PD

Date: 1/6/2026

Name Z2025-0017FluZonePg

FUTURE LAND USE



LAND USE DATA

- PD BOUNDARY: 19.98 AC (870,322 SF)
- ESTIMATED NET BUILDABLE AREA: 19.98 AC (870,322 SF)
- MINIMUM OPEN SPACE: 4.99 AC (217,580 SF)
 - 19.98 AC x 25% = 4.99 AC
 - * IF THE PROJECT IS PHASED, EACH PHASE WILL BE REQUIRED TO MEET ALL STORMWATER, OPEN SPACE, BUFFER/LANDSCAPING, PARKING, ACCESS, AND PEDESTRIAN CIRCULATION REQUIREMENTS.
- TRACT A - TARGET INDUSTRY
 - FUTURE LAND USE (FLU): HIP-TI
 - NET BUILDABLE AREA: 9.017 AC
 - MAX NET / GROSS FAR: 1.5
 - (9.017 AC x 43,560 SF/AC) x 1.5 = 589,171 SF
- TRACT B - MULTI-FAMILY
 - FUTURE LAND USE (FLU): HIP-TI (MULTI-FAMILY)
 - NET BUILDABLE AREA: 6.486 AC
 - MAX NET / GROSS FAR: 1.5
 - (6.486 AC x 43,560 SF/AC) x 1.5 = 423,795 SF
 - MAX RESIDENTIAL BUILDING SF: 49% OF TOTAL TRACTS A & B FAR: 49% x (589,171 SF + 423,795 SF) = 496,353 SF
 - MAX RESIDENTIAL DENSITY: 40 DU PER TOTAL HIP-TI (TRACTS A & B) ACREAGE: 40 DU/AC x (9.017 AC + 6.486 AC) = 620 UNITS
- TRACT C - COMMERCIAL
 - FUTURE LAND USE (FLU): COM
 - NET BUILDABLE AREA: 4.477 AC
 - MAX NET / GROSS FAR: 0.35
 - (4.477 AC x 43,560 SF/AC) x 0.35 = 68,256 SF
 - MULTIFAMILY IS LIMITED TO TWENTY (20) PERCENT OF THE NET BUILDABLE AREA OF TRACT C AND FORTY-NINE (49) PERCENT OF FLOOR AREA TO PRESERVE THE COMMERCIAL CHARACTER OF TRACT C AND TO MAINTAIN ADEQUATE COMMERCIAL USES TO SERVE SURROUNDING RESIDENTIAL DISTRICTS.
 - MAX RESIDENTIAL BUILDING SF, LEAST OF THE FOLLOWING:
 - 49% MAX FAR: 49% x 68,256 SF = 33,445 SF
 - 20% NET BUILDABLE AREA: 20% x (4.477 AC x 43,560 SF/AC) = 39,003 SF
 - MAX RESIDENTIAL DENSITY: 20 DU/AC
 - 20 DU/AC x 4.477 AC = 89 UNITS

SCHOOL IMPACT ANALYSIS

SCHOOL AGE CHILDREN: (BASED ON ESTIMATED 319 DU LOT COUNT)

ELEMENTARY = 50 CHILDREN
 MIDDLE = 20 CHILDREN
 HIGH = 26 CHILDREN
 TOTAL = 96 SCHOOL AGE CHILDREN

UTILITY PROVIDERS:

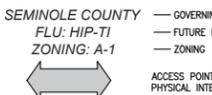
WATER, WASTEWATER, RECLAIM:
 SEMINOLE COUNTY UTILITIES DEPARTMENT
 500 W. LAKE MARY BLVD.
 SANFORD, FL 32773
 PHONE: 407-665-2024

POWER:
 DUKE ENERGY
 3250 BONNETT CREEK ROAD
 P.O. BOX 10000
 LAKE BUENA VISTA, FL 32830
 407-358-6611

CABLE:
 SPECTRUM
 2251 LUCIEN WAY
 MAITLAND, FL 32751
 407-215-5944

GAS:
 TECO PIPES GAS
 600 W. ROBINSON STREET
 ORLANDO, FL 32801
 407-403-6979

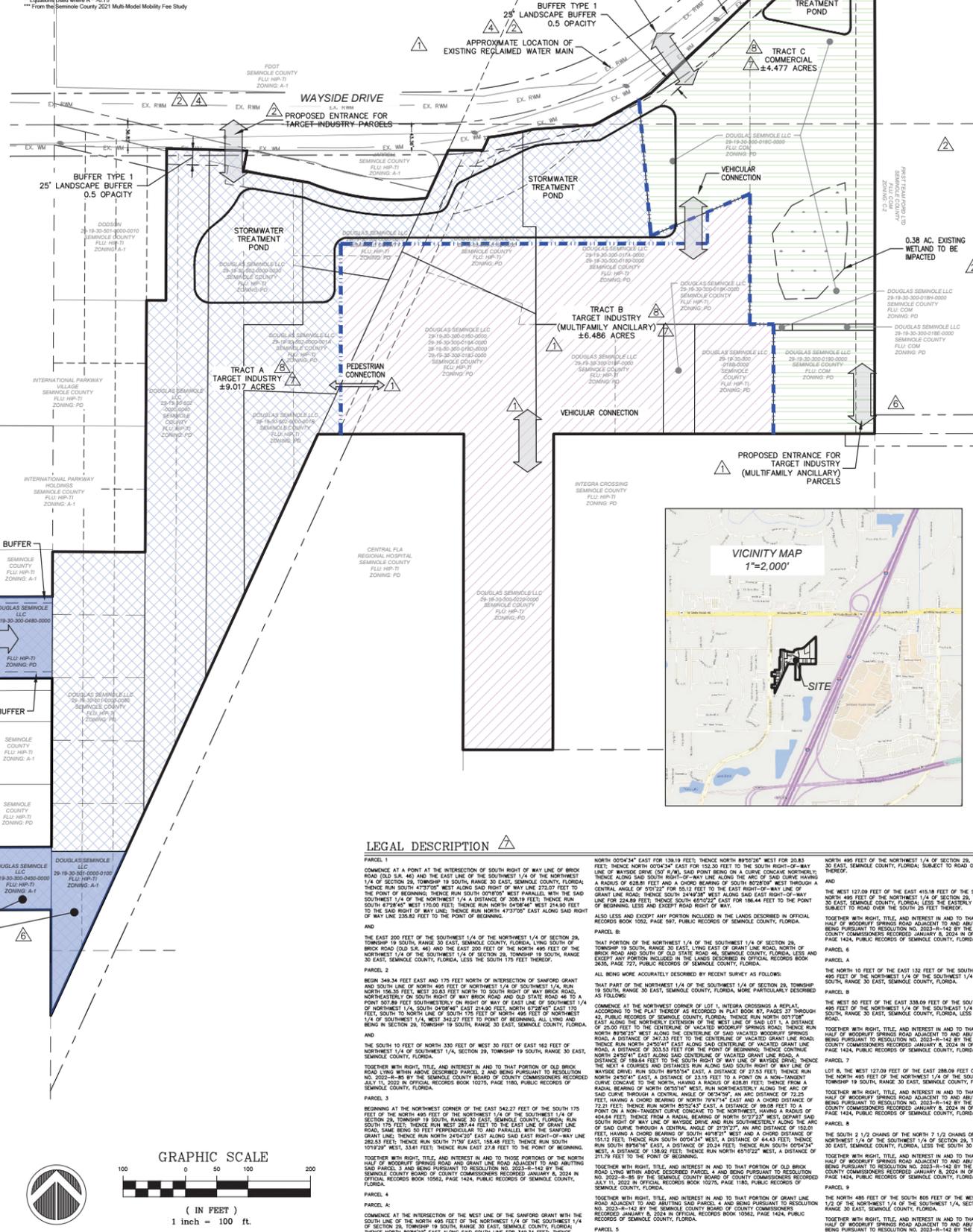
LEGEND



Trip Generation Summary

ITE Code	Land Use	Size*	Daily			P.M. Peak Hour						
			Rate**	Trips	Total	Enter	Exit	Rate**	Enter	Exit		
200	Multi-Family	319 DU	6.65	2,120	0.38	122	29	93	0.50	158	100	58
822	Strip Retail	36.4 KSF	54.45	1,982	2.36	86	52	34	6.59	340	120	128
710	Medical Office	180 KSF	42.37	7,627	2.27	409	323	86	4.05	729	219	910
230	General Office	60 KSF	12.40	877	1.80	108	95	13	1.82	109	18	91
310	Hotel	120 Rooms	7.31	877	0.44	53	29	24	0.51	61	31	30
Total Trips			13,560	12,560	778	528	250		143	54	89	
Internal Capture (9% A.M./11% P.M.)			1,214	574	25	15	10		59	34	34	
Rental Pass to Park (20%)*			574	274	12	7	5		28	15	15	
Total Net New Trips			11,568	691	471	220			1,068	490	686	

*DU= Dwelling Unit, KSF = 1,000 sq. ft.
 **Equivalent User Where P=0.75
 ***From the Seminole County 2021 Multi-Model Mobility Fee Study



GENERAL NOTES

- PD BOUNDARY AREA: 19.98 ACRES (870,322 SF)
- PARCEL IDS: 29-19-30-300-018C-0000, 29-19-30-300-018F-0000, 29-19-30-300-018G-0000, 29-19-30-300-018H-0000, 29-19-30-300-018I-0000, 29-19-30-300-018J-0000, 29-19-30-300-018K-0000, 29-19-30-300-018L-0000, 29-19-30-300-018M-0000, 29-19-30-300-018N-0000, 29-19-30-300-018O-0000, 29-19-30-300-018P-0000, 29-19-30-300-018Q-0000, 29-19-30-300-018R-0000, 29-19-30-300-018S-0000, 29-19-30-300-018T-0000, 29-19-30-300-018U-0000, 29-19-30-300-018V-0000, 29-19-30-300-018W-0000, 29-19-30-300-018X-0000, 29-19-30-300-018Y-0000, 29-19-30-300-018Z-0000, 29-19-30-300-019A-0000, 29-19-30-300-019B-0000, 29-19-30-300-019C-0000, 29-19-30-300-019D-0000, 29-19-30-300-019E-0000, 29-19-30-300-019F-0000, 29-19-30-300-019G-0000, 29-19-30-300-019H-0000, 29-19-30-300-019I-0000, 29-19-30-300-019J-0000, 29-19-30-300-019K-0000, 29-19-30-300-019L-0000, 29-19-30-300-019M-0000, 29-19-30-300-019N-0000, 29-19-30-300-019O-0000, 29-19-30-300-019P-0000, 29-19-30-300-019Q-0000, 29-19-30-300-019R-0000, 29-19-30-300-019S-0000, 29-19-30-300-019T-0000, 29-19-30-300-019U-0000, 29-19-30-300-019V-0000, 29-19-30-300-019W-0000, 29-19-30-300-019X-0000, 29-19-30-300-019Y-0000, 29-19-30-300-019Z-0000, 29-19-30-300-020A-0000, 29-19-30-300-020B-0000, 29-19-30-300-020C-0000, 29-19-30-300-020D-0000, 29-19-30-300-020E-0000, 29-19-30-300-020F-0000, 29-19-30-300-020G-0000, 29-19-30-300-020H-0000, 29-19-30-300-020I-0000, 29-19-30-300-020J-0000, 29-19-30-300-020K-0000, 29-19-30-300-020L-0000, 29-19-30-300-020M-0000, 29-19-30-300-020N-0000, 29-19-30-300-020O-0000, 29-19-30-300-020P-0000, 29-19-30-300-020Q-0000, 29-19-30-300-020R-0000, 29-19-30-300-020S-0000, 29-19-30-300-020T-0000, 29-19-30-300-020U-0000, 29-19-30-300-020V-0000, 29-19-30-300-020W-0000, 29-19-30-300-020X-0000, 29-19-30-300-020Y-0000, 29-19-30-300-020Z-0000, 29-19-30-300-021A-0000, 29-19-30-300-021B-0000, 29-19-30-300-021C-0000, 29-19-30-300-021D-0000, 29-19-30-300-021E-0000, 29-19-30-300-021F-0000, 29-19-30-300-021G-0000, 29-19-30-300-021H-0000, 29-19-30-300-021I-0000, 29-19-30-300-021J-0000, 29-19-30-300-021K-0000, 29-19-30-300-021L-0000, 29-19-30-300-021M-0000, 29-19-30-300-021N-0000, 29-19-30-300-021O-0000, 29-19-30-300-021P-0000, 29-19-30-300-021Q-0000, 29-19-30-300-021R-0000, 29-19-30-300-021S-0000, 29-19-30-300-021T-0000, 29-19-30-300-021U-0000, 29-19-30-300-021V-0000, 29-19-30-300-021W-0000, 29-19-30-300-021X-0000, 29-19-30-300-021Y-0000, 29-19-30-300-021Z-0000, 29-19-30-300-022A-0000, 29-19-30-300-022B-0000, 29-19-30-300-022C-0000, 29-19-30-300-022D-0000, 29-19-30-300-022E-0000, 29-19-30-300-022F-0000, 29-19-30-300-022G-0000, 29-19-30-300-022H-0000, 29-19-30-300-022I-0000, 29-19-30-300-022J-0000, 29-19-30-300-022K-0000, 29-19-30-300-022L-0000, 29-19-30-300-022M-0000, 29-19-30-300-022N-0000, 29-19-30-300-022O-0000, 29-19-30-300-022P-0000, 29-19-30-300-022Q-0000, 29-19-30-300-022R-0000, 29-19-30-300-022S-0000, 29-19-30-300-022T-0000, 29-19-30-300-022U-0000, 29-19-30-300-022V-0000, 29-19-30-300-022W-0000, 29-19-30-300-022X-0000, 29-19-30-300-022Y-0000, 29-19-30-300-022Z-0000, 29-19-30-300-023A-0000, 29-19-30-300-023B-0000, 29-19-30-300-023C-0000, 29-19-30-300-023D-0000, 29-19-30-300-023E-0000, 29-19-30-300-023F-0000, 29-19-30-300-023G-0000, 29-19-30-300-023H-0000, 29-19-30-300-023I-0000, 29-19-30-300-023J-0000, 29-19-30-300-023K-0000, 29-19-30-300-023L-0000, 29-19-30-300-023M-0000, 29-19-30-300-023N-0000, 29-19-30-300-023O-0000, 29-19-30-300-023P-0000, 29-19-30-300-023Q-0000, 29-19-30-300-023R-0000, 29-19-30-300-023S-0000, 29-19-30-300-023T-0000, 29-19-30-300-023U-0000, 29-19-30-300-023V-0000, 29-19-30-300-023W-0000, 29-19-30-300-023X-0000, 29-19-30-300-023Y-0000, 29-19-30-300-023Z-0000, 29-19-30-300-024A-0000, 29-19-30-300-024B-0000, 29-19-30-300-024C-0000, 29-19-30-300-024D-0000, 29-19-30-300-024E-0000, 29-19-30-300-024F-0000, 29-19-30-300-024G-0000, 29-19-30-300-024H-0000, 29-19-30-300-024I-0000, 29-19-30-300-024J-0000, 29-19-30-300-024K-0000, 29-19-30-300-024L-0000, 29-19-30-300-024M-0000, 29-19-30-300-024N-0000, 29-19-30-300-024O-0000, 29-19-30-300-024P-0000, 29-19-30-300-024Q-0000, 29-19-30-300-024R-0000, 29-19-30-300-024S-0000, 29-19-30-300-024T-0000, 29-19-30-300-024U-0000, 29-19-30-300-024V-0000, 29-19-30-300-024W-0000, 29-19-30-300-024X-0000, 29-19-30-300-024Y-0000, 29-19-30-300-024Z-0000, 29-19-30-300-025A-0000, 29-19-30-300-025B-0000, 29-19-30-300-025C-0000, 29-19-30-300-025D-0000, 29-19-30-300-025E-0000, 29-19-30-300-025F-0000, 29-19-30-300-025G-0000, 29-19-30-300-025H-0000, 29-19-30-300-025I-0000, 29-19-30-300-025J-0000, 29-19-30-300-025K-0000, 29-19-30-300-025L-0000, 29-19-30-300-025M-0000, 29-19-30-300-025N-0000, 29-19-30-300-025O-0000, 29-19-30-300-025P-0000, 29-19-30-300-025Q-0000, 29-19-30-300-025R-0000, 29-19-30-300-025S-0000, 29-19-30-300-025T-0000, 29-19-30-300-025U-0000, 29-19-30-300-025V-0000, 29-19-30-300-025W-0000, 29-19-30-300-025X-0000, 29-19-30-300-025Y-0000, 29-19-30-300-025Z-0000, 29-19-30-300-026A-0000, 29-19-30-300-026B-0000, 29-19-30-300-026C-0000, 29-19-30-300-026D-0000, 29-19-30-300-026E-0000, 29-19-30-300-026F-0000, 29-19-30-300-026G-0000, 29-19-30-300-026H-0000, 29-19-30-300-026I-0000, 29-19-30-300-026J-0000, 29-19-30-300-026K-0000, 29-19-30-300-026L-0000, 29-19-30-300-026M-0000, 29-19-30-300-026N-0000, 29-19-30-300-026O-0000, 29-19-30-300-026P-0000, 29-19-30-300-026Q-0000, 29-19-30-300-026R-0000, 29-19-30-300-026S-0000, 29-19-30-300-026T-0000, 29-19-30-300-026U-0000, 29-19-30-300-026V-0000, 29-19-30-300-026W-0000, 29-19-30-300-026X-0000, 29-19-30-300-026Y-0000, 29-19-30-300-026Z-0000, 29-19-30-300-027A-0000, 29-19-30-300-027B-0000, 29-19-30-300-027C-0000, 29-19-30-300-027D-0000, 29-19-30-300-027E-0000, 29-19-30-300-027F-0000, 29-19-30-300-027G-0000, 29-19-30-300-027H-0000, 29-19-30-300-027I-0000, 29-19-30-300-027J-0000, 29-19-30-300-027K-0000, 29-19-30-300-027L-0000, 29-19-30-300-027M-0000, 29-19-30-300-027N-0000, 29-19-30-300-027O-0000, 29-19-30-300-027P-0000, 29-19-30-300-027Q-0000, 29-19-30-300-027R-0000, 29-19-30-300-027S-0000, 29-19-30-300-027T-0000, 29-19-30-300-027U-0000, 29-19-30-300-027V-0000, 29-19-30-300-027W-0000, 29-19-30-300-027X-0000, 29-19-30-300-027Y-0000, 29-19-30-300-027Z-0000, 29-19-30-300-028A-0000, 29-19-30-300-028B-0000, 29-19-30-300-028C-0000, 29-19-30-300-028D-0000, 29-19-30-300-028E-0000, 29-19-30-300-028F-0000, 29-19-30-300-028G-0000, 29-19-30-300-028H-0000, 29-19-30-300-028I-0000, 29-19-30-300-028J-0000, 29-19-30-300-028K-0000, 29-19-30-300-028L-0000, 29-19-30-300-028M-0000, 29-19-30-300-028N-0000, 29-19-30-300-028O-0000, 29-19-30-300-028P-0000, 29-19-30-300-028Q-0000, 29-19-30-300-028R-0000, 29-19-30-300-028S-0000, 29-19-30-300-028T-0000, 29-19-30-300-028U-0000, 29-19-30-300-028V-0000, 29-19-30-300-028W-0000, 29-19-30-300-028X-0000, 29-19-30-300-028Y-0000, 29-19-30-300-028Z-0000, 29-19-30-300-029A-0000, 29-19-30-300-029B-0000, 29-19-30-300-029C-0000, 29-19-30-300-029D-0000, 29-19-30-300-029E-0000, 29-19-30-300-029F-0000, 29-19-30-300-029G-0000, 29-19-30-300-029H-0000, 29-19-30-300-029I-0000, 29-19-30-300-029J-0000, 29-19-30-300-029K-0000, 29-19-30-300-029L-0000, 29-19-30-300-029M-0000, 29-19-30-300-029N-0000, 29-19-30-300-029O-0000, 29-19-30-300-029P-0000, 29-19-30-300-029Q-0000, 29-19-30-300-029R-0000, 29-19-30-300-029S-0000, 29-19-30-300-029T-0000, 29-19-30-300-029U-0000, 29-19-30-300-029V-0000, 29-19-30-300-029W-0000, 29-19-30-300-029X-0000, 29-19-30-300-029Y-0000, 29-19-30-300-029Z-0000, 29-19-30-300-030A-0000, 29-19-30-300-030B-0000, 29-19-30-300-030C-0000, 29-19-30-300-030D-0000, 29-19-30-300-030E-0000, 29-19-30-300-030F-0000, 29-19-30-300-030G-0000, 29-19-30-300-030H-0000, 29-19-30-300-030I-0000, 29-19-30-300-030J-0000, 29-19-30-300-030K-0000, 29-19-30-300-030L-0000, 29-19-30-300-030M-0000, 29-19-30-300-030N-0000, 29-19-30-300-030O-0000, 29-19-30-300-030P-0000, 29-19-30-300-030Q-0000, 29-19-30-300-030R-0000, 29-19-30-300-030S-0000, 29-19-30-300-030T-0000, 29-19-30-300-030U-0000, 29-19-30-300-030V-0000, 29-19-30-300-030W-0000, 29-19-30-300-030X-0000, 29-19-30-300-030Y-0000, 29-19-30-300-030Z-0000, 29-19-30-300-031A-0000, 29-19-30-300-031B-0000, 29-19-30-300-031C-0000, 29-19-30-300-031D-0000, 29-19-30-300-031E-0000, 29-19-30-300-031F-0000, 29-19-30-300-031G-0000, 29-19-30-300-031H-0000, 29-19-30-300-031I-0000, 29-19-30-300-031J-0000, 29-19-30-300-031K-0000, 29-19-30-300-031L-0000, 29-19-30-300-031M-0000, 29-19-30-300-031N-0000, 29-19-30-300-031O-0000, 29-19-30-300-031P-0000, 29-19-30-300-031Q-0000, 29-19-30-300-031R-0000, 29-19-30-300-031S-0000, 29-19-30-300-031T-0000, 29-19-30-300-031U-0000, 29-19-30-300-031V-0000, 29-19-30-300-031W-0000, 29-19-30-300-031X-0000, 29-19-30-300-031Y-0000, 29-19-30-300-031Z-0000, 29-19-30-300-032A-0000, 29-19-30-300-032B-0000, 29-19-30-300-032C-0000, 29-19-30-300-032D-0000, 29-19-30-300-032E-0000, 29-19-30-300-032F-0000, 29-19-30-300-032G-0000, 29-19-30-300-032H-0000, 29-19-30-300-032I-0000, 29-19-30-300-032J-0000, 29-19-30-300-032K-0000, 29-19-30-300-032L-0000, 29-19-30-300-032M-0000, 29-19-30-300-032N-0000, 29-19-30-300-032O-0000, 29-19-30-300-032P-0000, 29-19-30-300-032Q-0000, 29-19-30-300-032R-0000, 29-19-30-300-032S-0000, 29-19-30-300-032T-0000, 29-19-30-300-032U-0000, 29-19-30-300-032V-0000, 29-19-30-300-032W-0000

REVISED AND RESTATED SEMINOLE COUNTY DEVELOPMENT ORDER

On April 14, 2026, Seminole County executed this Revised and Restated Wayside Assemblage PD Development Order replacing in its entirety Development Order #23-20500006, issued on December 12, 2023, and recorded in Seminole County Office Records Book 10555 Pages 150-156, relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Douglas Seminole LLC

Project Name: Wayside Drive Assemblage

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD a mixed use development consisting of multi-family, office, retail commercial, higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Drive, east of International Parkway

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: Anne (Annie) Marie Sillaway, AICP
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 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. **Tract A:** Target Industries/ Office – Target Industry uses and OP (Office) (on approximately 9.017 acres)
 - b. **Tract B:** Multi-Family all uses associated with R-4 zoning (on approximately 6.486 acres)
 - c. **Tract C:** Commercial associated with C-2 (Retail Commercial) and OP (Office) zoning (on approximately 4.477 acres)
 - C. Prohibited Uses:
 - a. Car washes
 - b. Mobile home and Recreational Vehicle Sales
 - c. Marine sales and Service
 - d. Dry cleaners
 - e. Dog kennels
 - D. **Tract A:** Higher Intensity Planned Development – Target Industry (HIP-TI)/Office on 9.017 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
 - E. **Tract B:** Multi-Family/Target Industry on 6.486 acres: Maximum Density of forty (40) units per net buildable acre, and Maximum building square feet of 496,353 square feet. HIP-TI portion has a Maximum Floor Area Ratio of 1.5.
 - F. **Tract C:** Commercial/Office on 4.477 acres: Maximum building square feet of 68,256 square feet. Multi-Family is permitted in Tract C but is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.

*Densities are based on an approximate number of net buildable acres. In the event that net buildable acreage is less than estimated, the maximum number of units permitted could be less. In no case will the stated maximum density and intensity be exceeded.

- G. Maximum building heights are as follows:
- a. HIP-TI/Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
- H. The development must provide a minimum of twenty-five (25) percent common usable open space. All buffers and retention ponds will count as open space.
- I. The building setbacks from the external property boundaries are as follows:

Multi-Family/Garage:

Front: Twenty-five (25) feet

Side: Twenty-five (25) feet

Rear: Twenty-five (25) feet

Street Side: Twenty-five (25) feet

Office/Commercial:

Front: Twenty-five (25) feet

Side: Seven and one half (7.5) feet

Rear: Ten (10) feet

Street Side: Twenty-five (25) feet

**Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.

Internal setbacks will be determined at Final Development Plan.

- J. Landscape buffers are as follows:
- North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.
- South: No Buffer required.
- East: No Buffer Required.
- West: To be determined at Final Development Plan (FDP). The ingress/egress entrance onto International Pkwy will require at ten (10) foot landscape buffer on both side of the entrance.

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 in the Final Development Plan.

- K. 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.
- L. Phasing will be determined at the time of the Final Development Plan.
- M. An approved Traffic Impact Analysis will be required prior to approval of the Final Development Plan. Required improvements may include, but are not limited to, turn lanes, limited access and signalized intersection. All required improvements will be shown on the Final Development Plan.

- N. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- O. Dumpster Enclosures will meet the Seminole County Land Development Code.
- P. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception from the view of the Wekiva Parkway.
- Q. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- R. Parking will meet the requirements of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- S. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 5.5.
- T. Any turn lanes that may be required will be determined at Final Engineering.
- U. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- V. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- W. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- X. A cross-access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross-access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- Y. Development will be integrated between each use.
- Z. All project signage must comply with the Land Development Code of Seminole County.
- AA. The subject development 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). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- BB. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- CC. In the case of a conflict between the written conditions A through BB in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through BB 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

PARCEL 1

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR

152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8,
2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA.

PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF
THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19
SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD
OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF
THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19
SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY
50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET
THEREOF.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF
THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND
ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-
142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424,
PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE
NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE
NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY,
FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF
THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND
ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-
142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175
FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST

1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT

1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN

OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.
ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE

EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

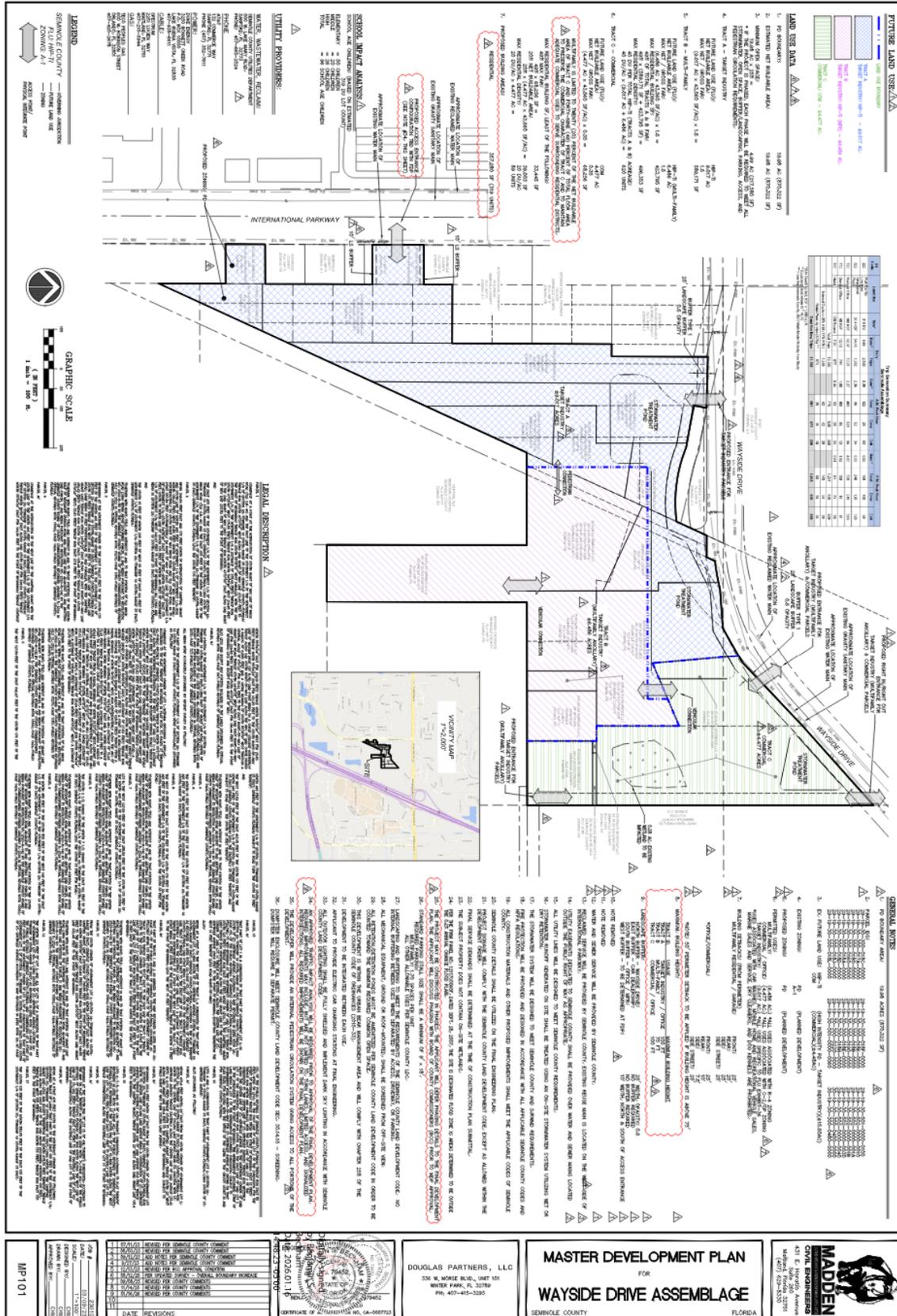
PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

EXHIBIT B Master Development Plan



AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Wayside Drive Assemblage, dated April 14, 2026.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #25-20500011, attached to this Ordinance as Exhibit A and incorporated in this Ordinance by reference:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

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

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

Section 5. EFFECTIVE DATE. The Clerk of the Board of County Commissioners shall provide a certified copy of this Ordinance to the Florida Department of State in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #25-20500011 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A DEVELOPMENT ORDER

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

REVISED AND RESTATED SEMINOLE COUNTY DEVELOPMENT ORDER

On April 14, 2026, Seminole County executed this Revised and Restated Wayside Assemblage PD Development Order replacing in its entirety Development Order #23-20500006, issued on December 12, 2023, and recorded in Seminole County Office Records Book 10555 Pages 150-156, relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Douglas Seminole LLC

Project Name: Wayside Drive Assemblage

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties, totaling approximately 1.07 acres, to the Wayside Assemblage PD a mixed use development consisting of multi-family, office, retail commercial, higher intensity planned development -target industries for a total land area of approximately 19.98 acres, located on the south side of Wayside Drive, east of International Parkway

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: Anne (Annie) Marie Sillaway, AICP
1101 East First Street
Sanford, Florida 32771

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

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. **Tract A:** Target Industries/ Office – Target Industry uses and OP (Office) (on approximately 9.017 acres)
 - b. **Tract B:** Multi-Family all uses associated with R-4 zoning (on approximately 6.486 acres)
 - c. **Tract C:** Commercial associated with C-2 (Retail Commercial) and OP (Office) zoning (on approximately 4.477 acres)
 - C. Prohibited Uses:
 - a. Car washes
 - b. Mobile home and Recreational Vehicle Sales
 - c. Marine sales and Service
 - d. Dry cleaners
 - e. Dog kennels
 - D. **Tract A:** Higher Intensity Planned Development – Target Industry (HIP-TI)/Office on 9.017 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
 - E. **Tract B:** Multi-Family/Target Industry on 6.486 acres: Maximum Density of forty (40) units per net buildable acre, and Maximum building square feet of 496,353 square feet. HIP-TI portion has a Maximum Floor Area Ratio of 1.5.
 - F. **Tract C:** Commercial/Office on 4.477 acres: Maximum building square feet of 68,256 square feet. Multi-Family is permitted in Tract C but is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.

*Densities are based on an approximate number of net buildable acres. In the event that net buildable acreage is less than estimated, the maximum number of units permitted could be less. In no case will the stated maximum density and intensity be exceeded.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

- G. Maximum building heights are as follows:
 - a. HIP-TI/Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
- H. The development must provide a minimum of twenty-five (25) percent common usable open space. All buffers and retention ponds will count as open space.
- I. The building setbacks from the external property boundaries are as follows:
 - Multi-Family/Garage:
 - Front: Twenty-five (25) feet
 - Side: Twenty-five (25) feet
 - Rear: Twenty-five (25) feet
 - Street Side: Twenty-five (25) feet
 - Office/Commercial:
 - Front: Twenty-five (25) feet
 - Side: Seven and one half (7.5) feet
 - Rear: Ten (10) feet
 - Street Side: Twenty-five (25) feet

**Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.

Internal setbacks will be determined at Final Development Plan.
- J. Landscape buffers are as follows:
 - North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.
 - South: No Buffer required.
 - East: No Buffer Required.
 - West: To be determined at Final Development Plan (FDP). The ingress/egress entrance onto International Pkwy will require at ten (10) foot landscape buffer on both side of the entrance.

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 in the Final Development Plan.
- K. 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.
- L. Phasing will be determined at the time of the Final Development Plan.
- M. An approved Traffic Impact Analysis will be required prior to approval of the Final Development Plan. Required improvements may include, but are not limited to, turn lanes, limited access and signalized intersection. All required improvements will be shown on the Final Development Plan.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

- N. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- O. Dumpster Enclosures will meet the Seminole County Land Development Code.
- P. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception from the view of the Wekiva Parkway.
- Q. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- R. Parking will meet the requirements of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- S. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 5.5.
- T. Any turn lanes that may be required will be determined at Final Engineering.
- U. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- V. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- W. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- X. A cross-access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross-access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- Y. Development will be integrated between each use.
- Z. All project signage must comply with the Land Development Code of Seminole County.
- AA. The subject development 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). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- BB. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- CC. In the case of a conflict between the written conditions A through BB in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through BB will apply.

(4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

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.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Andria Herr, Chairman

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

EXHIBIT A
Legal Description

PARCEL 1

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR

152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY 50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT

1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.
ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE

FILE NO.: PZ2025-017

DEVELOPMENT ORDER #

25-20500011

EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.

**EXHIBIT B
LEGAL DESCRIPTION****PARCEL 1**

COMMENCE AT A POINT AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF BRICK ROAD (OLD S.R. 46) AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 47°37'05" WEST ALONG SAID RIGHT OF WAY LINE 272.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°18'05" WEST PARALLEL WITH THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 308.19 FEET; THENCE RUN SOUTH 67°28'45" WEST 170.00 FEET; THENCE RUN NORTH 04°08'46" WEST 214.90 FEET TO THE SAID RIGHT OF WAY LINE; THENCE RUN NORTH 47°37'05" EAST ALONG SAID RIGHT OF WAY LINE 235.82 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 200 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF BRICK ROAD (OLD S.R. 46) AND THE EAST 200 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 175 FEET THEREOF.

PARCEL 2

BEGIN 349.34 FEET EAST AND 175 FEET NORTH OF INTERSECTION OF SANFORD GRANT AND SOUTH LINE OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, RUN NORTH 156.35 FEET, WEST 20.83 FEET NORTH TO SOUTH RIGHT OF WAY BRICK ROAD, NORTHEASTERLY ON SOUTH RIGHT OF WAY BRICK ROAD AND OLD STATE ROAD 46 TO A POINT 507.89 FEET SOUTHWESTERLY ON RIGHT OF WAY OF EAST LINE OF SOUTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 04°08'46" EAST 214.90 FEET, NORTH 67°28'45" EAST 170 FEET, SOUTH TO NORTH LINE OF SOUTH 175 FEET OF NORTH 495 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, WEST 342.27 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

AND

THE SOUTH 10 FEET OF NORTH 330 FEET OF WEST 30 FEET OF EAST 162 FEET OF NORTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.
TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 2 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP

19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN SOUTH 175 FEET; THENCE RUN WEST 287.44 FEET TO THE EAST LINE OF GRANT LINE ROAD, SAME BEING 50 FEET PERPENDICULAR TO AND PARALLEL WITH THE SANFORD GRANT LINE; THENCE RUN NORTH

24°04'20" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 282.53 FEET; THENCE RUN SOUTH

71°39' EAST, 158.48 FEET; THENCE RUN SOUTH 10°19'29" WEST, 33.61 FEET; THENCE RUN EAST 27.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THOSE PORTIONS OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD AND GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 3 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 4 PARCEL A:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE SANFORD GRANT WITH THE SOUTH LINE OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°56'19" EAST ALONG SAID SOUTH LINE FOR 349.34 FEET; THENCE NORTH 00°04'34" EAST FOR 192.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°04'34" EAST FOR 139.19 FEET; THENCE NORTH 89°55'26" WEST FOR 20.83 FEET; THENCE NORTH 00°04'34" EAST FOR 152.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WAYSIDE DRIVE (50' R/W), SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.81 FEET AND A CHORD BEARING OF SOUTH 80°28'09" WEST THROUGH A CENTRAL ANGLE OF 5°01'22" FOR 55.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT LINE ROAD; THENCE SOUTH 24°49'38" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 224.89 FEET; THENCE SOUTH 65°10'22" EAST FOR 186.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1052, PAGE 597, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL B:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING EAST OF GRANT LINE ROAD, NORTH OF BRICK ROAD AND SOUTH OF OLD STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION INCLUDED IN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2635, PAGE 727, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALL BEING MORE ACCURATELY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°17'08" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF VACATED WOODRUFF SPRINGS ROAD; THENCE RUN NORTH 89°56'25" WEST ALONG THE

CENTERLINE OF SAID VACATED WOODRUFF SPRINGS ROAD, A DISTANCE OF 347.33 FEET TO THE CENTERLINE OF VACATED GRANT LINE ROAD; THENCE RUN NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 303.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°50'41" EAST ALONG SAID CENTERLINE OF VACATED GRANT LINE ROAD, A DISTANCE OF 189.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE; THENCE THE NEXT 4 COURSES AND DISTANCES RUN ALONG SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE: RUN SOUTH 89°55'54" EAST, A DISTANCE OF 27.53 FEET; THENCE RUN NORTH 24°50'41" EAST, A DISTANCE OF 23.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE FROM A RADIAL BEARING OF NORTH 06°55'16" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'59", AN ARC DISTANCE OF 72.25 FEET, HAVING A CHORD BEARING OF NORTH 79°47'14" EAST AND A CHORD DISTANCE OF 72.21 FEET; THENCE RUN NORTH 85°52'43" EAST, A DISTANCE OF 99.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 404.64 FEET; THENCE FROM A RADIAL BEARING OF NORTH 51°27'23" WEST, DEPART SAID SOUTH RIGHT OF WAY LINE OF WAYSIDE DRIVE AND RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°31'27", AN ARC DISTANCE OF 152.01 FEET, HAVING A CHORD BEARING OF SOUTH 49°18'21" WEST AND A CHORD DISTANCE OF 151.12 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 64.43 FEET; THENCE RUN SOUTH 89°56'16" EAST, A DISTANCE OF 20.24 FEET; THENCE RUN SOUTH 00°04'34" WEST, A DISTANCE OF 138.92 FEET; THENCE RUN NORTH 65°10'22" WEST, A DISTANCE OF 211.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF OLD BRICK ROAD LYING WITHIN ABOVE DESCRIBED PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO. 2022-R-85 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 10275, PAGE 1180, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD ADJACENT TO AND ABUTTING SAID PARCEL 4 AND BEING PURSUANT TO RESOLUTION NO.

2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8,

2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 5

THE WEST 127.09 FEET OF THE EAST 542.27 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF.

AND

THE WEST 127.09 FEET OF THE EAST 415.18 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; LESS THE EASTERLY 50 FEET THEREOF, AND SUBJECT TO ROAD OVER THE SOUTH 25 FEET THEREOF. TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 5 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS

OF SEMINOLE COUNTY, FLORIDA. PARCEL 6

PARCEL A

THE NORTH 10 FEET OF THE EAST 132 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL B

THE WEST 50 FEET OF THE EAST 338.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 6 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7

LOT B, THE WEST 127.09 FEET OF THE EAST 288.09 FEET OF THE SOUTH 175 FEET OF THE NORTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID

PARCEL 7 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 8

THE SOUTH 2 1/2 CHAINS OF THE NORTH 7 1/2 CHAINS OF THE EAST 162 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 30 FEET FOR ROAD.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 8 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 9

THE NORTH 485 FEET OF THE SOUTH 805 FEET OF THE WEST 145 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST,

SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF THE SOUTH HALF OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PARCEL 9 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 10 PARCEL A:

THAT PART OF LOT 1 IN A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 120 FEET; THENCE RUN EAST 115 FEET, MORE OR LESS, TO THE SANFORD GRANT LINE; THENCE RUN NORTHEASTERLY ALONG THE SAID GRANT LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE 209.5 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 15 FEET THEREOF (LESS ROAD RIGHT-OF-WAY)

ALSO:

BEGIN AT A POINT ON THE WEST LINE OF TRACT 1, A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 120 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN EAST TO THE EAST LINE OF SAID TRACT 1; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 41.67 FEET; THENCE RUN NORTHWESTERLY TO A POINT OF THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 15 FEET TO THE POINT OF BEGINNING, LESS THE WEST 15 FEET THEREOF.

PARCEL B:

THAT PART OF TRACTS 1 AND 2 AS MARKED ON THE MAP RECORDED IN DEED BOOK 29, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 135 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF TRACT 1; RUN THENCE SOUTH 80°27' EAST TO THE EAST LINE OF TRACT 1; THENCE SOUTH TO THE SOUTH CORNER OF TRACT 1; THENCE RUN NORTH TO A POINT ON THE EAST LINE OF LOT 2, SAID POINT BEING 320 FEET SOUTH AND 80 FEET TO THE WEST LINE OF SAID LOT 2; THENCE RUN NORTH 105 FEET; THENCE EAST 95 FEET TO A POINT 15 FEET EAST OF THE EAST LINE OF TRACT 2; THENCE NORTH TO THE POINT OF BEGINNING. TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 10 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11

FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 25°00'00" EAST ALONG THE SANFORD GRANT LINE A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°00'56" EAST 325.65 FEET; THENCE RUN SOUTH 87°36'59" EAST 149.00 FEET TO THE SAID GRANT LINE; THENCE RUN SOUTH 25°00'00" WEST ALONG SAID GRANT LINE 352.48 FEET TO THE POINT OF BEGINNING. TOGETHER WITH RIGHT, TITLE, AND INTEREST IN AND TO THAT PORTION OF GRANT LINE ROAD LYING NORTH OF THE CENTERLINE OF WOODRUFF SPRINGS ROAD ADJACENT TO AND ABUTTING SAID PORTIONS OF PARCEL 11 AND BEING PURSUANT TO RESOLUTION NO. 2023-R-142 BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 8, 2024 IN OFFICIAL RECORDS BOOK 10562, PAGE 1424, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 12

THE NORTH 215 FEET OF LOT 2, AND ALL OF LOT 3, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT NO. 2, LYING SOUTH OF ST. GERTRUDE AVENUE, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS RECORDED IN DEED BOOK 29, PAGE 101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND

COMMENCING AT A POINT 215 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2, OF A SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING SOUTH OF ST. GERTRUDE AVENUE, ACCORDING TO MAP RECORDED IN DEED BOOK 29, AT PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN EAST 80 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION FOR THE POINT OF BEGINNING; THENCE RUN FROM THE POINT OF BEGINNING EAST 15 FEET; THENCE RUN NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE CENTER LINE OF ST. GERTRUDE AVENUE; THENCE RUN WESTERLY ALONG THE CENTER LINE OF ST. GERTRUDE AVENUE TO THE NORTHEAST CORNER OF SAID LOT 2 OF THE SUBDIVISION, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF THE SUBDIVISION TO THE POINT OF BEGINNING. THE HEREINABOVE DESCRIBED STRIP OF LAND BEING IN LOT 1 OF THE HEREINABOVE DESCRIBED SUBDIVISION. SUBJECT TO GOVERNMENT ROAD RIGHT-OF-WAY FOR ST. GERTRUDE AVENUE AS SHOWN ON THAT PLAN FILED FOR RECORD WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA.

PARCEL 13

LOTS 4 AND 5, SUBDIVISION OF THAT PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ST. GERTRUDE AVENUE.

ALSO DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN 473.6 FEET NORTH, 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO THE CENTER LINE OF SYLVAN LAKE AVENUE, NEAR ITS JUNCTION WITH ST. GERTRUDE AVENUE; THENCE EASTERLY ALONG THE CENTER LINE OF SAID AVENUE (50.9) FIFTY & 9/10 FEET; THENCE SOUTH TO SANFORD GRANT LINE, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO PUBLIC RIGHT OF WAY OVER SYLVAN LAKE AVENUE.

PARCEL B:

BEGINNING 355.2 FEET NORTH 25° EAST FROM THE SOUTH CORNER OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH TO CENTER LINE SYLVAN LAKE AVENUE BEING A CONTINUATION OF ST. GERTRUDE AVENUE, THENCE EASTERLY ALONG CENTER LINE OF SAID AVENUE 50.9 FEET THENCE SOUTH TO THE SANFORD GRANT, THENCE SOUTH 25° WEST ALONG SAID GRANT LINE 118.4 FEET TO BEGINNING.

PARCEL 15

LOTS 6, 7, 8, 9, AND 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF

SEMINOLE COUNTY, FLORIDA, LESS BEGINNING AT THE SOUTH END OF LOT 10, RUN NORTH ALONG THE WEST LINE OF LOT 10, 262 FEET, THENCE EAST 117 FEET TO EASTERLY LINE OF LOT 10, THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LOT 10 TO POINT OF BEGINNING.

PARCEL 16 PARCEL A:

BEGINNING AT THE SOUTH END OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 71, PAGE 412, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND RUN NORTH ALONG THE WEST LINE OF SAID LOT 10, 262 FEET; THENCE EAST 117 FEET TO THE EASTERLY LINE OF LOT 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

PARCEL B:

BEGIN AT A POINT 475 FEET SOUTH OF THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 100 FEET OF THE SOUTHEAST 1/4, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF THE SANFORD GRANT LINE, LESS AND EXCEPT THEREFROM THE NORTH 678.75 FEET THEREOF, THENCE SOUTH ALONG THE EAST LINE OF THE SAID ABOVE DESCRIBED PROPERTY 100 FEET, THENCE RUN WEST 100 FEET; THENCE RUN NORTH 100 FEET, THENCE RUN EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 17

THE SOUTH 130 FEET OF THE NORTH 883.75 FEET OF THE EAST 100 FEET OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

November 12, 2025

Dear Neighbor,

This letter is to inform you of a community meeting to discuss the future development of 19.98 +/- acres located south of Wayside Drive, east of International Parkway, identified as parcel numbers:

- | | |
|------------------------|-------------------------------|
| 29-19-30-501-0000-0060 | 29-19-30-300-0180-0000 |
| 29-19-30-502-0000-0030 | 29-19-30-300-018F-0000 |
| 29-19-30-502-0000-0040 | 29-19-30-300-018K-0000 |
| 29-19-30-502-0000-0010 | 29-19-30-300-018B-0000 |
| 29-19-30-502-0000-001A | 29-19-30-300-018C-0000 |
| 29-19-30-502-0000-001B | 29-19-30-300-018H-0000 |
| 29-19-30-300-018L-0000 | 29-19-30-300-018E-0000 |
| 29-19-30-300-018J-0000 | 29-19-30-300-0190-0000 |
| 29-19-30-300-0160-0000 | 29-19-30-300-0220-0000 |
| 29-19-30-300-018A-0000 | 30-19-30-300-0450-0000 |
| 29-19-30-300-018D-0000 | 29-19-30-501-0000-0100 |
| 29-19-30-300-017A-0000 | 30-19-30-300-0480-0000 |

The meeting will be held at the Seminole County Sherriff’s Office located at 100 Eslinger Way, Sanford, Florida 32773 on Tuesday, December 2, 2025 at 6:00 PM

Except for the 3 highlighted parcels above, the subject property was zoned Planned Development (PD) on 12/12/2023 by Seminole County Development Order No. 23-20500006. Our development application proposes to incorporate the 3 highlighted parcels above into the PD. The proposed development will include up to 319 multi-family apartments, up to 370,000 SF of target-industry uses and up to 33,443 SF of C-2 Commercial uses. **While this application expands the boundary of the PD, it does not increase the proposed residential unit count or the area of target-industry and commercial uses beyond the existing Development Order.** The development program will be presented at this meeting.

If you have any questions and/or require additional information, please feel free to contact me at (407) 629-8330 / bbeckham@madden-eng.com.

Respectfully,

Ben Beckham

Benjamin S. Beckham, P.E., CFM
 Senior Project Manager



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

January 7, 2026

Seminole County
ATTN: Annie Sillaway
1101 East First St., 2nd floor, West Wing
Sanford, FL 32771

RE: Wayside Drive Assemblage – PD Major Amendment
Proj #: 25-20500011

Dear Annie:

Regarding Wayside Drive Assemblage, per the sign in sheet, the only attendees at the December 2, 2025 meeting were the engineer and applicant. No other attendees were present. The meeting was called to order at 6:00 p.m. and adjourned at 6:20 p.m.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Benjamin Beckham, P.E., CFM
Senior Project Manager
BSB/nwm

Planned Development Master Plan

The Wayside Assemblage Property



Madden, Moorhead & Stokes, Inc.
431 E. Horatio Avenue
Suite 260
Maitland, FL 32751

April 2023
Revised August 2023
Revised September 2023
Revised September 2025
Revised December 2025



Digitally signed by
Benjamin S Beckham
Date: 2025.12.05
10:36:03 -05'00'

Benjamin S. Beckham, P.E.

P.E. 79452

Certificate of Authorization No. EB-0007723

Introduction:

The proposed development, known as the Wayside Assemblage Property, consists of 24 parcels totaling approximately 19.98 acres, located south of Wayside Drive and east of International Parkway in Seminole County, Florida. The site is primarily designated under the High Intensity Planned Development-Target Industry (HIP-TI) Future Land Use category, with a small portion under Commercial (COM). The project seeks rezoning to Planned Development (PD) to facilitate a mixed-use development including medical office, general office, hotel, commercial support uses, and high-density multi-family residential units. This report demonstrates compliance with the review criteria outlined in Sec. 30.8.5.3 (a-e) of the Seminole County Land Development Code (SCLDC).

The majority of the site was previously zoned PD under Seminole County Development Order #23-20500006. This application incorporates three additional parcels, rezoning two from A-1 (Agriculture) to PD to align with the HIP-TI objectives. The development will include a maximum of 319 multi-family dwelling units (357,280 SF) and 370,000 SF of non-residential uses (up to 240,000 SF office/commercial and a 120-room hotel at 130,000 SF). Open space will meet or exceed 25% of the gross site area (4.99 acres) through amenitized stormwater ponds and landscape buffers.

Site Parcels:

No.	Parcel ID	No.	Parcel ID
1	29-19-30-300-018C-0000	13	29-19-30-300-018E-0000
2	29-19-30-300-017A-0000	14	29-19-30-300-018H-0000
3	29-19-30-300-0180-0000	15	29-19-30-300-0220-0000
4	29-19-30-300-0160-0000	16	29-19-30-501-0000-0060
5	29-19-30-300-018A-0000	17	29-19-30-501-0000-0100
6	29-19-30-300-018D-0000	18	29-19-30-502-0000-0010
7	29-19-30-300-018J-0000	19	29-19-30-502-0000-001A
8	29-19-30-300-018L-0000	20	29-19-30-502-0000-001B
9	29-19-30-300-018F-0000	21	29-19-30-502-0000-0030
10	29-19-30-300-018K-0000	22	29-19-30-502-0000-0040
11	29-19-30-300-018B-0000	23	30-19-30-300-0450-0000
12	29-19-30-300-0190-0000	24	30-19-30-300-0480-0000

Sec. 30.8.5.3 Review Criteria

The following sections address each subsection of Sec. 30.8.5.3 (a-e) of the Seminole County Land Development Code. Each criterion is quoted directly from the Code, followed by an explanation of how the proposed development complies.

(a) Comprehensive Plan Consistency

Code Criterion: "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."

Compliance Explanation: The proposed development is fully consistent with the Seminole County Comprehensive Plan, particularly the Future Land Use Element. The HIP-TI future land use designation, established in 1990, aims to attract target industries for higher-paying employment in strategic locations along the North I-4 Corridor, emphasizing proximity to major interchanges. Policy FLU 5.8 requires target businesses, functionally integrated high-density residential uses (utilizing less than 50% of total square footage), and at least 25% open space. The project includes target industry uses such as medical office, outpatient facilities, general office, hotel, and commercial support, with residential limited to 319 units (357,280 SF, or approximately 49% of total development intensity). This supports employment at nearby facilities like the Central Florida Regional Hospital. Policy FLU 5.14 mandates PD zoning for HIP-TI areas, which this rezoning achieves. The development implements performance criteria by providing minimum 4.99 acres of open space (25%) via amenitized stormwater ponds and buffers, fostering mixed-use integration, and aligning with goals for efficient land use and job creation in the I-4 Corridor.

(b) Greater Benefits and Innovation Criteria

Code Criterion: "In addition, 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. Such greater benefits must include two or more of the following:

- (1) Natural resource preservation.
- (2) Crime Prevention (CPTED).
- (3) Neighborhood/community amenities.

- (4) Provision of affordable or workforce housing.
- (5) Reduction in vehicle miles traveled per household.
- (6) Transit-oriented development.
- (7) Provision of new multimodal connectivity.
- (8) Innovation in water or energy conservation.
- (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan."

Compliance Explanation: The proposed development cannot be reasonably implemented under conventional zoning districts because Policy FLU 5.14 restricts HIP-TI areas to PD or PLI zoning, and the site's mix of HIP-TI, COM, and A-1 designations requires PD to integrate uses across parcels. Conventional districts like C-2 or A-1 do not allow the high-intensity mixed-use envisioned, nor the flexibility for master planning. The PD approach provides greater benefits than conventional zoning by incorporating at least three of the listed items:

- (1) Natural resource preservation through minimum 25% open space (4.99 acres), including amenitized stormwater ponds that enhance water quality and habitat.
- (3) Neighborhood/community amenities via landscape buffers, internal pathways, and integrated open spaces supportive of adjacent hospital and commercial uses.
- (5) Reduction in vehicle miles traveled per household by creating a live-work environment where residential units house target industry employees, reducing commute distances (as evidenced by the trip generation analysis showing internal capture and pass-by trips). These benefits promote economic growth, environmental stewardship, and sustainable transportation not achievable under rigid conventional zoning.

(c) Additional Goals

Code Criterion: "In addition, any proposed development under the PD 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.
- (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."

Compliance Explanation: The development addresses these goals as follows:

- (1) It will meet or exceed arbor requirements by preserving existing trees where feasible and planting new canopy trees in buffers and open spaces per SCLDC standards, contributing to the 25% open space. Stormwater ponds will be landscaped with native species to enhance tree canopy.
- (2) Transportation impacts are minimized through mixed-use design permitting complementary uses (residential supporting non-residential), internal multimodal connectivity via sidewalks and pathways, and pedestrian-oriented access to Wayside Drive and International Parkway. The trip generation summary indicates net new PM peak hour trips of 1,068, with 11% internal capture in PM peak, reducing external impacts. Shared parking between uses and potential for EV charging will further minimize Vehicle Miles Traveled (VMT).

(d) Narrative Requirements

Code Criterion: "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 the proposed development provides 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."

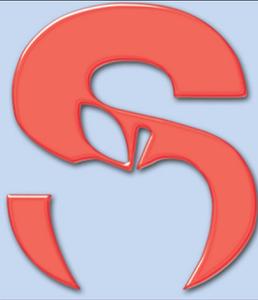
Compliance Explanation:

- (1) The development addresses Comprehensive Plan goals by advancing HIP-TI objectives for target industry employment (e.g., medical and office uses), providing supportive housing, and ensuring 25% open space, aligning with Future Land Use Element policies for high-intensity mixed-use in the I-4 Corridor.

- (2) It cannot be achieved under conventional districts because HIP-TI requires PD zoning, and A-1/COM districts lack flexibility for integrated mixed-use across parcels.
- (3) The innovative approach involves functionally integrated uses where residential supports non-residential, creating a self-sustaining node near the hospital, with amenitized ponds as dual-purpose open space/stormwater features.
- (4) Benefits include higher-paying jobs, reduced infrastructure strain through efficient land use (e.g., 370,000 SF non-residential), and enhanced community connectivity, exceeding what conventional zoning would yield by allowing tailored densities and buffers.

Conclusion:

This PD Master Plan Report demonstrates full compliance with Sec. 30.8.5.3 (a-e), furthering County goals for target industries, integrated development, and sustainable growth. The project provides economic benefits, efficient land use, and community enhancements in the HIP-TI corridor.



Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)

To: Nicole Martin, nicole@madden-eng.com
From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools
Date: January 11, 2026
RE: Wayside Drive Assemblage (Seminole County)

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

Description: Proposed Rezone from A-1, Agriculture and OP, Office to PD, Planned Development of +/-18.99 acres generally located ADJACENT TO 4935 Wayside Drive (*for Find My School reference*) within the jurisdiction of Seminole County. The applicant is requesting a change to the zoning **to allow a maximum of 319 Multi-Family dwelling residential units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 29-19-30-501-0000-0060, 29-19-30-502-0000-0030, 29-19-30-501-0000-0040, 29-19-30-501-0000-0010, 29-19-30-502-0000-001A, 29-19-30-502-0000-001B, 29-19-30-300-01BL-0000, 29-19-30-300-01BJ-0000, 29-19-30-300-0160-0000, 29-19-30-300-01BA-0000, 29-19-30-300-018D-0000, 29-19-30-300-017A-0000, 29-19-30-300-0180-0000, 29-19-30-300-018F-0000, 29-19-30-300-018K-0000, 29-19-30-300-018B-0000, 29-19-30-300-018C-0000, 29-19-30-300-018H-0000, 29-19-30-300-018E-0000, 29-19-30-300-0190-0000, 29-19-30-300-0220-0000

This review and evaluation is performed on proposed future land use changes, rezones and conditional uses, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-9	CSA M-1	CSA H-1
CAPACITY	4,345	5,732	7,739
3-YEAR PROGRAM CAPACITY			
ENROLLMENT	3,943	4,690	6,717
AVAILABLE CAPACITY	402	1,042	1,022
SCALD RESERVATIONS TO DATE	587	508	165
SIA - Wayside Drive Assemblage	50	20	26
REMAINING CAPACITY	⊗ (235)	514	⊙ 831

***NOTE: At this time capacity for this development is not available in the elementary school CSA (E-9) where the development is being proposed. Adjacent CSA capacity is permitted to maintain LOS as per School Planning and Concurrency ILA section 12.3(c). Available capacity has been found in the adjacent CSA (E-10 Hamilton Elementary, Midway Elementary and Pine Crest Elementary) to the proposed project. As a result, the student assignment may not be to the school in closest proximity to the proposed residential development.**

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by

interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **MAY NOT be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary and middle schools.** Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ELEMENTARY SCHOOLS	ZONED SCHOOL	Region 2				Region 2	CSA E-9
	Region 1	Bentley 50%	Crystal Lake	Wicklow			
CAPACITY	2,256	475	835	779	2,089	4,345	
3-YEAR PROGRAM CAPACITY		-			-		
ENROLLMENT	2,118	468	709	648	1,825	3,943	
AVAILABLE CAPACITY	138	7	126	131	264	402	
SCALD RESERVATIONS TO DATE	564				23	587	
SIA - Wayside Drive Assemblage	50	-	-			50	
REMAINING CAPACITY	⊗ (476)				✓ 241	⊗ (235)	
Region 1 Elementary Schools include Bentley, Idyllwilde or Wilson							
Region 1 Elementary Schools include Bentley, Crystal Lake or Wicklow							
MIDDLE SCHOOLS	ZONED SCHOOL	Greenwood	Markham Woods	Millennium	CSA M-1		
	Sanford						
CAPACITY	1,447	1,268	1,260	1,757	5,732		
3-YEAR PROGRAM CAPACITY					-		
ENROLLMENT	1,378	1,001	963	1,348	4,690		
AVAILABLE CAPACITY	69	267	297	409	1,042		
SCALD RESERVATIONS TO DATE	155	1	182	170	508		
SIA - Wayside Drive Assemblage	20	-			20		
REMAINING CAPACITY	⊗ (106) ✓	✓ 266	✓ 115	✓ 239	✓ 514		
HIGH SCHOOLS	ZONED SCHOOL	Lake Mary	CSA H-1				
	Seminole						
CAPACITY	4,934	2,805			7,739		
3-YEAR PROGRAM CAPACITY					-		
ENROLLMENT	4,033	2,684			6,717		
AVAILABLE CAPACITY	901	121	-	-	1,022		
SCALD RESERVATIONS TO DATE	705	2			707		
SIA - Wayside Drive Assemblage	26	-	-	-	26		
REMAINING CAPACITY	✓ 170	✓ 119			✓ 289		

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is **ONLY** a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 95%, Middle 90%, High 95%

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
- Corporation
- Land Trust
- Limited Liability Company
- Partnership
- Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Douglas Seminole LLC

NAME	TITLE	ADDRESS	% OF INTEREST
<u>Douglas Hoeksema</u>	<u>Manager</u>	<u>101 S. New York Ave, Suite 201</u> <u>Winter Park, FL 32789</u>	<u>100</u>

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

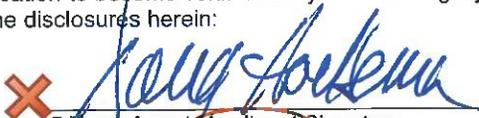
Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

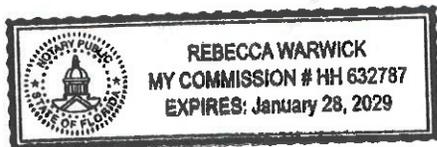
7/3/2025

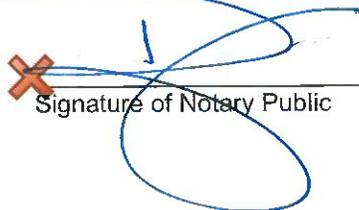
Date


 X _____
 Owner, Agent, Applicant Signature
 Douglas Hoeksema, Manager
 Douglas Seminole LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of physical presence or online notarization, this 3 day of July, 2025, by Douglas Hoeksema, who is personally known to me, or has produced _____ as identification.




 X _____
 Signature of Notary Public

Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

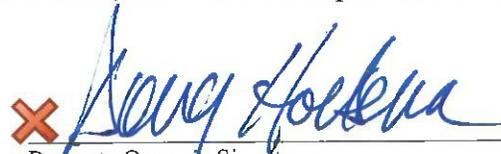
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Douglas Hoeksema, Manager
Douglas Seminole LLC, the owner of record for the following described
 property (Tax/Parcel ID Number) See attached list of parcels hereby designates
Douglas Seminole LLC (Applicant)
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached
 application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

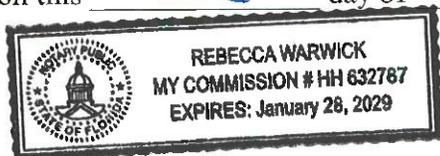
OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the
 attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my
 knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records
 of Seminole County, Florida and are not returnable.

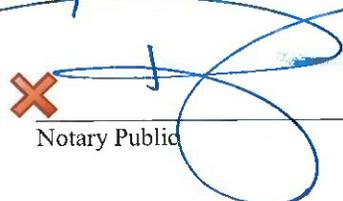
7/3/2025
 Date


 Property Owner's Signature
Douglas Hoeksema, Manager
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take
 acknowledgements, appeared Douglas Hoeksema (property owner),
~~by~~ by means of physical presence or online notarization; and who is personally known to me or who has
 produced _____ as identification, and who executed the foregoing instrument and
 sworn an oath on this 3rd day of July, 2025




 Notary Public

Topic: Wayside Drive Assemblage PD Major Amendment Rezone
<i>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.</i>
Describe Project/Proposal, including the Public Purpose. (Must be completed for all legislative actions by ordinance or resolution)
<p>- Summary of proposed ordinance or resolution.</p> <p>- 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.)</p>
<p>Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) to add three (3) properties to the Wayside Assemblage PD for a mixed use development consisting of multi-family, office, retail commercial, and higher intensity planned development -target industries uses on approximately 19.98 acres, located on the south side of Wayside Dr, east of International Pkwy</p>
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.)
<p><input type="checkbox"/> Yes.</p> <p><input checked="" type="checkbox"/> No.</p>
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.):
<p><input checked="" type="checkbox"/> Required for compliance with Federal or State law or regulation;</p> <p><input type="checkbox"/> Relates to the issuance or refinancing of debt;</p> <p><input type="checkbox"/> Relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;</p> <p><input type="checkbox"/> 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;</p> <p><input type="checkbox"/> Is an emergency ordinance;</p> <p><input type="checkbox"/> Relates to procurement; or</p> <p><input type="checkbox"/> Is being enacted to implement the following:</p> <ul style="list-style-type: none"> 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.
<p>If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.</p> <p>If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.</p> <p>If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.</p>

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.):