

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, July 1, 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.

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

1. **Tatra Townhomes Rezone - ****REQUEST FOR CONTINUANCE TO THE AUGUST 5TH MEETING**** - [2026-0481](#)**
Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd; (Z2025-016) (Chris Leppert, Kimley-Horn and Associates, Inc.) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[DEVELOPMENT PLAN](#)
[ORDINANCE](#)
[DENIAL DO](#)
[FIRST COMMUNITY MEETING](#)
[SECOND COMMUNITY MEETING](#)
[SIA](#)
[BEI](#)

2. **Mission BBQ Special Exception** - Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 0.57 acres, located on the south side of W Lake Mary Boulevard, east of Sun Drive; BS2025-06 (William Leahy, Applicant) District 4 - Lockhart (**Kaitlyn Apgar, Senior Planner**). [2026-0453](#)

Attachments: [AERIAL MAP](#)
[ZONING MAP](#)
[SITE PLAN](#)
[DEVELOPMENT ORDER](#)
[SEPARATION FROM SCHOOL MISSION BBQ](#)
[ALCOHOL SEPARATION FORM](#)
[COMMUNITY MEETING](#)

3. **Kentucky Street Special Exception** - Request for a Special Exception for a proposed 143-foot communication tower and four (4) variances to the required separation distance from properties with existing single family use, located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive; Z2025-15 (Mary Doty Solik, Applicant) District 5 - Herr (**Annie Sillaway, Principal Planner**). [2026-0486](#)

Attachments: [LOCATION - AERIAL MAP](#)
[ZONING - FLU MAP](#)
[LOCATION PLAN](#)
[SITE PLAN](#)
[APPROVED DEVELOPMENT ORDER](#)
[DENIAL DEVELOPMENT ORDER](#)
[EXHIBIT A TABLE 1 SEPERATION](#)
[EXHIBIT B VARIANCE SEPARATION TABLE FROM RESIDENTIAL USES](#)
[GATE AND FENCE DETAIL](#)
[TOWER ELEVATION](#)
[VARIANCE CRITERIA](#)
[SPECIAL EXCEPTION CRITERIA](#)
[SEPARATION DISTANCE WAIVER](#)
[COMMUNITY MEETING INFORMATION.pdf](#)

4. **Isola Retail PD Major Amendment Rezone** - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd; (Z2026-04) (Robert Isola, Applicant) District4 - Lockhart (**Annie Sillaway, Principal Planner**)

[2026-0476](#)

Attachments: [LOCATION-AERIAL MAP](#)
[ZONING-FLU MAP](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE REZONE](#)
[PD NARRATIVE](#)
[LETTER FROM WASTEPRO](#)
[COMMUNITY MEETING INFO](#)
[2004 ISOLA DEVELOPMENT ORDER](#)
[BEI FORM](#)

5. **Sanford Commerce Center Small Scale Future Land Use Map Amendment and PD Major Amendment Rezone -** [2026-0493](#)
Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square foot commercial and industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, and approximately ½ mile east of Oregon St; (Z2026-06/02.26SS.01) (S. Brent Spain, Esquire, Applicant) District 5 - Herr (**Annie Sillaway, Principal Planner**)

Attachments: [LOCATION/AERIAL MAP](#)
[FLU/ZONING MAP](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE LAND USE](#)
[ORDINANCE REZONE](#)
[COMMUNITY MEETING INFO](#)
[ATTACHMENT A](#)
[2ND REVISED AND RESTATED DO ORANGE BLVD PROPERTY PD](#)
[PREVIOUSLY APPROVED MDP](#)
[BEI FORM](#)

CLOSING BUSINESS

Director'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: 2026-0481

Title:

Tatra Townhomes Rezone - **REQUEST FOR CONTINUANCE TO THE AUGUST 5TH MEETING****** - Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd; (Z2025-016) (Chris Leppert, Kimley-Horn and Associates, Inc.) District 1 - Dallari (**Kaitlyn Apgar, Senior Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles - Planning Division Manager

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Applicant is requesting a rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) to develop the subject property as a townhome development with an overall density of ten (10) dwelling units per net buildable acre. The Future Land Use is Medium Density Residential, which permits a maximum density of ten (10) dwelling units per net buildable acre. The intent of the Medium Density Residential Future Land Use is to provide a range of residential uses and serve as an effective transition between Low Density Residential and more intense urban development.

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

East: Tatra Street

Future Land Use: Medium Density Residential

Zoning: A-1 (Agriculture)

West: SR 417

North: Future Land Use: Medium Density Residential

Zoning: A-1 (Agriculture)

South: Future Land Use: Medium Density Residential

Zoning: A-1 (Agriculture)

Site Analysis

Floodplain Impacts:

Based on the updated Howell Creek Basin Study, the site appears to contain floodplains. A topographic survey showing floodplain delineations will be required prior to Final Engineering approval. Conservation easements, dedicated to Seminole County, will be required over all property within the post development 100-year floodplain.

Wetland Impacts:

Based on preliminary review of aerial photography and County wetland map, the subject property appears to contain approximately 6.75 acres of wetlands. The Developer is proposing to mitigate for approximately 6.45 acres of wetlands. Conservation easements dedicated to Seminole County will be required over the entirety of all remaining wetlands which equates to approximately 0.3 acres. A topographic survey showing wetland delineations and permitting approval from the Florida Department of Environmental Protection (FDEP) will be required at Final Engineering review. The subject property has approximately 4.44 acres of floodplain. The applicant is proposing to mitigate for 6.45 acres of wetlands and compensate for onsite floodplain in order to achieve an overall net buildable acreage of approximately seven (7) acres.

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 final engineering approval.

Utilities:

The site is located in Seminole County's utility service area and will be required to connect to public utilities. There is a thirty (30) inch DIP water main running along the

centerline of W Chapman Rd and a sixteen (16) inch PVC force main running along W SR 426. The subject property is not in the ten-year master plan for reclaimed water. This status is based on the May 2026 Master Plan; however, this may be subject to change according to SJRWMD policy. W SR 426 is an FDOT maintained right of way, thus, any utility construction work within this area will require an FDOT utility permit.

Transportation/Traffic:

The site proposes access onto Tatra St which is classified as a local road. Tatra St is not improved to County standard and does not meet County right-of-way standards for width, as it only provides forty (40) feet of right-of-way. Fifty (50) feet of right-of-way is required for new development for residential units of fifty (50) lots and above as per the Seminole County Engineering Manual Sec. 1.11.1 (A). Tatra St is a publicly dedicated right-of-way that is not within the County's maintenance system, but is available for emergency maintenance as defined and described in the Seminole County Administrative Code.

Sidewalks:

A sidewalk does not currently exist along Tatra St; therefore, the Developer will be required to build a five (5) foot wide sidewalk along the property frontage.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, which has limited downstream capacity and does not appear to have a viable drainage outfall; therefore, the site's design will be required to hold water quality, and hold the entire volume for the twenty-five (25) year, twenty-four (24) hour storm event unless a viable, positive, legal outfall is determined at final engineering.

Buffers and Open Space:

Buffers are required adjacent to Tatra St and SR 417. These buffers are demonstrated on the Development Plan and are in compliance with existing standards of the Seminole County Land Development Code. Specific buffer components and composition will be determined at Final Engineering. Twenty-five (25) percent open space is required in the R-3A zoning district. The Developer proposes to maintain approximately 28.17 percent open space.

Public School Capacity Determination:

Seminole County Public Schools (SCPS) 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 Zoned Elementary and High schools

are currently over capacity. However, per the adopted Interlocal Agreement between the School District and Seminole County, available school capacity is based on Concurrency Service Areas. The (SCPS) analysis concluded that the students generated by the project for the adjacent Concurrency Service Area (CSA) 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

Section 20.7 of the Seminole County Land Development Code requires that all applications for rezoning comply with the requirements of state law, the Seminole County Comprehensive Plan, the Seminole County Code and the Seminole County Land Development Code. The proposed R-3A (Multiple Family Dwelling) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 4.

Section 30.4.8.2, SCLDC, sets a maximum density of ten (10) dwelling units per net buildable acre for the R-3A zoning district, which is consistent with the established Medium Density Residential Future Land Use. The R-3A zoning district requires a development plan, which the applicant has provided. The proposed development is compatible with the existing Future Land Use, and the surrounding Future Land Use indicates that the Medium Density Residential development pattern is desirable in this area. While the surrounding zoning districts maintain A-1 (Agriculture) zoning, the proposed R-3A zoning is consistent with the Future Land Use in the area.

As discussed above, the development is proposing to access Tatra Street, a substandard local road. As authorized by Section 5.20, Engineering Manuals, of the SCLDC the Seminole County Public Works Engineering Manual Sec. 1.11. *Right of Way and Pavement Widths*, requires a fifty (50) right-of-way width for residential developments containing fifty (50) lots or more in the Urban Area. The proposed development is located within the Urban Area of the County as shown per the County's adopted Comprehensive Plan, FLU Exhibit - 27.

Further, Section 35.1 of the SCLDC seeks to ensure that new development provides for:

(c) The adequate and efficient supply of utilities, streets, and services to new land developments.

(e) The prevention of traffic hazards and congestion that result from narrow or poorly aligned streets and from excessive ingress and egress points along major traffic arteries, and the provision of safe and convenient traffic circulation, both vehicular and pedestrian, in new land development.

Approving the requested rezoning on an existing local road that does not meet County standards would result in violating the intent and purpose of Section 35.1, SCLDC, by allowing major development on a narrow, substandard street potentially leading to traffic hazards, congestion and unsafe traffic circulation.

As per Section 20.7 of the SCLDC, rezonings must be compliant with the County's codes. This request does not comply with the requirements of the SCLDC and Seminole County Public Works Engineering Manual. County staff must consider the intent of the regulations regarding adequate and efficient streets when evaluating consistency with the SCLDC. The proposed development may create traffic hazards and congestion due to narrow or poorly aligned streets that do not meet County standards, which could compromise the safety of adjacent development. For these reasons, staff does not support the request to rezone to R-3A.

Consistency with the Comprehensive Plan

The purpose and intent of the Medium Density land use designation is to provide for a range of residential uses at a maximum density of ten (10) dwelling units per net buildable acre can serve effectively as a transitional use between more intense urban development and Low Density Residential/Suburban Estates uses.

The Medium Density Residential Future Land Use requires multi-family developments to provide on-site amenities including active recreation areas, usable open space, and pedestrian walkways as a component of development design. The development plan submitted by the applicant demonstrated compliance with this section.

Per Policy FLU 5.2.2, the Medium Density Residential Future Land Use should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets. While Chapman Road is a collector, Tatra St, where the proposed project is located, is a local road and is substandard per the SCLDC. Staff does not support the proposed development because it does not demonstrate compliance with the Comprehensive Plan's transportation policies, specifically Policy TRA 1.3.3 and Policy TRA 2.3.5, which require that all new or improved transportation facilities meet County Standards before the development occurs on unincorporated lands, as further discussed below.

Per Policy TRA 1.3.3 Require Construction to County Standards:

The County shall require that all new or improved transportation facilities be constructed to County standards and shall review, on an annual basis, and amend, as deemed necessary, construction inspection practices. The County requires transportation facilities be brought up to standard prior to development of unincorporated lands.

Per Policy TRA 2.3.5 Require Construction to County Standards:

The County shall require that all new or improved transportation facilities be constructed to County standards and shall review, on a time to time basis, and amend, as deemed necessary, construction inspection practices. The County requires transportation facilities be brought up to standard prior to development of unincorporated lands.

Both policies establish three key factors:

1. All transportation facilities serving new development must be constructed to County standards.
2. Facilities that do not meet those standards must be brought up to standard prior to development approval.
3. The County must ensure that inspection practices and roadway conditions support safe and efficient travel.

The public right of way requirement of the Public Works Engineering manual bases values for required public right-of-way width in order to allow sufficient space for ADA compliant sidewalks, utility installation, and adequate road width whilst maintaining ability to transition to natural grade of adjacent properties. The proposed development provides access from a right-of-way that is not meeting the minimum width of right-of-way which impacts the ability for adequate grading from the road to adjacent properties and comply with infrastructure requirements for the projected seventy (70) units. These deficiencies create potential safety concerns for existing and future residents.

While the proposed R-3A zoning classification is compatible with the surrounding anticipated trend of development in the area and is consistent with both the allowable use and density provisions of the Medium Density Residential future land use designation, the proposed project does not meet the requirements of Policies TRA 1.3.3 and TRA 2.3.5 of the Comprehensive Plan. As such, this request is not consistent with the Comprehensive Plan and staff cannot support the request.

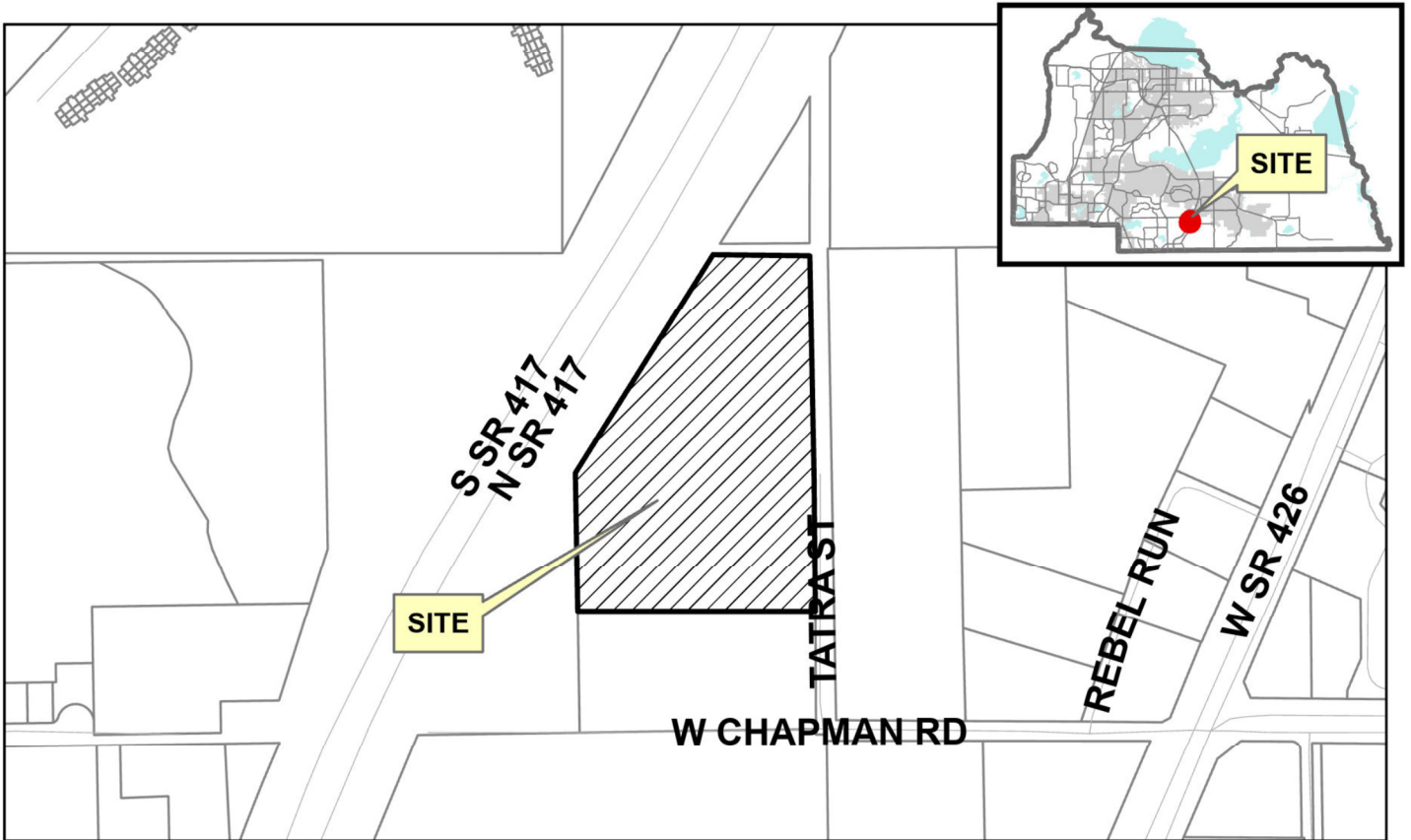
Community Meeting:

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on February 27, 2026. The applicant conducted a second community meeting to address community concerns on April 21, 2026. Details of both community meetings have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend to the Board of County Commissioners denial of the Ordinance enacting a rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) 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 is not consistent with the Comprehensive Plan, specifically Policies TRA 1.3.3 and TRA 2.3.5, and does not meet the applicable portions of the Land Development Code, specifically Sections 20.7 and 35.1, as well as the County's adopted Engineering Manual, specifically Sec. 1.11.1 (A), and recommends the Board of County Commissioners deny the Ordinance enacting a rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.



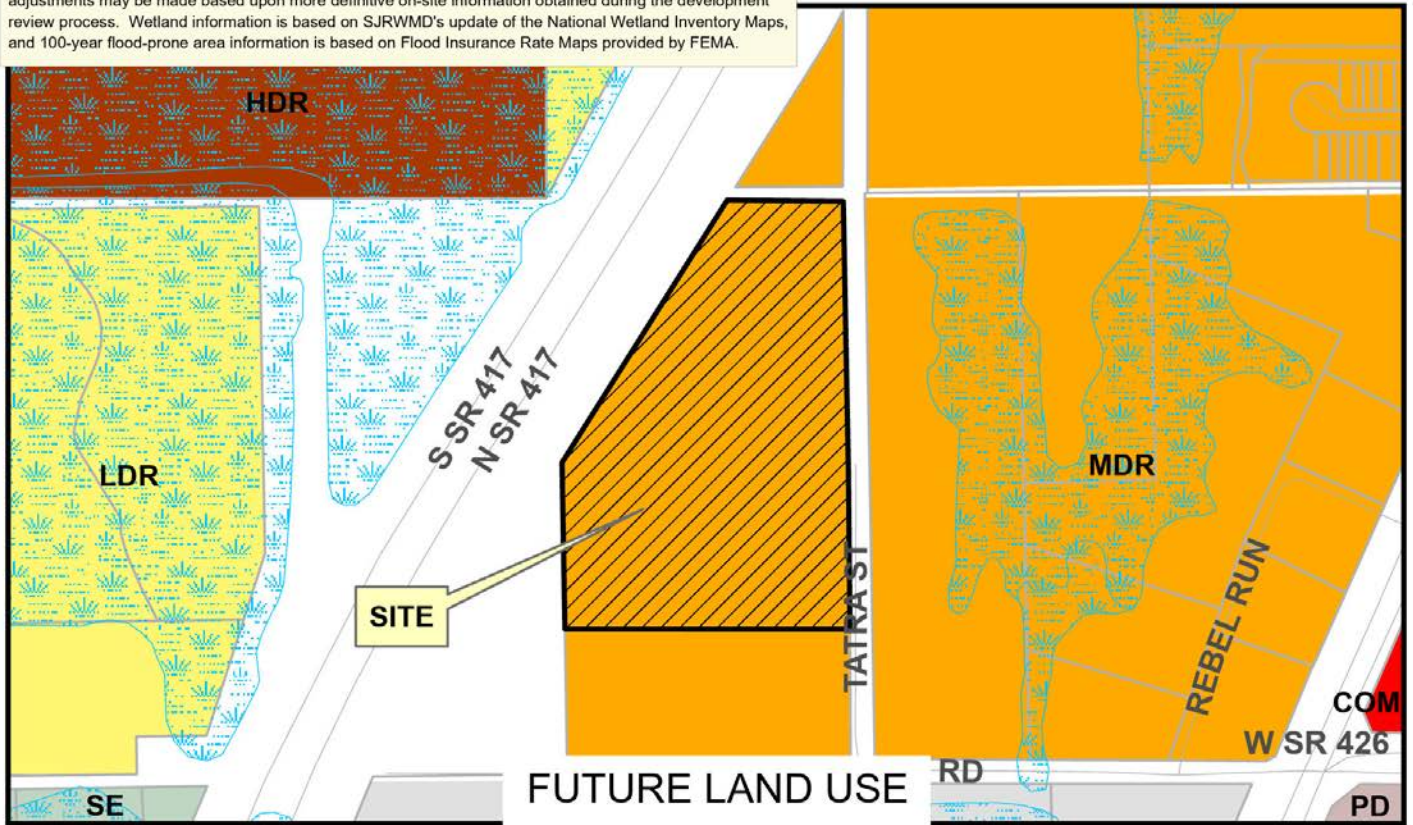
Rezone No: Z2025-016

Parcels



Winter 2025 Color Aerials

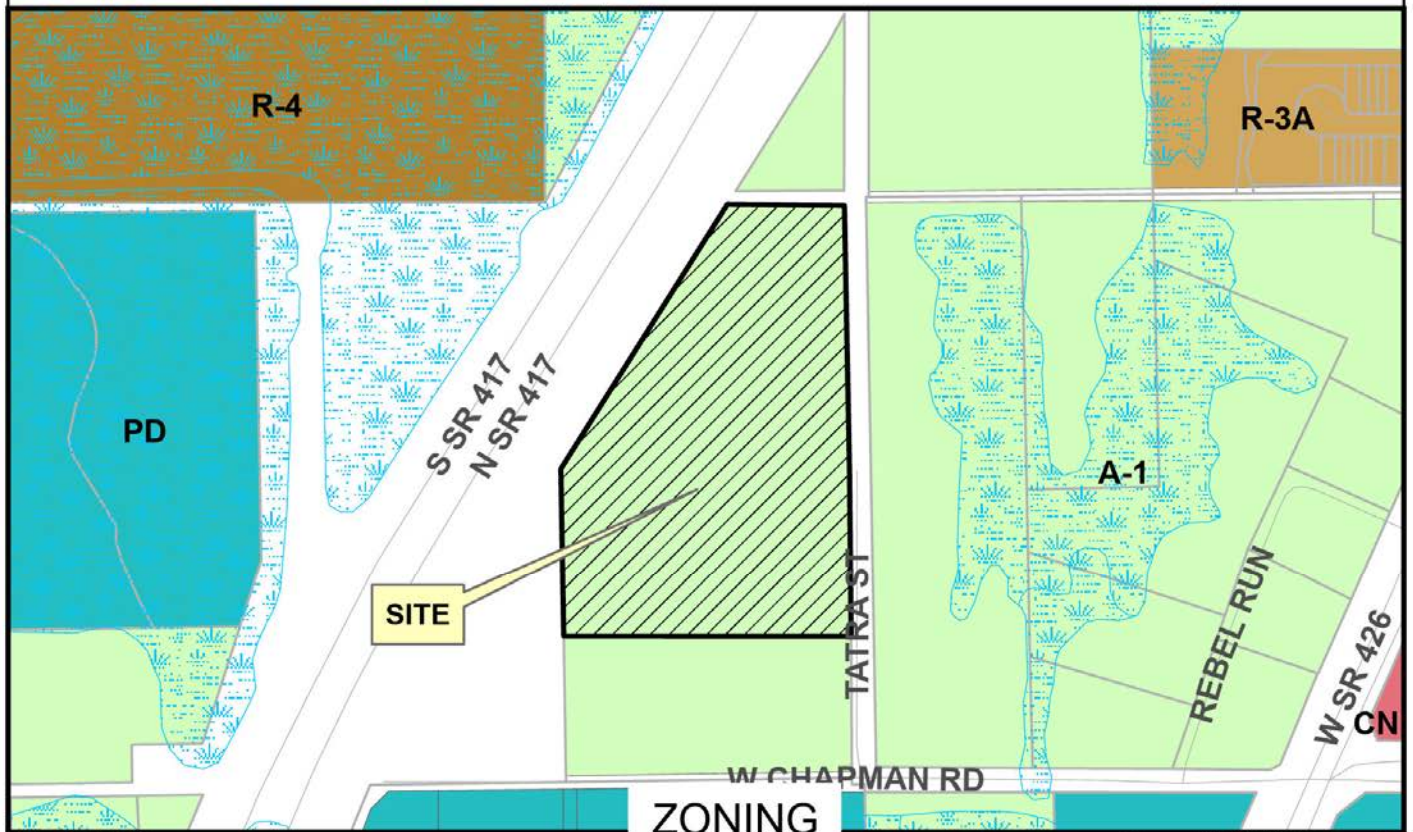
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



CONS
 COM
 HDR
 IND
 LDR
 MDR
 PD
 SE

Applicant: Chris Leppert
 STR/Acres/District: 16-21-31 / 11.64+/- acres / District 1
 Existing Use: Single Family Residence
 Special Notes: Max. Net Density = 10 du/ac

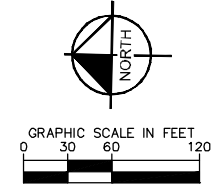
Rezone No: Z2025-016
 From: A-1 To: R-3A



CONS
 A-1
 R-3A
 R-4
 CN
 PD

LEGAL DESCRIPTION:

PER TITLE
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 THE NORTH 1/2 OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,
 TOGETHER WITH
 LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,
 TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.



SITE DATA:
 PARCEL ID: 16-21-31-SCA-0000-0550
 PARCEL AREA: 11.74 ACRES
 EXISTING ZONING: A-1
 PROPOSED ZONING: R-3A
 FUTURE LAND USE: MDR
 EXISTING USE: MDR
 PROPOSED LAND USE: MULTIFAMILY
 PROPOSED BUILDING AREA: 83,989 SF
 PROPOSED UNITS: 70 UNITS

DENSITY CALCULATION:
 SITE GROSS AREA: 11.97 ACRES
 ROW AREA: 0.23 ACRE
 TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
 LAKES AND WETLANDS: 0.30 ACRE
 FLOODPLAIN AREA: 4.44 ACRE
 NET BUILDABLE AREA: 7.00 ACRES
 PROPOSED DENSITY: 10 UNITS/ACRE
 70 UNITS / 7.00 ACRES: 10 UNITS/ACRE
 MAX. DENSITY: 10 UNITS/ACRE

MAX. BUILDING HEIGHT: 35 FT
 OPEN SPACE REQUIRED (25%): 1.75 ACRES
 EXISTING WETLAND AREA: 6.75 ACRES
 WETLAND AREA PROPOSED TO BE MITIGATED: 6.45 ACRES
 TOTAL EXISTING TREES: 105
 EXISTING TREES TO BE REMOVED: 105
 EXISTING TREES TO REMAIN: 0

PARKING REQUIREMENTS:
 1,000 SF OR GREATER UNIT (2 SPACES/UNIT)
 70 UNITS x 2: 140 SPACES

PARKING PROVIDED:
 GARAGE SPACES: 70 SPACES
 DRIVEWAY SPACES: 70 SPACES
 STANDARD SPACES: 3 SPACES
 ADA SPACES: 1 SPACES
 TOTAL PARKING SPACES PROVIDED: 144 SPACES

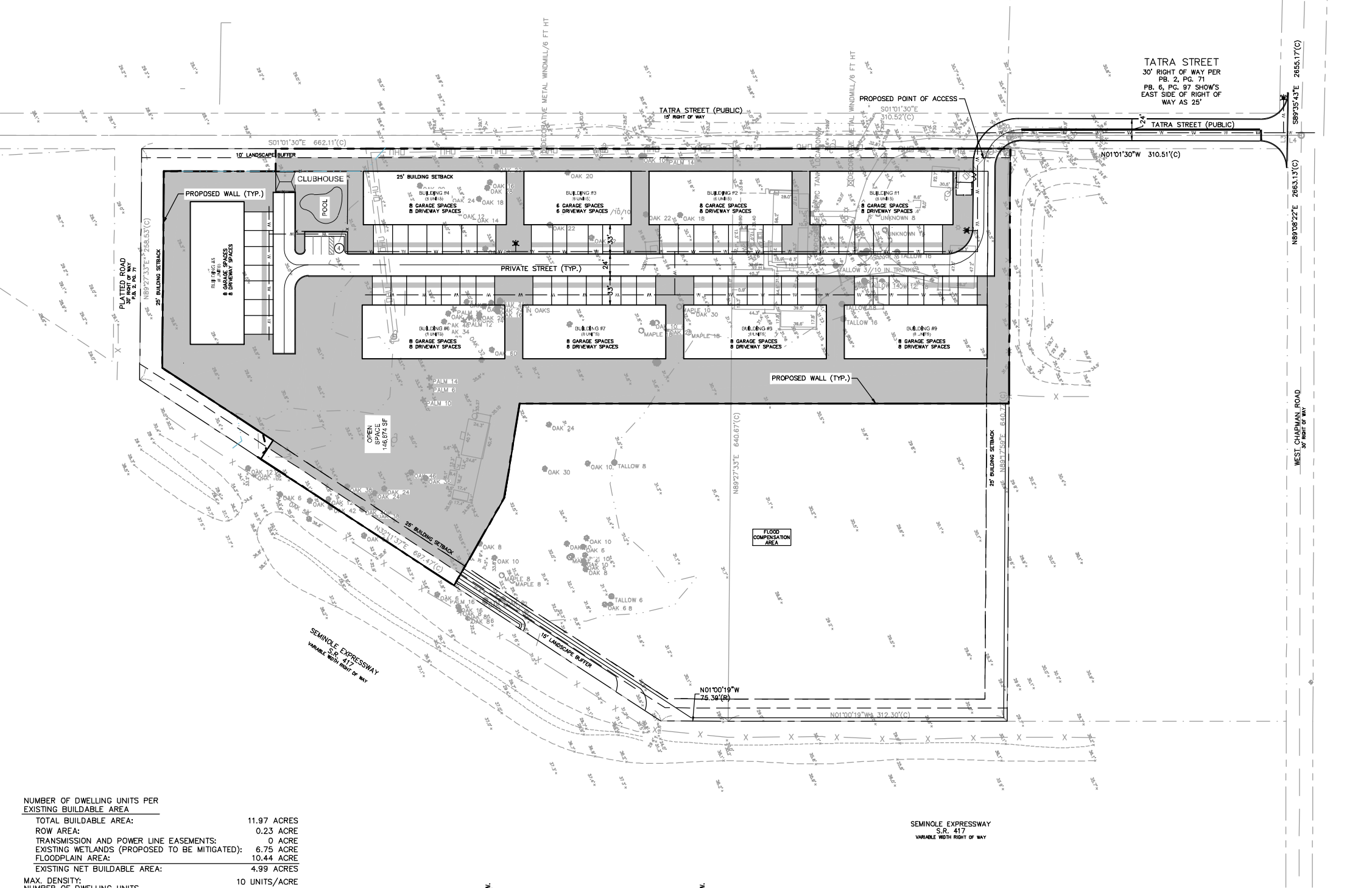
BICYCLE PARKING REQUIREMENTS:
 LONG TERM (1 SPACE/5 UNITS)
 70 UNITS/5: 14 SPACES
 SHORT TERM (1 SPACE/10 UNITS)
 70 UNITS/10: 7 SPACES
 TOTAL BICYCLE SPACES REQUIRED: 21 SPACES

BUILDING SETBACKS:
 FRONT: 25 FT
 SIDE: 25 FT
 REAR: 25 FT

LANDSCAPE BUFFER:
 NORTH: NO BUFFER REQUIRED
 SOUTH: NO BUFFER REQUIRED
 EAST: 10 FT/0.2 OPAQITY
 WEST: 15 FT/0.4 OPAQITY

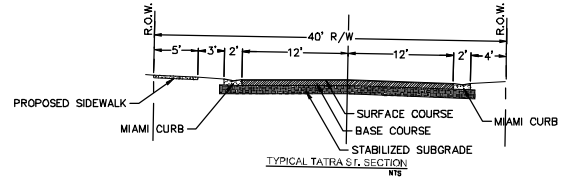
- FIRE SYSTEM NOTES:**
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.1).
 - A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCIES IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
 - A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
 - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK (NFPA 1, 16.1.3.1.3).
 - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
 - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2" IN. NFPA 1, 18.5.7.
 - HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTOR IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
 - ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH, NFPA 1, 18.2.2.2.

OPEN SPACE
 REQUIRED OPEN SPACE: 2.99 ACRES
 (25% OF THE SITE GROSS AREA):
 PROVIDED OPEN SPACE: 3.37 ACRES (28.17%)



NUMBER OF DWELLING UNITS PER EXISTING BUILDABLE AREA	
TOTAL BUILDABLE AREA:	11.97 ACRES
ROW AREA:	0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS:	0 ACRE
EXISTING WETLANDS (PROPOSED TO BE MITIGATED):	6.75 ACRES
FLOODPLAIN AREA:	10.44 ACRES
EXISTING NET BUILDABLE AREA:	4.99 ACRES
MAX. DENSITY:	10 UNITS/ACRE
NUMBER OF DWELLING UNITS	10 UNITS/ACRE * 4.99 ACRES = 49 UNITS

NUMBER OF DWELLING UNITS PER PROPOSED BUILDABLE AREA	
TOTAL BUILDABLE AREA:	7.23 ACRES
ROW AREA:	0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS:	0 ACRE
PROPOSED WETLANDS:	0.30 ACRE
FLOODPLAIN AREA:	4.44 ACRES
EXISTING NET BUILDABLE AREA:	7.00 ACRES
MAX. DENSITY:	10 UNITS/ACRE
NUMBER OF DWELLING UNITS	10 UNITS/ACRE * 7.00 ACRES = 70 UNITS



THE DEVELOPMENT WILL FOLLOW ALL SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS. FINAL LAYOUT AND DENSITY MAY BE REDUCED TO MEET DRAINAGE AND FLOOD REQUIREMENTS

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 201 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
 PHONE: (407) 888-6511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 149303006
 CHRISTOPHER C. LEPPER
 PROFESSIONAL ENGINEER
 LICENSE NO. 149303006
 DATE: 05/20/2025

KHA PROJECT: 149303006
 DATE: 05/20/2025
 SCALE: AS SHOWN
 DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []

TATRA MULTI-FAMILY DEVELOPMENT PLAN
 FLORIDA
 SEMINOLE COUNTY
 SHEET NUMBER
DP 1.0

Always call 811 two full business days before you dig to have underground utilities located and marked.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 2050 TATRA STREET LOCATED IN SEMINOLE COUNTY; REZONING THE PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE R-3A (MULTIPLE FAMILY DWELLING) 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 Tatra Townhomes Rezone, dated August 11, 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) to R-3A (Multiple Family Dwelling)

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

ORDINANCE NO. 2026-

SEMINOLE COUNTY, FLORIDA

accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon filing with the Department.

ENACTED this 11TH day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH ½ OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE (S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FL,
TOGETHER WITH
LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLRODIA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.

**SEMINOLE COUNTY
DENIAL DEVELOPMENT ORDER**

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"
See attached "Exhibit B" – Boundary Survey

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

A. FINDINGS OF FACT

Applicant: Chris Leppert
Kimley-Horn and Associates, Inc.
Orlando, FL 32801

Project Name: TATRA TOWNHOMES - REZONE

Requested Development:

Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a proposed seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.

The findings reflected in the record of the August 11, 2026 Board of County Commissioners meeting are incorporated in this Order by reference.

A. CONCLUSIONS OF LAW

Based on the competent, substantial evidence received at the hearing, the Board of County Commissioners finds the request is not consistent with the Comprehensive Plan, specifically Policies TRA 1.3.3 and TRA 2.3.5, and does not meet the applicable portions of the Land Development Code, specifically Sections 20.7 and 35.1, as well as the County's adopted Engineering Manual, specifically Sec. 1.11.1 (A), because the development proposes access off of Tatra St, which is a does not comply with Seminole County right-of-way width standards. The proposed development does not demonstrate how Tatra St, a County local road, will be brought up to County standards

at the time of development. Therefore; the road is not anticipated to be adequate width to accommodate for the proposed development and poses a hazard to public safety and welfare.

DECISION

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

Done and Ordered on the date first written above.

By: _____
Andria Herr, Chairman
Board of County Commissioners

Exhibit A

Legal Description:

THE NORTH ½ OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION,
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TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.

Community Meeting – Tatra Residential Project

2050 Tatra St, Oviedo, FL 32765

Seminole County, Florida

St. Luke's Church & School

2021 W. State Rd. 426, Oviedo, FL 32765

February 27, 2026

6:00 p.m. – 8:00 p.m. Meeting

Attendees: Chris Leppert (Kimley-Horn and Associates)
Michael Ghobrial (Kimley-Horn and Associates)
Ana De Stefano (Kimley-Horn and Associates)
Jeffrey Wyckoff (Altman Development) – Attended remotely
Patricia Sidlik (Community Member)
Matt Roberts (Community Member)
AJ Leupold (Community Member)
Larry Jordan (Community Member)
Clay Archey (Community Member)
Kelly Coyle (Community Member)
LaDonna Rossow (Community Member)

Michael: Purpose of Meeting

- Rezoning of an existing (A-1) ±11.97 AC site to (R-3A) consistent with Seminole County Comprehensive Plan (MDR - medium density residential).
- Community meeting held as part of Seminole County rezoning process (described as a required step prior to BCC).
- The purpose was to present early project details, explain the rezoning request, and gather community questions and concerns to be documented for the county submission and meeting minutes.

Michael: Presented Project Overview

- Site: Parcel on Tatra St (access currently via Chapman Road).

- Requested Rezoning: from A-1 Agricultural to R-3A Residential (Medium Density Residential / MDR).
- Kimley-Horn identified as the current consultant team at this stage; additional consultants expected after rezoning approval.

Jeffrey: Stakeholder and Roles Clarified

- Developer company identified: Altman Development (spelled out A-L-T-M-A-N).
- Jeff Wyckoff offered to provide direct contact information via the engineering team.

Open Floor/Questions & Comments

1. What does A-1 mean?

Response: A community participant suggested "1 unit per acre," but this was not confirmed in-meeting.

2. Community raised questions about R-3A density, stormwater plan, including potential unit counts and whether the request could allow greater density (including discussion about clustering and higher density concepts).

Response: Kimley-Horn stated stormwater and other site constraints typically consume ~15–20% of land area (general experience statement) and that appropriate on-site stormwater management facilities will be developed to avoid affecting adjacent parcels.

3. Clarification of the entitlement process requested (community described steps such as DRC, Community Meeting, Planning & Zoning, Board of County Commissioners adoption).

Response: Community meetings are required prior to DRC per county checklist/code (as described).

4. Request to reschedule or hold another meeting with better audio and/or with county staff present.

Response: County staff are generally present at public hearings (BCC), not typically at community meetings. Kimley-Horn added that while an additional meeting could be held, this meeting would still be submitted to the county.

5. DRC Timing and next steps?

Response: Kimley-Horn stated process will follow county requirements as set forth in code. Submittal of community meeting minutes and next meeting targeted for early March was discussed.

6. How will residents be notified of future meetings?

Response: Next major public input occurs at Board of County Commissioners meeting; additional notices will occur per county process.

7. How many people were notified about this meeting?

Response: The notification radius is determined by Seminole County requirements based on the size of the subject property. For this site, the required radius was 1,500 feet, and notices were sent accordingly.

8. Product Type: Townhomes vs Apartments vs Single-Family?

Response: Altman stated that the project most likely will be townhomes.

Is there any possibility in the future for the rezoning to be changed to allow low-income apartments?

Response: Altman will follow what the market dictates.

9. Community asked whether R-3A implies townhomes, apartments, or single-family, and if this will be for rent or for sale.

Response: Rent versus for-sale has not yet been determined; the project could proceed as either option, but not a mix. The final decision will be based on market conditions at the time of development.

10. What is the primary project that Altman develops?

Response: Developer noted Altman has built a variety of products historically, with the last few years being mostly multi-family/apartments projects.

11. Why townhomes instead of single-family homes?

Response: Current market conditions indicate stronger demand for townhomes compared to single-family homes. Townhomes provide good quality housing for the community.

12. Why is the project proposing townhomes when there are already many in the area, some of which appear slow-selling? Residents expressed concerns about oversaturation, possible impacts on property values, and that rental townhomes could function like a multi-family community.

Response: Seminole County's Future Land Use (FLU) Map designates this area as MDR, which allows for R-3A residential development such as townhomes. This designation reflects the County's long-term land-use planning for the area.

13. What is a Future Land Use Map?

Response: the County's comprehensive plan for development and anticipated capital improvement projects for infrastructure.

14. Is there a feasibility study that demonstrates market demand for townhomes, and confirms that the area can support the number of units? If so, can the community access it?

Response: Kimley-Horn does not prepare market feasibility studies and is not a requirement for the rezoning process; this analysis may be part of the developer's internal due diligence process in deciding where and what to develop/construct.

15. A community member requested access to any such documentation and clarification on how the public could obtain it.

Response: Comprehensive plan is public record and can be found on the county's website. Can these documents be provided directly? As the community has to pay to access them.

Response: Kimley-Horn stated can provide the rezoning submittal package.

16. Did the project request any variances as part of this application?
Response: None requested at this stage; rezoning only. Team stated that future design will comply with county requirements.
17. Residents raised concerns about the potential need to import fill and how this could impact drainage on neighboring properties. They also noted existing low-lying areas and the cumulative effects of nearby fill activities. How will these issues be addressed?
Response: The development team acknowledged these concerns and explained that drainage, fill requirements, and downstream impacts will be fully evaluated during the site development and permitting process. Stormwater systems will be designed to prevent adverse effects on adjacent properties.
18. Will a traffic study be required for the project, and what potential improvements or impacts will be required?
Response: A traffic study may be required, depending on county review, to evaluate methodology, the intersections to be analyzed, and any necessary off-site improvements. Examples of potential improvements discussed included adjustments to signal timing and possible turn-lane extensions.
19. Will the project impact the nearby county trail, and what will be the access point for the site?
Response: Any potential impacts to the nearby county trail will be reviewed as part of the transportation and site-planning process; however, no impacts to the trail are anticipated at this time. It was also clarified that the site currently has only one access point, which is via Tatra Street connecting to Chapman Road.
20. Does Tatra St connect to another street, or does it only connect to Chapman Rd?
Response: The only access is through Chapman Rd, but there are some right of ways that could be improved in the future by other developers.
21. Where will the project's sewer service be directed?
Response: The project will connect directly to the existing sanitary sewer pipe located on Chapman Road. From there, flows will be conveyed through the existing utility network to the Iron Bridge Water Reclamation Facility in accordance with established interlocal arrangements.
22. What would happen to the existing powerline?
Response: Existing powerline is not within the project limits and no changes are anticipated.
23. Can the community access the full application materials, submittals, and comment rounds for this project, rather than only a generic checklist?
Response: The application has already been submitted and has gone through multiple rounds of county comments. All project documents are public record, and the team offered to provide these materials by email.
24. Can an updated aerial picture of the project site be provided to the county?

Response: Seminole County already maintains updated aerials and all up-to-date information for all parcels within the county.

25. Will attendees receive a follow-up email summarizing the meeting?

Response: Yes. Kimley-Horn will send a follow-up email containing the list of questions captured during the meeting along with responses and next steps.

26. Can the community receive copies of the project's county submittals and comment rounds?

Response: Yes. Kimley-Horn will provide the available county submittals and comment rounds/responses.

27. Will meeting minutes be included in the county submission and shared with residents?

Response: Yes. Kimley-Horn will include the minutes in the package submitted to the county and will share them with the community as appropriate.

28. Can Altman Development provide information on recent product types?

Response: Altman Development may be able to provide additional information on similar development types.

29. Consider holding a second community meeting with improved audio and key stakeholders physically present, and/or request county participation (not guaranteed).

Response: A second community meeting is anticipated and will be coordinated based on Church schedule; however, county participation cannot be guaranteed.

30. Provide an explanation/response regarding market justification for townhomes and how rental vs for-sale will be determined.

Response: Additional clarification on market conditions and how the rental versus for-sale determination will be made as more information becomes available.

Meeting conclusion – Closing statements thanking residents for attending and providing input.

Community Meeting – Tatra Residential Project

2050 Tatra St, Oviedo, FL 32765

Seminole County, Florida

St. Luke’s Church & School

2021 W. State Rd. 426, Oviedo, FL 32765

April 21, 2026

6:00 p.m. – 7:00 p.m. Meeting

Attendees: Chris Leppert (Kimley-Horn and Associates)
Michael Ghobrial (Kimley-Horn and Associates)
Jordon Munizzi (Geo-Technology Associates)
Patricia Sidlik (Community Member)
Matt Roberts (Community Member)
Larry Jordan (Community Member)
Clay Archey (Community Member)
Kelly Coyle (Community Member)
LaDonna Rossow (Community Member)
Steve Lehenbauer (Community Member)

Chris: Introduction and Purpose of the Meeting

- Follow-up community meeting was held in response to feedback from the prior meeting.
- Applicant stated that the prior meeting satisfied Seminole County’s community meeting requirement but elected to hold an additional meeting to address outstanding questions.
- Purpose was to provide updated information on the rezoning request, review submitted materials, and document community questions and concerns.

Chris: Presented Project and Rezoning Overview

- Requested rezoning from A-1 (Agricultural) to R-3A (Residential).
- Property designated MDR (Medium Density Residential) on Seminole County Future Land Use Map.
- R-3A zoning allows a maximum of 10 dwelling units per net buildable acre.

- Conceptual development plan presented illustrating approximately 70 attached townhome units on 7 developable acres.
- Applicant emphasized the plan is conceptual only and represents a maximum density / worst-case scenario, not a final design.

Chris: Application Status and Schedule

- Initial community meeting held: February 27, 2026.
- Latest rezoning submittal to Seminole County: March 30, 2026.
- Anticipated Planning & Zoning hearing: June 3, 2026 (tentative).
- Anticipated Board of County Commissioners hearing: July 14, 2026 (tentative).
- Dates are estimated and subject to county scheduling.

Chris: Technical Studies and Documents Submitted

- Rezoning application and fees.
- Boundary and topographic survey.
- Environmental review identifying wetlands on the north and south portions of the property.
- Conceptual development plan.

Chris: Environmental and Stormwater Discussion

- Wetlands were identified on the northern and southern portions of the site.
- Development is proposed outside the wetland areas.
- Wetland impacts would require mitigation in accordance with Florida and Seminole County regulations.
- Portions of the site are identified as within a county-mapped floodplain (not FEMA-designated).
- Floodplain mitigation would require:
 - a. Raising finished floor elevations above the floodplain
 - b. Providing compensating storage to prevent off-site impacts
 - c. Proposed compensating storage areas are conceptual and intended to handle stormwater and floodplain requirements.

Open Floor/Questions & Comments

1. Was the prior community meeting notice incorrectly dated, and does that affect compliance?

Response: Seminole County's requirement is that a community meeting be held at least 20 calendar days prior to a scheduled public hearing. The meeting did occur within that timeframe. County staff did not indicate the date discrepancy invalidated the meeting.

2. Where are wetlands located on the site?

Response: Wetlands were identified on the north and south portions of the property. Development is proposed outside these areas. Any wetland impact would require mitigation per state and county regulations.

3. Will wetlands be mitigated or removed?

Response: Any wetland impacts would require mitigation in accordance with County and State regulations.

4. Are floodplains present, and how will floodplain impacts be handled?

Response: Portions of the site are within a county-mapped floodplain (not FEMA-designated). Buildings must be constructed above flood elevations, and compensating storage will be required to prevent off-site impacts.

5. Is compensating storage required for wetlands?

Response: Compensating storage is required for floodplain impacts, not specifically for wetlands, though design considerations may overlap.

6. How will stormwater be managed, and where will drainage flow?

Response: Stormwater will be managed on site through improved retention and compensating storage areas. The project will be designed to ensure no adverse off-site runoff impacts.

7. Is the site plan final?

Response: No. The plan is conceptual and intended to demonstrate what could be developed under R-3A zoning. Final design occurs after rezoning approval.

8. Why show 70 units instead of fewer units?

Response: The plan demonstrates the maximum density allowed to avoid presenting a lower density that could later be increased.

9. What product type is proposed (townhomes vs apartments)?

Response: The conceptual plan shows attached townhomes, potentially two-story. R-3A zoning does not allow apartment-style density without additional rezoning.

10. Is the project proposing apartments?

Response: No. Apartment-style density would require a different zoning classification (R-4).

11. Can more units be added later through final engineering?

Response: No increase in units beyond the allowed density is permitted without a new rezoning application and public review process.

12. Could the property be rezoned again in the future?

Response: Any property may be rezoned in the future; however, doing so would require a new application, community meetings, and hearings before Planning & Zoning and the BCC.

13. Traffic concerns on Chapman Road and surrounding roadways

Response: A Traffic Impact Analysis (TIA) would be required following rezoning approval. Any off-site improvements identified (turn lanes, signal timing, roadway modifications) must be completed prior to development.

14. Can developers pay fees instead of completing required traffic improvements?

Response: No. Identified traffic improvements must be constructed; they cannot be bypassed through concurrency payments.

15. Will turn lanes or signal improvements be required?

Response: This will be determined through the Traffic Impact Analysis during site development review.

16. What is the concern regarding Tatra Street right-of-way width?

Response: County staff indicated a 50-foot right-of-way may be required. The project survey currently shows approximately 40–42 feet. This issue is under review and awaiting county direction.

17. Will sidewalks be required along Tatra Street or Chapman Road?

Response: Sidewalk requirements are typically evaluated during site development review and may be included as conditions of approval.

18. Where does stormwater drain today?

Response: The site is a split drainage basin with water flowing both north and south via existing culverts, ditches, and pipes.

19. Will fill impact neighboring properties?

Response: Stormwater systems and compensating storage will be designed to prevent off-site impacts.

20. What standards determine flood modeling?

Response: Seminole County standards using 10, 25, and 100-year storm events.

21. How were neighbors notified of the meeting?

Response: The notification radius is determined by Seminole County based on property size. Notices were sent per county requirements.

22. Why request R-3A instead of other zoning types?

Response: R-3A is consistent with the Comprehensive Plan and avoids a plan amendment.

23. Will meeting materials and information be emailed to residents?

Response: Yes. Meeting materials and follow-up information will be distributed via email.

24. When and where can residents provide further public comment?

Response: Residents may provide public comment at both the Planning & Zoning hearing and the Board of County Commissioners hearing.

25. What happens if county staff does not support the application?

Response: The applicant may request placement on the Planning & Zoning agenda; however, approval without staff support is less likely. Withdrawal is an option to avoid denial.

26. Is a variance being requested for right-of-way width?

Response: No formal variance requested at this time; the issue is under staff review.

27. Is county staff present at community meetings?

Response: County staff typically participate at public hearings (P&Z and BCC), not at community meetings.

Meeting Conclusion - Thanked attendees for their time and input, acknowledged community concerns, and stated that follow-up correspondence would be provided.

Tatra Street Residential

Seminole County parcel ID number 16-21-31-5CA-0000-0550

REQUEST: REZONE FROM **A-1** TO **R-3A**

R-3A

Sec. 30.4.8. - R-3 and R-3A Multiple-Family Dwelling Districts.



30.4.8.1 Zone Description: These Districts are composed of certain medium- to high-density residential areas, plus open areas, where it is likely and desirable to extend such type of development. Due to the higher-than-average concentration of persons and vehicles, these districts are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets.

30.4.8.2 Density regulations.

- (a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:
 - (1) A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or
 - (2) A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.

30.4.8.3 R3, R3-A - General Provisions and Exceptions.

- (a) Development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any site plan approval.
- (b) Accessory uses may be located at the edge of the complex to serve residents provided that they are clearly subordinate and ancillary to the primary use.
- (c) Personal services uses, designed primarily for the occupants of the complex, such as, day care centers, beauty and barber shops, and health clubs, may be approved for the complex at time of zoning approval. However, such uses shall be limited to complexes of one hundred (100) or more units and shall not be permitted until fifty (50) percent or more of the dwelling units are completed. Any uses other than those approved at the time of zoning approval, must be approved by the Planning and Development Division Manager.
- (d) Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.
- (e) Within condominium projects, deed covenants shall be required to insure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful, and attractive living environment and to prevent the occurrence of blight and deterioration of the individual units within the complex.
- (f) Prior to the issuance of building permits, a complete site plan of the project shall be submitted to the Planning and Development Division for approval. Detailed site plan shall indicate: location of buildings, parking spaces, driveways, streets, service areas, walkways, recreation facilities, open areas, and landscaping.
- (g) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits.
 - (1) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.

[\(Ord. No. 2024-02, § 7\(Exh. B\), 1-9-24\).](#)

REZONING SCHEDULE

- 2-27-2026 - 1st Community Meeting
- 3-30-2026 - Latest Submittal for County review
- 4-21-2026 - 2nd Community Meeting
- 6-3-2026 (est.) - Planning and Zoning (P&Z) Meeting
- 7-14-2026 (est.) - Board of County Commissioners (BCC) Meeting

REQUIRED ATTACHMENTS

INTAKE SUBMITTAL

- Application
- Application fee
- Concurrency fee (PD Final Development Plan as an Engineered Site Plan only)
- Ownership Disclosure form (Add'l documentation required if the property owner is a trust or corporation)
- Owner Authorization Form (Required if the applicant and/or consultant is not the property owner)
- Detailed narrative of amendment (PD Major/Minor Amendment only)

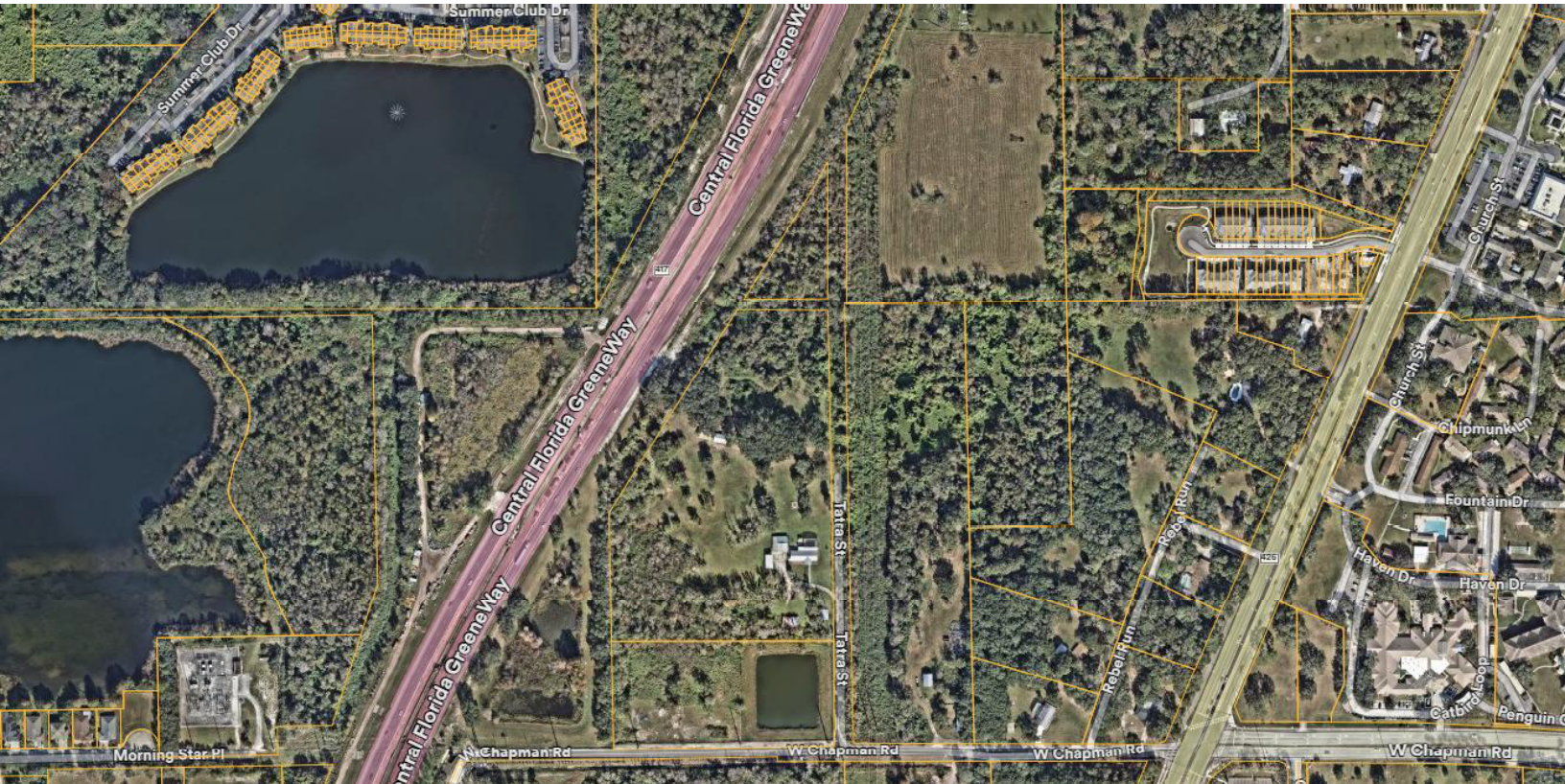
ONLINE SUBMISSION

- Concurrency [application](#) (PD Final Development Plan as an Engineered Site Plan only)

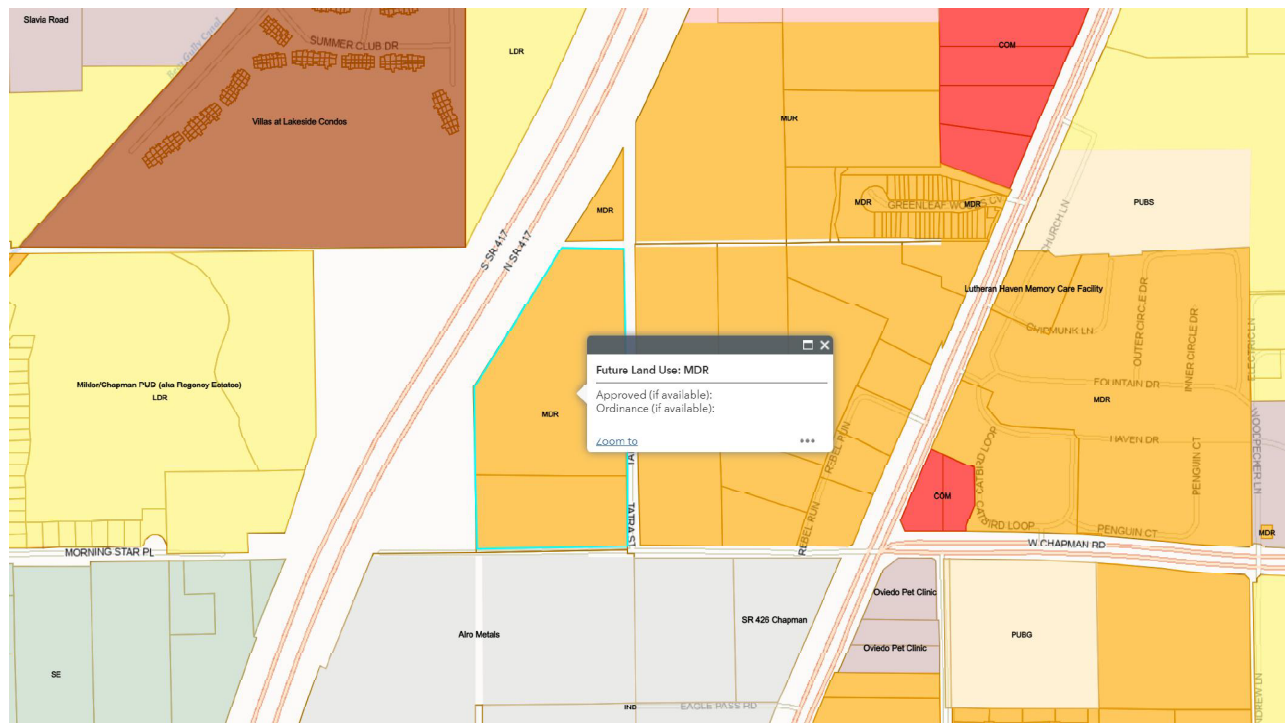
E-PLAN UPLOAD

- Arbor application (PD Final Development Plan as an Engineered Site Plan only)
- Signed and sealed boundary survey
- School Impact Analysis (Contact Jordan Smith 407-320-0168)
- Approved Traffic Methodology letter from Public Works Engineering, if applicable
- Attachment "A" and all supporting documents (Future Land Use Amendments only)
- Traffic Impact Analysis (Projects generating 50 or more peak hour trips)
- Draft Developer's Commitment Agreement in Microsoft Word format (PD Final Development Plan only)
- Draft Development Order in Microsoft Word format (Rezone to PD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 and Myrtle St only)
- Master Development Plan including a public facilities and services analysis summary shown on the plan in a table with supporting data provided separately (PD Rezone & Master Development Plan only)

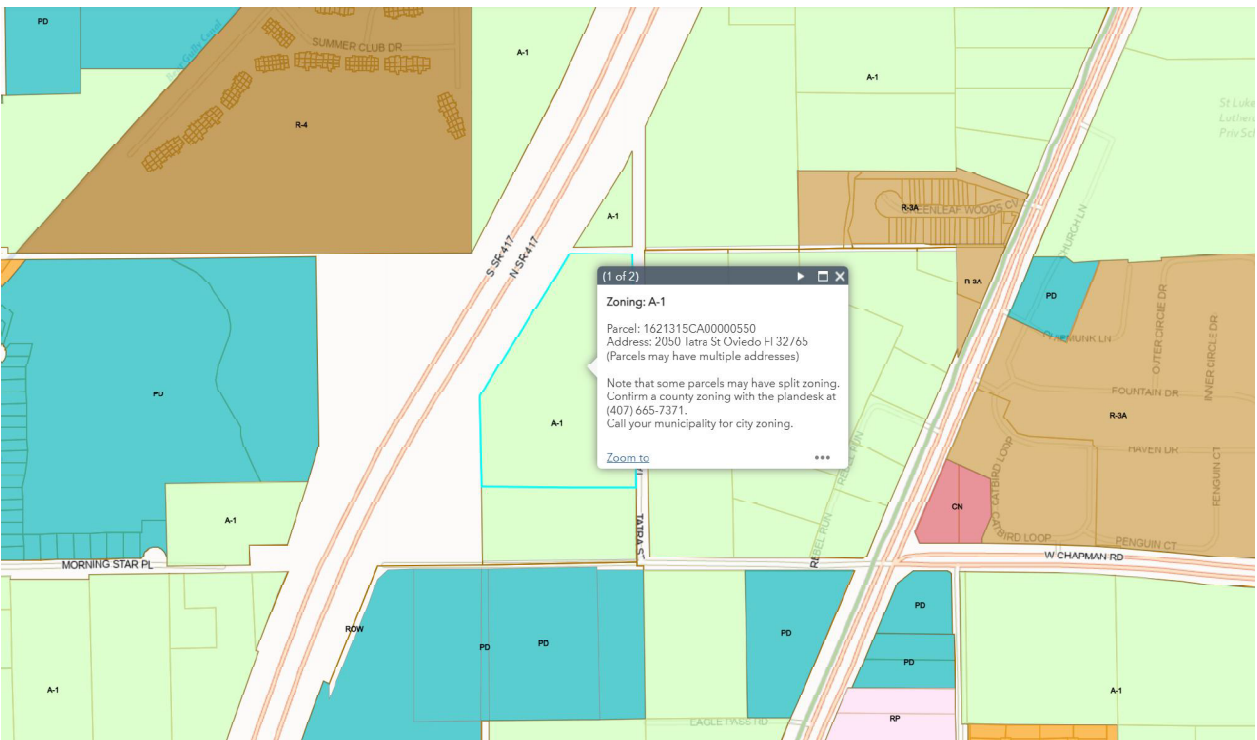
EXISTING CONDITIONS (11-22-2025)



SEMINOLE COUNTY FUTURE LAND USE

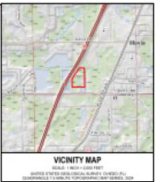


SEMINOLE COUNTY ZONING MAP



BOUNDARY AND TOPO SURVEY





- GENERAL INFORMATION**
1. ALL INFORMATION ON THIS MAP WAS OBTAINED FROM THE FOLLOWING SOURCES:
 - 1.1. AERIAL PHOTOGRAPHS
 - 1.2. FIELD SURVEY DATA
 - 1.3. SOIL SURVEY DATA
 - 1.4. USGS TOPOGRAPHIC MAPS
 - 1.5. STATE OF FLORIDA DEPARTMENT OF REVENUE (DOR) RECORDS
 - 1.6. OTHER RELEVANT RECORDS
 2. THIS MAP WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) FOR THE CLIENT, TATRA STREET DEVELOPMENT, LLC. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP FOR THE PURPOSES OF THE PROJECT. THE CLIENT HAS ADVISED THAT THE INFORMATION PROVIDED ON THIS MAP IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF.
 3. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE MANUAL OF PRACTICES FOR THE PROFESSION OF SURVEYING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
 4. THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE MANUAL OF PRACTICES FOR THE PROFESSION OF SURVEYING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
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- LEGEND**
- Subject Property
 - Surrounding Property Boundaries
 - Existing Gravel Drive
 - Wetland Field Marker (As Of August 21, 2020)
 - Delineated Wetlands (As Of August 21, 2020)
 - Previously Delineated Wetland Lines
 - USDA Soil Lines
 - 5' Contour
 - 10' Contour

SOILS TABLE

SOIL	NAME	SYMBOL	CLASSIFICATION	PERCENTAGE	AREA (ACRES)	PERCENTAGE
1	CLAY	CL	UPLAND	100	19.00	100
2	CLAY	CL	WATER	100	19.00	100
3	CLAY	CL	WATER	100	19.00	100
4	CLAY	CL	WATER	100	19.00	100

GTA GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

1000 UNIVERSITY BLVD
SUITE 100
GAINESVILLE, FL 32609
TEL: 352-336-1111
WWW.GTAFLORIDA.COM

REVISED WETLAND DELINEATION PLAN
2050 TATRA STREET
OWIEDO, FLORIDA 32765
SEMINOLE COUNTY PARCEL ID 16-21-31-SCA-6880-0330

SCALE: 1 INCH = 50 FEET

NORTH

1. Pre-Application

The applicant should first review the [County's Comprehensive Plan](#) and [Land Development Code](#) to determine whether the proposal meets all of the County's requirements and is consistent with trends of existing development. Prior to submitting an application for rezoning, the applicant is urged to prepare a preliminary development proposal to discuss with planning staff. [Pre-Application meetings](#) are also available, should an applicant wish to be advised by the [Development Review Committee \(DRC\)](#).

2. Application Submittal

Once a proposal has been prepared, a completed rezoning application package is submitted via email to eplandesk@seminolecountyfl.gov, via postal mail, or in person. The applicant may also choose to concurrently submit an application for a [Future Land Use \(FLU\) Amendment](#). Where a rezoning is perceived to generate an impact on the surrounding neighborhood or community, the applicant is further urged to hold an information meeting or open house to inform the affected public of the proposal.

[Fee Summary](#)

[Application and Attachment Documents](#)

3. Application Distribution and Sufficiency Review

An application is determined to be "sufficient" when it contains the following information:

4. Comments Document (COMDOC)

Following distribution and review of a proposed rezoning application, a Comments Document (COMDOC) is sent to the applicant, which outlines staff comments. The COMDOC also identifies the preliminary list of technical requirements for the development to proceed, which may include infrastructure improvements, issuance of applicable permits, etc. The scheduled meeting date, time and location for discussion of the proposal by the DRC is also indicated.

5. Development Review Committee (DRC) Meeting

Following delivery of the COMDOC to the applicant, County staff meets as a technical review team to discuss issues and respond to questions by the applicant.

6. Planning & Zoning Commission / Local Planning Agency Public Hearing

The [County's Planning and Zoning Commission](#) / Local Planning Agency (P&Z / LPA) consists of volunteer, unpaid members appointed by the [Board of County Commissioners \(BCC\)](#) to advise on planning and land development matters.

Approximately 15 days in advance of the public hearing, a notification letter detailing the rezoning request is sent to all property owners within a minimum of 500 feet of the property under consideration, and a legal ad explaining the same is published in the Orlando Sentinel.

Any affected party may submit comments or testify at the public hearing. The applicant is strongly encouraged to attend the public hearing to present and respond to public concerns regarding the proposal. After receiving staff's written recommendations and input from both the applicant and the affected public on the rezoning application, the P&Z / LPA makes a recommendation to the BCC. If the P&Z / LPA does not support the application, the applicant may revise the proposal to respond to the concerns identified during the P&Z / LPA public hearing.

7. Board of County Commissioners (BCC) Public Hearing

Approximately 15 days in advance of the public hearing, a notification letter detailing the rezoning request is sent to all property owners within a minimum of 500 feet of the property under consideration, and a legal ad explaining the same is published in the Orlando Sentinel.

After the P&Z considers the rezoning application, its recommendation is forwarded by staff to the BCC for decision. The BCC considers the rezoning application and may reject, approve, or conditionally approve the development proposal based on recommended changes. Should conditions be imposed in association with the rezoning, they are reflected in a development order.

8. Amendment to the Official Zoning Map

If the rezoning application is approved by the [BCC](#), an ordinance effecting the change is executed by the Chairman of the BCC and forwarded to the [Florida Department of Economic Opportunity](#) within 10 days from the decision date. Also, the development order associated with the rezoning is executed first by the applicant and subsequently by the Chairman before it is forwarded to the Land Records Division for recording.

The official zoning map is then revised to reflect the newly approved amendment. With the exception of PUD / PCD zoning, which requires a two-step zoning process, all proposed development allowed by the zoning amendment must then proceed through the subdivision / site plan review process.

COUNTY COMMENTS

Planning and Development

1. Community Meeting Procedures Section 30.3.5.3
Community Meeting Procedures - SCLDC Section 30.3.5.3
Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.
Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.

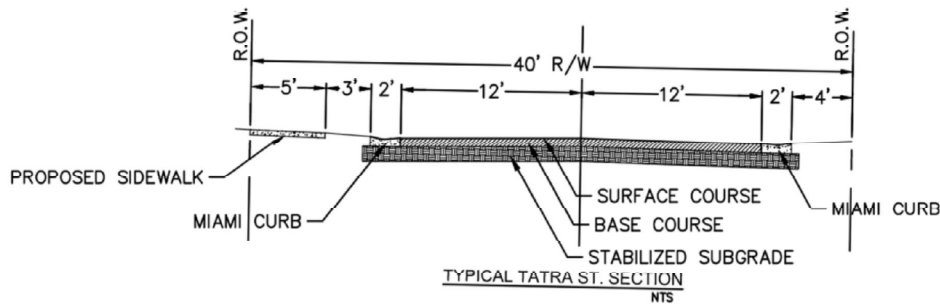
Response: A community meeting was held on February 27th, 2026. Meeting minutes were recorded and are included with this submittal. Please see "Community Meeting Notes and Minutes - KH.pdf", "Sign-in Sheet 02.27.26.pdf", and "USPS Certificate of Mailing 2026-02-11.pdf".

Public Works – Engineering

1. The 40' ROW is still not sufficient. The code is a minimum of 50' and with the drainage that is needed to be addressed even more ROW may be needed.

Response: The survey has been revised to show 40' ROW for Tatra Lane. See the revised survey, document "BOUNDARY-TOPO-TREE Survey.pdf". Also, please see the

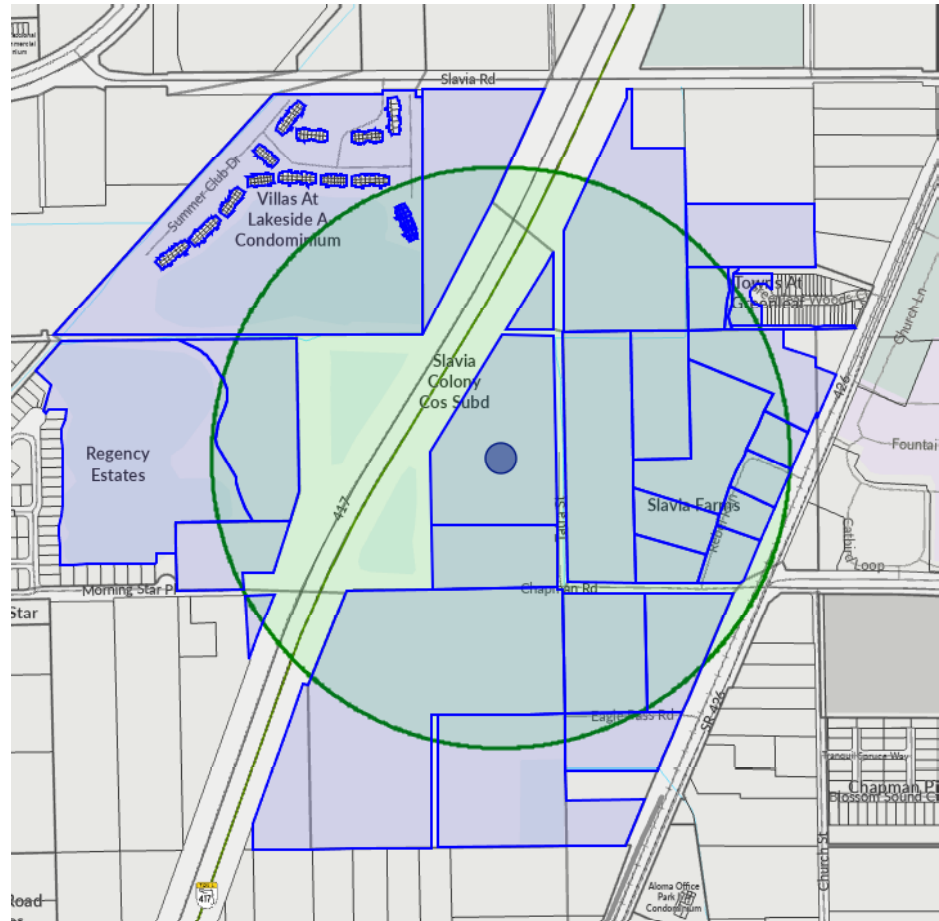
Tatara St. typical section on the enclosed development plan, DP1.0, for the proposed 40 ft ROW.

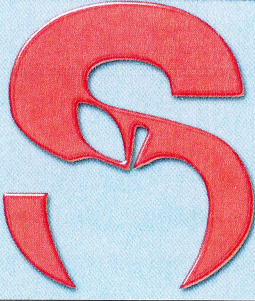


2. The flood compensation has not been addressed. The site is as low as 29.2' and most of the site is below the flood elevation per your model except where the existing structures are located. While this is a rezone it could be a substantial impact to the property. Please provide an analysis showing how this will be addressed. Also, put a note on the plan stating that the development will follow all seminole county and sjrwmd stormwater requirements. Also, add a note that final layout and density may be reduced to meet drainage and flood requirements.

Response: A flood compensation area is provided for the proposed development, and the notes have been added. Please see the revised site plan.

SEMINOLE COUNTY PROPERTY APPRAISER - MAILING LABELS (1,500 FT RADIUS)





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

[Handwritten Signature]
5/20/25

To: Kelly and Teresa Coyle
Hal H. Kantor, Esq. *407-418-6326 *Hal.Kantor@lowndes-law.com

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

Date: May 20, 2025 **REVISED**

RE: 25-05 SIA Tatra St. Townhomes

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 MUD of +/- 11.97 acres generally located at 2050 Tatra St. **within the jurisdiction of Oviedo, FL.** The applicant is requesting a **maximum of 118 Single Family Attached Units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 16-21-31-5CA-0000-0550

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-4	CSA M-3	CSA H-4
CAPACITY	1,581	1,259	2,386
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	1,513	1,060	2,243
AVAILABLE CAPACITY	68	199	143
SCALD RESERVATIONS TO DATE	185	83	197
Tatra St. Townhomes	13	6	8
REMAINING CAPACITY	✘ (130)	✔ 110	✘ (62)

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 table below indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated would not be able to be accommodated without exceeding the adopted Levels of Service (LOS) **for the currently zoned (shaded) elementary and high 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	
	Evans	Rainbow	CSA E-4	Stenstrom E2	Red Bug E5
CAPACITY	891	690	1,581	955	863
3-YEAR PROGRAM CAPACITY	-		-		
ENROLLMENT	786	727	1,513	696	806
AVAILABLE CAPACITY	105	(37)	68	259	57
SCALD RESERVATIONS TO DATE	77	108	185	6	18
Tatra St. Townhomes	13	-	13	-	-

REMAINING CAPACITY	15	(145)	(130)	253	39
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MIDDLE SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Tuskawilla		CSA M-3		
CAPACITY	1,259		1,259		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	1,060		1,060		
AVAILABLE CAPACITY	199	-	199	-	-
SCALD RESERVATIONS TO DATE	83		83		
Tatra St. Townhomes	6	-	6	-	-

REMAINING CAPACITY	110	-	110		
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HIGH SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Lake Howell		CSA H-4	Oviedo H2	Hagerty H1
CAPACITY	2,386		2,386	2,829	2,661
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	2,243		2,243	2,313	2,451
AVAILABLE CAPACITY	143	-	143	516	210
SCALD RESERVATIONS TO DATE	197		197	182	26
Tatra St. Townhomes	8	-	8	-	-

REMAINING CAPACITY	(62)	-	(62)	334	184
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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%

Topic: Tatra Townhomes Rezone PZ25-2000006

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

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

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

Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a seventy (70) unit townhome development on approximately 11.97 acres, located on the west side of Tatra St, north of W Chapman Rd.

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

- Yes.
- No.

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

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

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
 If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
 If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**

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

N/A

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

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

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

N/A

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

N/A



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0453

Title:

Mission BBQ Special Exception - Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 0.57 acres, located on the south side of W Lake Mary Boulevard, east of Sun Drive; BS2025-06 (William Leahy, Applicant) District 4 - Lockhart (**Kaitlyn Apgar, Senior Planner**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes, Development Services Director

Contact/Phone Number:

Kaitlyn Apgar/ 407-665-7377

Background:

The Mission BBQ establishment currently operates an existing bona fide restaurant and requests the Special Exception in order to serve beer and wine for on-site consumption. A bona fide restaurant is considered an establishment where the majority of sales and profit is from the serving of meals and not from the serving of alcoholic beverages, per Seminole County Land Development Code (SCLDC) Sec. 30.6.6.2 (a) (1). The restaurant is part of the existing ETOR PD (Planned Development) shopping center and is identified in the PD as Lot 2 of Tract D. The subject site is a permitted restaurant consisting of 2,871 square feet of indoor space and 289 square feet of outdoor seating. The hours of operation are Monday through Saturday from 11:00 am to 9:00 pm, and Sunday from 11:30 am to 8:00 pm.

Sec. 30.6.6.2 (b) of the SCLDC requires that any establishment selling alcoholic beverages for consumption on-premise shall maintain a minimum separation distance of 1,000 feet (air-line measurement) from lot line of the establishment to the nearest lot

line of the school. The subject property is approximately 501 feet from the closest school known as the Arbor School of Central Florida, and thus does not meet the 1,000-foot separation from schools as required.

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 Commissioners may approve the request if it is determined that the use requested:

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

The subject property is within an established shopping plaza where there are other restaurants and commercial uses of similar nature. The requested Special Exception for an alcohol license is consistent with the commercial nature of the area and is ancillary to the property's function as a bona fide restaurant. The permitted uses in the ETOR PD include C-2 (General Commercial) uses which are comprised of businesses that provide services, supplies, and commercial activity that do not necessarily seek independent locations generally along major thoroughfares. The subject property is completely surrounded by other commercial properties, thus no adverse impact to any residential development is anticipated. The current development is adhering to buffer requirements of the Lake Mary Boulevard Gateway Overlay in order to promote consistency and to ensure the roadside is developed consistent with the intent of the scenic gateway standard.

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

The establishment is located within an existing shopping center, where traffic patterns and calculations have already been performed to support the commercial use. The site gains access via the internal drive aisle that connects to Sun Drive, thus reducing any curb cuts onto a main arterial. Adequate parking meeting SCLDC standards is currently being provided onsite for the bona fide restaurant; therefore, the alcoholic beverage establishment is not expected to have an undue adverse effect on existing traffic patterns, movements, and

volumes.

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

The subject property has a Future Land Use designation of Commercial. Pursuant to the Seminole County Comprehensive Plan, the purpose and intent of this designation is to provide 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. The Commercial Future Land Use permits alcoholic beverage establishments with Special Exception approval. This property is located on W Lake Mary Boulevard, a principal arterial roadway, within the urban area of Seminole County; and therefore, is consistent with the Seminole County Comprehensive Plan.

(4) Will not adversely affect the public interest:

The ETOR PD allows uses permitted within the C-2 (General Commercial) district, where alcoholic beverage establishments are allowed with the granting of a Special Exception. Within this planned shopping center and along the W Lake Mary Boulevard corridor exist numerous restaurants that serve alcohol. The subject property is not in proximity to residentially developed areas but is accessible via an arterial roadway to promote service to the population. This area is considered a major commercial node and the ancillary serving of alcohol by a bona fide restaurant is considered customary in practice.

Community Meeting

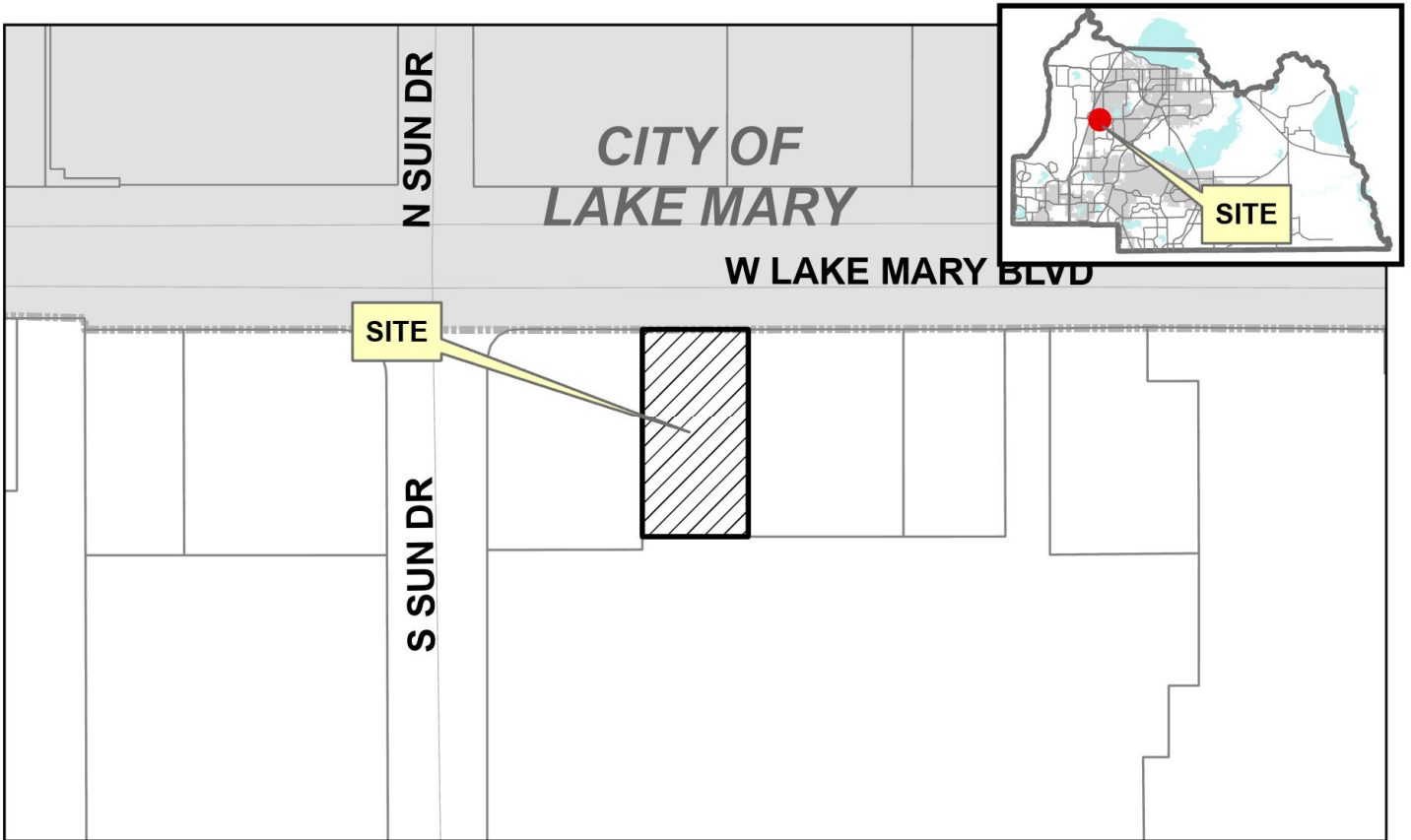
In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on May 1st, 2026. Details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners approve the Special Exception and 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 Commission finds the request meets the identified portions of the

Land Development Code and recommends the Board of County Commissioners approve the Special Exception and associated Development Order to allow, with conditions, a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district on 0.57 acres, located on the south side of W Lake Mary Boulevard, east of Sun Drive.



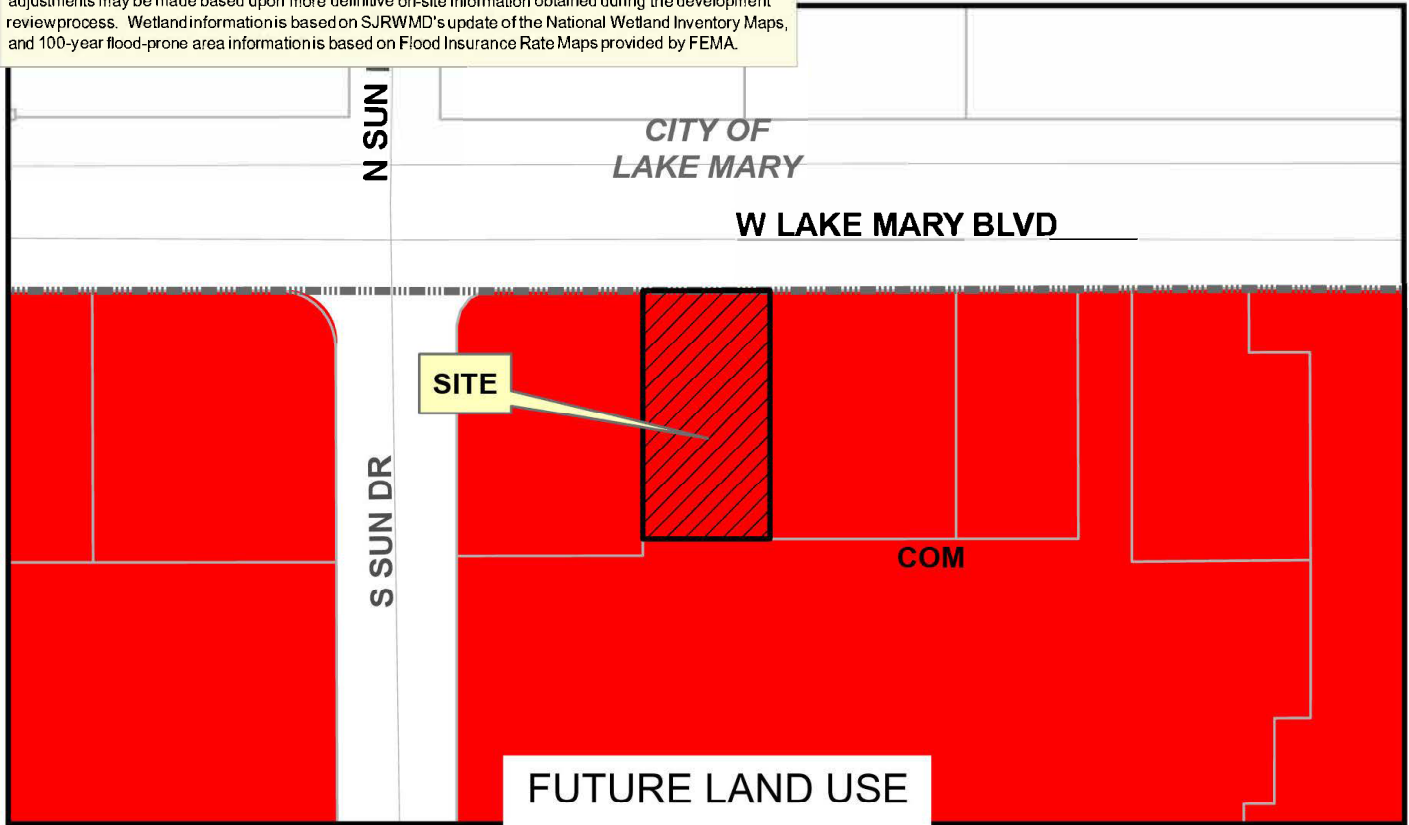
Project Name: Mission BBQ Special Exception
 Applicant Name: William Leahy
 Project Number: BS2025-006
 Parcel ID: 18-20-30-511-0000-0040
 Project Address: 4335 W Lake Mary Blvd. Lake Mary, FL

Parcels



Winter 2025 Color Aerials

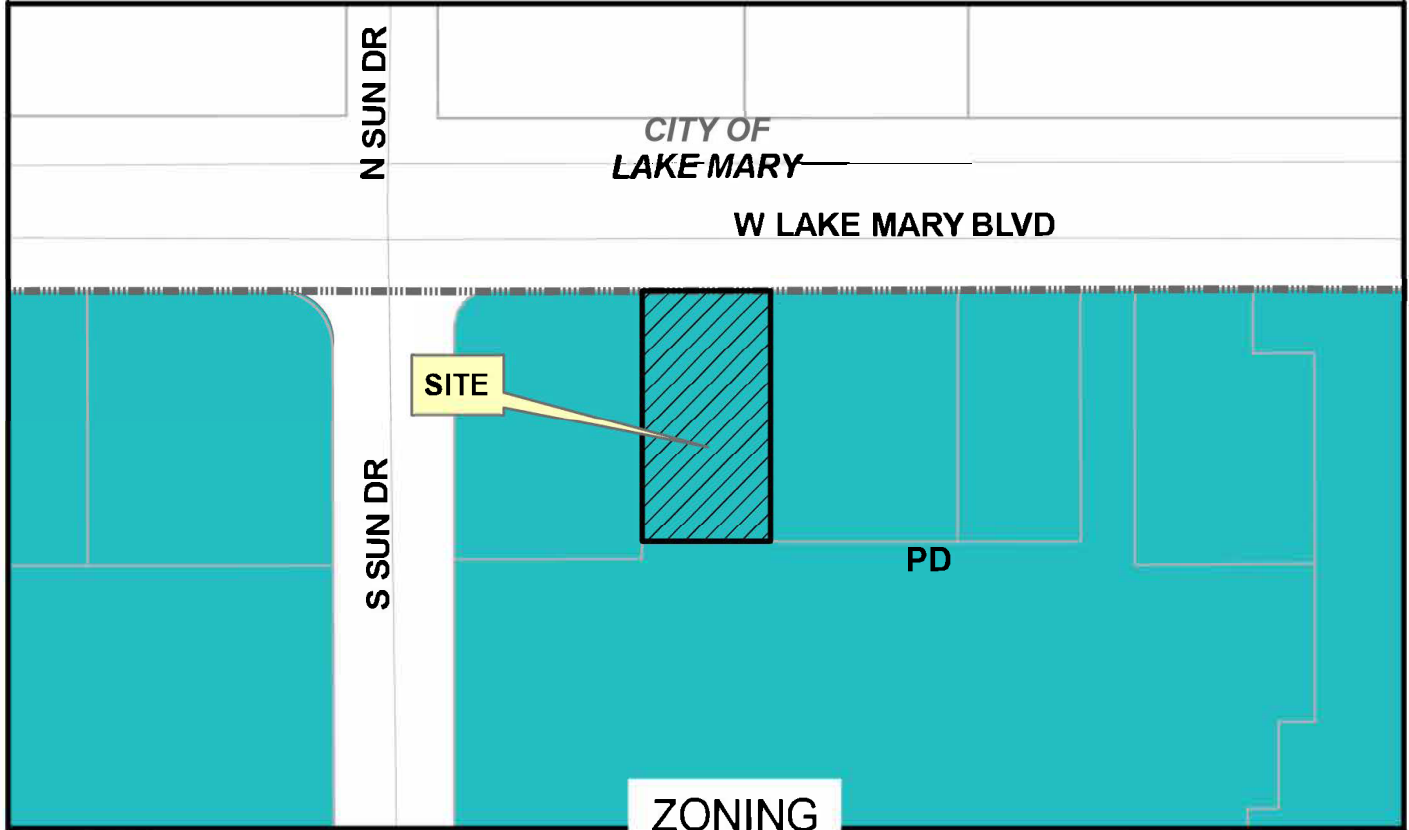
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



■ COM

Project Name: Mission BBQ Special Exception
Applicant Name: William Leahy
Project Number: BS2025-006
Parcel ID: 18-20-30-511-0000-0040
Project Address: 4335 W Lake Mary Blvd. Lake Mary, FL

FLU: COM
Zoning: PD



■ PD

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

THE WESTERN 85.00 FEET OF LOT 4, AND THE EASTERN 30.00 FEET OF LOT 5, GREENWOOD AT LAKE MARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 67, OR THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

A. FINDINGS OF FACT

Property Owner: WILLIAM LEAHY
621 SW 8 AVE
FORT LAUDERDALE, FL 33315

Project Name: MISSION BBQ - SPECIAL EXCEPTION

Requested Development:

Consider a Special Exception to allow a restaurant within 1,000 feet of a school to obtain an alcohol license in the PD (Planned Development) district.

The findings reflected in the record of the August 11, 2026, Board of County Commissioner’s meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee ordinances, to the extent that such requirements are not inconsistent with this Development Order.

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

- a. The Special Exception granted applies only to the restaurant as depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- b. The layout of the proposed use is required to be consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. No building or outdoor area associated with the Special Exception may be increased without approval from the Board of County Commissioners. The total building area is 2,871 square feet and the outdoor seating area is 289 square feet.
- d. Closing hours and procedures must comply with Seminole County Code Section 15.17(b).
- e. The development must continue to comply with the ETOR PD requirements as stated in Development Order 90-1047 and the associated Developer's Commitment Agreement.
- f. The use or operation of any outdoor sound amplification device is prohibited, except as may be authorized through approval under the temporary exemption or special event provisions of the SCLDC. Indoor amplification of sound must comply with Chapter 165 Noise Control in the Seminole County Code of Ordinances.

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

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

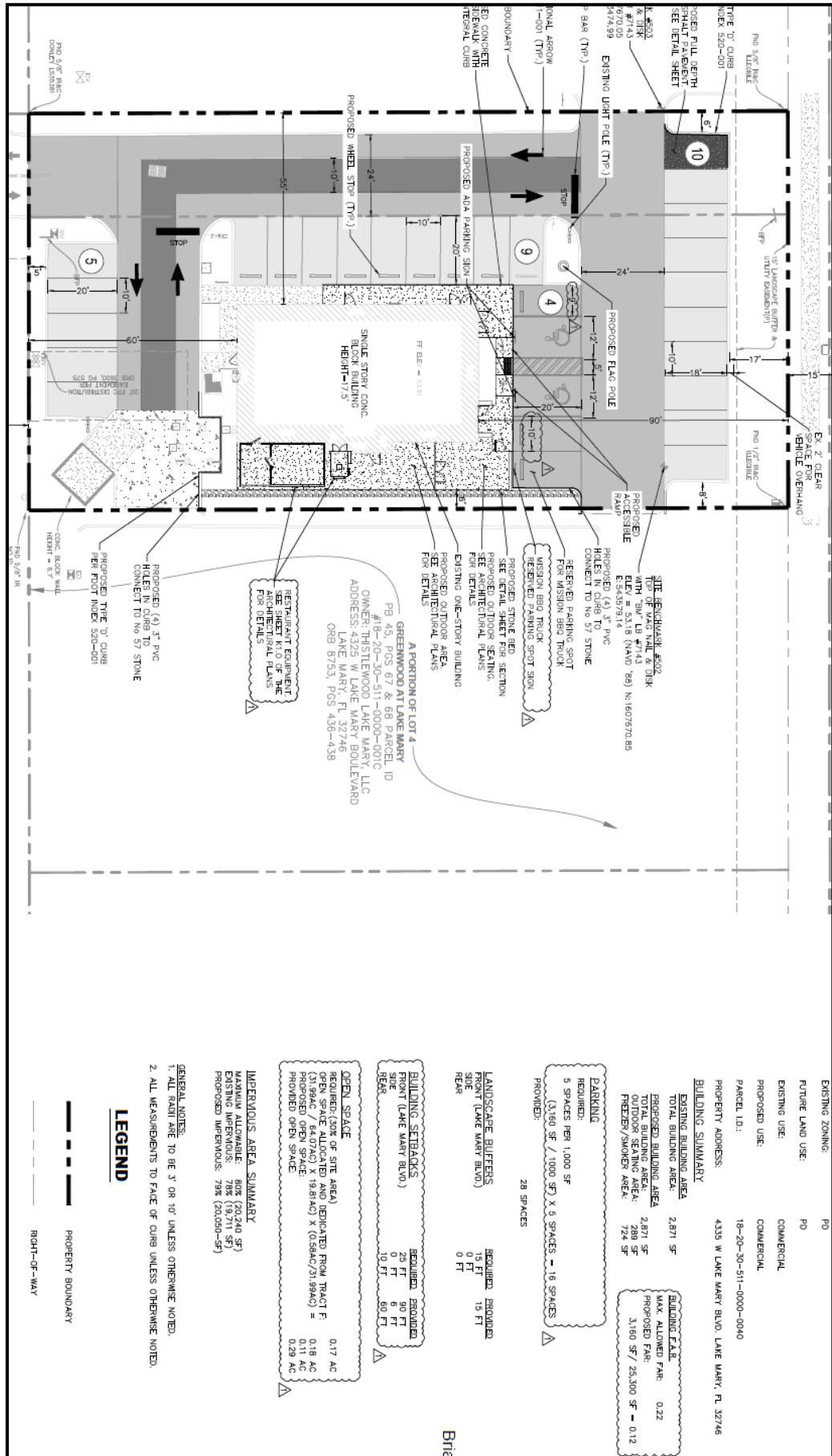
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

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

Done and Ordered on the date first written above.

By: _____
ANDRIA HERR, CHAIRMAN
Board of County Commissioners

EXHIBIT A



A PORTION OF LOT 4
 GREENWOOD AT LAKE MARY
 PB 45, PGS 67 & 68 PARCEL ID
 #18-20-30-511-0000-001C
 OWNER: THISTLEWOOD LAKE MARY, LLC
 ADDRESS: 4329 W LAKE MARY BOULEVARD
 LAKE MARY, FL 32746
 ORS 9753, PGS 436-438

RESTAURANT EQUIPMENT
 ARCHITECTURAL PLANS
 FOR DETAILS

PROPOSED (4) 3" PVC
 HOLES IN CURB TO
 CONNECT TO NO. 57 STONE

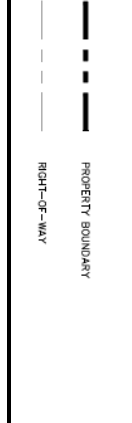
PROPOSED TYPE 'D' CURB
 PER FDOT INDEX 520-001

CONC. BLOCK WALL
 HEIGHT = 3' 0"

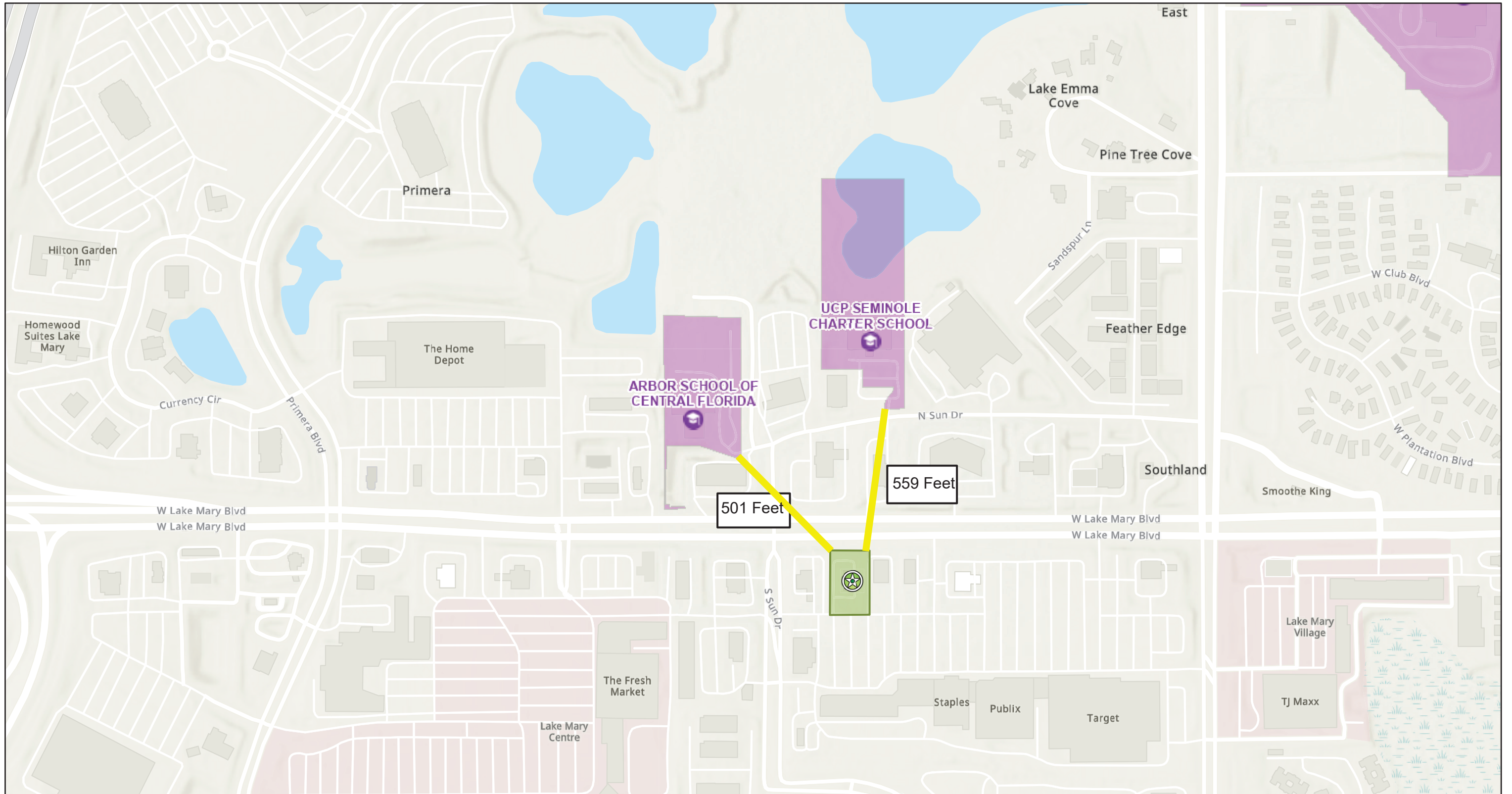
EXISTING ZONING:	PD
FUTURE LAND USE:	PD
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
PARCEL I.D.:	18-20-30-511-0000-0040
PROPERTY ADDRESS:	4339 W LAKE MARY BLVD, LAKE MARY, FL 32746
BUILDING SUMMARY	
EXISTING BUILDING AREA:	2,871 SF
PROPOSED BUILDING AREA:	2,871 SF
TOTAL BUILDING AREA:	2,871 SF
OUTDOOR SEATING AREA:	289 SF
TRAILER/SMOKE AREA:	729 SF
BUILDING F.A.R.	
MAX. ALLOWED F.A.R.:	0.22
PROPOSED F.A.R.:	0.12
PROPOSED F.A.R.:	3,160 SF / 25,300 SF = 0.12
PARKING	
REQUIRED:	5 SPACES PER 1,000 SF
PROVIDED:	(3,160 SF / 1,000 SF) X 5 SPACES = 16 SPACES
LANDSCAPE BUFFERS	
REQUIRED:	15 FT
PROVIDED:	15 FT
BUILDING SETBACKS	
REQUIRED:	20 FT
PROVIDED:	20 FT
OPEN SPACE	
REQUIRED (30% OF SITE AREA)	0.17 AC
PROVIDED (30% OF SITE AREA)	0.18 AC
REQUIRED (30% OF SITE AREA)	0.18 AC
PROVIDED (30% OF SITE AREA)	0.20 AC

GENERAL NOTES:
 1. ALL RABT ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
 2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND



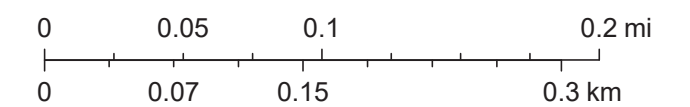
Mission BBQ- School Separation from Alcoholic Beverage Establishment



6/5/2026, 9:58:05 AM

1:5,000

- School Locations Parcels
- School Locations





SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771
(407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV
www.seminolecountyfl.gov

**ALCOHOL LICENSE
SEPARATIONS FORM**

The closest church is 1,268 **feet, whose parcel ID is** 07-20-30-518-0000-0020

Churches shall be no closer than 1,000 feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.

The closest school is 501 **feet, whose parcel ID is** 07-20-30-518-0000-0020

Public, private and parochial schools shall be no closer than 1,000 feet air-line measured from lot line of the alcoholic beverage establishment to the nearest lot line of the school.

If this establishment is in a planned shopping center, the following does NOT apply:

The closest residential property is _____ **feet, whose parcel ID is** _____

Residential property shall be no closer than 500 feet measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.

If this establishment is in a planned shopping center, the following does NOT apply:

The closest residential property is _____ **feet, whose parcel ID is** _____

Residential property shall be no closer than 100 feet measured from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.

If this establishment is in a planned shopping center, the following does NOT apply:

The closest like establishment is _____ **feet, whose parcel ID is** _____

Like establishments shall be no closer than 500 feet from another like establishment measured between building entrances along the shortest possible line lying entirely within public right-of-way.

AGENDA

Beer & Wine Special Exemption License Meeting

1. Welcome & Purpose

Introductions(Deborah Maine & Vietnam Veteran Billy Moore)

Objective: Review and discuss eligibility for Beer & Wine Special Exemption License for Mission BBQ Lake Mary.

2. Overview of Business Model

Core focus: Veteran and First Responders. Proudly Serve those who serve
Guest experience centered around meals, conversations, and camaraderie.
Alcohol offered as a complement to dining.

3. Alcohol Sales Data & Impact

Most stores account Alcohol sales being less than 1% of total revenue
Alcohol functions more as a “condiment” to the meal rather than a primary product.

4. Service Approach & Controls

Responsible service practices in place
Ongoing staff training on alcohol awareness and compliance
ID verification and adherence to all local/state regulations

5. Community & Operational Impact

No increase in noise, traffic, or disturbances related to alcohol service
Family-friendly dining environment maintained
Alignment with community standards and expectations

6. Compliance & Commitment

Commitment to maintaining alcohol sales at minimal levels
Willingness to comply with any conditions tied to the exemption
Ongoing monitoring of alcohol sales percentage

7. Questions & Discussion

Open floor for feedback or concerns



CHARTER PROP INC
 1201 W INTERNATIONAL PKWY
 #102
 LAKE MARY, FL 32746-1408

WARDLUP SELF STORAGE INC
 200 EQUITY INVESTMENT SERVICES
 BLDG 100 PHILIPS BLVD STE 100
 ORLANDO, FL 32819-7215

FRANCO, UD LLC
 210 ALEX KING
 RD BOX 81
 CRESSKILLS, NY 11648-0081

LAKE MARY STATION LLC
 1700 NORTH LAKE DR
 DUNWOODY, GA 30340-1900

LAKE MARY POOL LLC
 800 WEREY PARKS OPERATING
 #1000 1000

600ft
 -81 35885 28 75935 Degrees

<p>TREASURE BUILDER LLC 1894 OAKBROOK DR LONGWOOD, FL 32779-3133</p>	<p>CHIP MARY POOH LLC C/O ANDREWS, KE 2424 RIDGE RD ROCKWALL, TX 75087-5116</p>	<p>VISION BBQ</p>
<p>TRUIST BANK 101 N CHERRY ST 4TH FL WINSTON SALEM, NC 27101-4009</p>	<p>THISTLEWOOD LAKE MARY LLC C/O KLEIMAN, STEVEN PO BOX 2234 MT PLEASANT, SC 29465-2234</p>	
<p>MC DONALD'S RESTAURANTS OF FLA 110 N CARPENTER ST ATTN DEPT 027 REAL ESTATE TAX CHICAGO, IL 60607-4106</p>	<p>PUBLIX SUPER MARKETS INC C/O EXPENSE PAYABLE LEASE TEAM PO BOX 32018 LAKELAND, FL 33802-2018</p>	
<p>HEALTH 2050 LLC 2311 S ATLANTIC AVE NEW SMYRNA, FL 32169-3321</p>	<p>LAKE MARY STATION LLC 11501 NORTHLAKE DR CINCINNATI, OH 45249-1669</p>	
<p>LAKE MARY MEDICAL COMPLEX CONDO ASSN INC 1632 N RONALD REAGAN BLVD LONGWOOD, FL 32750-3401</p>		
<p>OVATION PROP INC 1301 S INTERNATIONAL PKWY #102 LAKE MARY, FL 32746-1409</p>		
<p>BRIARCLIFF SELF STORAGE INC C/O EQUITY INVESTMENT SERVICES 7575 DR PHILLIPS BLVD STE 390 ORLANDO, FL 32819-7216</p>		
<p>PENUEL CO LLC C/O ALEX KWEI PO BOX 81 GREENVALE, NY 11548-0081</p>		
<p>LAKE MARY STATION LLC 11501 NORTHLAKE DR CINCINNATI, OH 45249-1669</p>		
<p>LAKE MARY POOH LLC C/O LERETA/TEXAS OPERATIONS PO BOX 35605 DALLAS, TX 75235-0605</p>		



MEETING INVITATION



May 1st, 2026



6P - 7P



4335 W Lake Mary Blvd



Deborah Maine
GM/OP

Mission BBQ Lake Mary is honored to serve this community every day. As we apply for a Special Exception for a Beer and Wine license, we invite you into our restaurant for a brief overview of who we are. We remain committed to being a respectful, responsible neighbor. We appreciate your consideration and continued support.



More Information : **407-930-9575**

Proudly Serving those who Serve



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0486

Title:

Kentucky Street Special Exception - Request for a Special Exception for a proposed 143-foot communication tower and four (4) variances to the required separation distance from properties with existing single family use, located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive; Z2025-15 (Mary Doty Solik, Applicant) District 5 - Herr (**Annie Sillaway, Principal Planner**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Mike Rhodes - Development Services Director

Contact/Phone Number:

Annie Sillaway/407-665-7936

Background:

The Applicant is requesting approval of a Special Exception to construct a 143-foot monopole communication tower designed to accommodate up to three wireless carriers. The property has a Future Land Use designation of Higher Intensity Planned Development - Airport and is zoned A-1 (Agriculture). The subject property is approximately 1.67 acres meeting the minimum required lot size and lot width of the A-1 zoning district. The Applicant proposes to place the communication tower in the northeast corner of the vacant site.

A Special Exception is required for communication towers within the A-1 zoning district. The Special Exception request shall be evaluated for compliancy with all applicable sections of the Seminole County Land Development Code (SCLDC), including but not limited to, Sec. 30.6.7.3 - Communication Antennas/Towers Performance Standards, and Sec. 30.6.7.4 - Communication Antennas/Towers Design Criteria.

Pursuant to Sec. 30.6.7.3, communication towers must maintain a minimum separation

distance (from existing single family residential uses) of 200 feet or 300 percent of the height of the tower, whichever is greater, unless a variance is granted. Such variance may be approved upon findings that the proposed tower minimizes aesthetic impacts and remains compatible with surrounding properties. The proposed tower height of 143 feet requires a separation distance of 429 feet.

Four (4) variances are being requested from the required separation distance of 429 feet, measured from the outer extremity of the base of the communication tower to the property line of the parcel that has an existing single-family residential use. The tower is proposed to be located approximately 111 feet from the nearest property line of a residential use; the remaining three (3) residential parcels are located at a distance of 141 feet, 307 feet, and 308 feet from the base of the proposed communication tower. The applicant has obtained consent from all affected property owners for the reduced separation distance.

Federal and State Regulatory Framework

Telecommunication towers are regulated on the federal, state and local levels. The Federal Government regulates telecommunication towers through the Telecommunications Act of 1996 (“the Act”). Section 704 of the Act addresses the “Preservation of Local Zoning Authority.” This Section of the Act preserves the authority of state and local governments over zoning and land use matters with some limitations. Under the Act, local governments:

1. Must act on requests to construct towers in a reasonable time;
2. May not adopt or apply policies/regulations that have the effect of discrimination among wireless service facilities providers;
3. May not adopt or apply policies/regulations that prohibit or effectively prohibit the provision of personal wireless services;
4. May not deny a request to construct a facility on grounds that its radio frequency emissions would be harmful to the environment or to the health of residents if those emissions meet Federal Communications Commission standards; and
5. Must place any denials in writing and base them upon substantial evidence in the record.

With regard to State statutory limitations on local regulation of the siting of telecommunication towers, Section 365.172(13), Florida Statutes (2024) requires the following:

1. A local government’s regulations and review for wireless communications facilities may only address land development or zoning issues.

2. A local government may not impose any setback or distance separation requirement of a tower that exceeds the minimum distance necessary to satisfy the structural safety or aesthetic concerns that are to be protected by the setback or distance separation.
3. A local government may not require information on or evaluate a wireless provider's business decisions about its service, customer demand for its service, or quality of its service to or from a particular area or site, unless the wireless provider voluntarily offers this information to the local government.
4. A local government may not require information on or evaluate the wireless provider's designed service unless the information is directly related to an identified land development or zoning issue or unless the wireless provider voluntarily offers the information, such as evidence that:
 - a. No existing structure can reasonably be used for the antenna placement instead of the construction of a new tower.
 - b. Residential areas cannot be served from outside the residential area.
 - c. The proposed height of a new tower is necessary to provide the provider's designed service.
5. Local governments may regulate aesthetics, landscaping, land use-based location priorities, structural design, and setbacks, provided they do not conflict with the other statutory regulations.
6. A local government may exclude the placement of wireless communication facilities in a residential area or residential zoning district but only in a manner that does not constitute an actual or effective prohibition of the provider's service in that residential area or zoning district. If a wireless provider demonstrates to the satisfaction of the local government that the provider cannot reasonably provide its service to the residential area or zone from outside the residential area or zone, the local government and provider shall cooperate to determine an appropriate location for a wireless communications facility of an appropriate design within the residential area or zone.
7. Local governments may not require wireless providers to provide evidence of a wireless communication facility's compliance with federal regulations, except evidence of compliance with applicable Federal Aviation Administration requirements.

Criteria for a Special Exception

In reviewing special exception requests, SCLDC Section 30.3.1.5 (a) 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 meets the following criteria:

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

Staff Findings

- (2) The proposed 143-foot monopole communication tower would negatively impact the character of the surrounding residential area, and its encroachment is exacerbated by the minimal separation distance, as the tower would be only 111 feet from the nearest residential structure.

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

Staff Findings

The proposed tower generates de minimis levels of traffic.

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

Staff Findings

According to Seminole County Comprehensive Plan FLU Exhibit 36, telecommunications facilities are an allowable use within the Target Industry Uses associated with the Higher Intensity Planned Development - Airport (HIP AP) future land use designation.

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

Staff Findings

The proposed communication tower is not anticipated to adversely affect the public interest as a whole, however it will negatively affect those residential uses that it is in close proximity to due to the proposed tower not meeting the required distance separation. While the proposed tower's passive nature, limited activity, and minimal noise generation result in fewer potential effects on the public, it will still adversely affect the residents located closest to the tower as further discussed below.

- (6) Meets any special exception criteria described in Additional Use Standards under SCLDC Sec. Sec. 30.6.7. - Communication antennas/towers.

Staff Findings

- (a) Sec. 30.6.7.3 (Performance Standards for *Setbacks*) requires communication towers to meet the building setbacks for the existing zoning district, measured from the outer extremity of the base of the tower to the property line of the parcel on which it is located.
- The proposed placement of the tower meets the required side yard and rear yard setbacks, and the subject site meets the minimum lot size as required for the A-1 zoning district.
- (b) Sec. 30.6.7.3 (Performance Standards for *Minimum Separation from Off-Site Uses/Designated Areas*) requires communication towers to maintain a minimum separation distance from existing single family residential uses of 200 feet or 300 percent of the height of the tower, whichever is greater, unless a variance is granted. The distance shall be measured from the outer extremity of the base of the tower to the nearest property line of the residential use.
- The communication tower must maintain a separation distance of 429 feet from any property containing an existing residential use. The proposed location of the tower does not comply with the required 429-foot separation distance from four (4) adjacent residential properties. As a result, the Applicant is requesting a variance from the minimum separation requirement as part of the Special Exception application.
- (c) Sec. 30.6.7.3 (Performance Standards for Minimum Separation between Communication Towers) requires communication towers to maintain a separation distance radius of 1,500 feet from other existing towers. The separation distances shall be measured by drawing or following a straight line between the GPS coordinate of the center of the existing or permitted communication tower and the proposed GPS coordinate of the center of the proposed communication tower as depicted on a site plan of the proposed tower.
- The Applicant has provided a location plan to show that the proposed communication tower does not encroach into the distance separation based on the GPS coordinates.
- (a) Meets the following Additional Use Standards 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
 - (ii) Is not highly intensive in nature; and

- (iii) Is compatible with the concept of low-density rural land use; and
- (iv) Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

Staff Findings:

The subject property and the surrounding properties are currently zoned A 1 (Agriculture); however, the Higher Intensity Planned Development - Airport (HIP AP) future land use designation that applies to this area is not consistent with long term agricultural zoning. As growth progresses in the surrounding area; new development will align with airport related compatible uses rather than agriculture activities.

The proposed monopole communication tower is not considered a highly intensive use; as a passive facility with no regular daily traffic, noise, or on-site activity, the communication tower represents a low intensity use consistent with the intent of this criterion.

Staff Recommendation:

Staff finds that the proposed communication tower generally satisfies the Special Exception criteria of Section 30.3.1.5. However, because approval of the special exception is contingent upon approval of the associated variances, staff cannot support approval of the special exception unless the variances are approved.

If the Commission chooses to proceed with the approval of the variance request, staff requests that the Planning and Zoning Commission approves the Special Exception to the Board of County Commissioners as per the following motion:

Based on staff findings and evidence received at the hearing, the Planning and Zoning commission finds that the proposed Special Exception is not detrimental to the character of the area and will not adversely impact the public interest with the inclusion of the following Special Exception conditions:

1. The proposed communication tower is to be designed as a monopole and will not exceed 143 feet including antennas and lighting rod.
2. Any improvements and/or additions to the proposed tower shall be submitted for approval to the County.
3. No signage or advertising shall be permitted on the proposed tower unless otherwise required by law.
4. The proposed tower shall not be artificially lit, except to ensure human safety or as required by the Federal Aviation Administration (FAA), which the Applicant is providing for the Orlando Sanford Airport.

5. Prior to the issuance of Building Permits, the Applicant shall obtain approval of a Site Plan that meets all other applicable code requirements including Chapter 40 of the Land Development Code, from the Development Review Committee (DRC).
6. Any Special Exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners. (SCLDC 30.3.6)

Criteria for Variances:

The criteria for granting a variance from the minimum separation distance is found in Sec. 30.6.7.3 (b), Table 1 of the SCLDC. A variance may be granted if it is found that the aesthetic impacts of the tower are enhanced, that compatibility with abutting property owners is maintained, and the approval of the tower location would be consistent with and further the provisions of SCLDC Sec. 30.6.7.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT70SUDIRE_S30.1362LEPUIN.

Aesthetic Impacts per Section 30.6.7.3(b), Table 1:

The Applicant proposes a 143-foot monopole communication tower with a galvanized finish and an eight (8) foot tall opaque vinyl fence surrounding the equipment compound. Staff recognizes that a monopole design is generally less visually intrusive than lattice or guyed towers and that the galvanized finish reduces the visual mass of the structure. Staff also acknowledges that the surrounding area is characterized by airport-related and utility uses, including the City of Sanford Water Treatment Plant located north of the subject property.

However, the primary visual mitigation measure established by the SCLDC is the required separation distance between communication towers and residential uses. For a tower of the proposed height, the Code requires a minimum separation distance of 429 feet from existing residential properties. The proposed tower would be located approximately 111 feet, 141 feet, 307 feet, and 308 feet from the affected residential properties, resulting in reductions of approximately 74 percent, 67 percent, 28 percent, and 28 percent from the required separation distance.

While the proposed eight (8) foot tall opaque vinyl fence may effectively screen ground-mounted equipment and portions of the tower compound, it does not screen or reduce the visibility of the 143-foot monopole tower itself. Likewise, the galvanized finish and monopole design, while beneficial, do not substantially offset the visual impacts associated with locating the tower significantly closer to residential properties than contemplated by the Code.

Staff finds that the magnitude of the requested variance substantially diminishes the effectiveness of the visual buffer established by the 429-foot separation requirement.

The proposed mitigation measures are not proportional to the degree of separation reduction being requested and do not adequately compensate for the increased visual prominence of the tower from nearby residential properties.

Therefore, staff finds that the aesthetic impacts of the proposed communication tower have not been sufficiently enhanced or mitigated to support approval of the requested variance.

Compatibility with Abutting Property Owners per Section 30.6.7.3(b), Table 1:

Although the affected property owners submitted letters of support, staff finds the reduced separation distance remains inconsistent with the intended level of protection established by the Code. The separation requirement was adopted to ensure compatibility between communication towers and residential uses and to further broader public welfare objectives. While property owner support is a relevant consideration, it does not eliminate the compatibility concerns associated with reducing the required separation distance by the magnitude requested.

Additional provisions of SCLDC Section 30.6.7.1(b):

(1) To accommodate the growing need for communication towers.

Staff Findings:

Staff finds that the proposed communication tower would provide an additional location for wireless communication infrastructure within the County and therefore is generally consistent with the intent of accommodating communication towers.

(2) To encourage and direct the location of communication towers to the most appropriate locations considering sound planning and land use practices and to ensure compatibility between communication towers and abutting land uses.

Staff Findings:

Staff finds that the proposed tower location is not the most appropriate location considering the intent of this criterion. The Code requires a minimum separation distance of 429 feet from existing residential uses; however, the proposed tower would be located approximately 111 feet, 141 feet, 307 feet, and 308 feet from the affected residential properties. The degree of encroachment into the required separation distance substantially reduces the compatibility buffer established by the Code between communication towers and residential uses. Although the Applicant has obtained letters of support from the affected property owners, staff finds that the requested reduction does not fully satisfy the intent of promoting compatibility and appropriate tower siting.

(3) To protect residential areas and land uses from the potential adverse impacts of communication towers when placed at inappropriate locations or permitted without adequate controls and regulation.

Staff Findings:

Staff finds that the requested variance is inconsistent with the intent of protecting residential areas from potential adverse impacts associated with communication

towers. The required 429-foot separation distance serves as a protective measure intended to reduce the impacts of communication towers on nearby residential properties. The proposed tower would be located substantially closer to residential properties than contemplated by the Code, reducing the effectiveness of this protective buffer.

(4) To minimize adverse visual impacts through sound and practical design, siting, landscape screening, and innovative camouflaging techniques.

Staff Findings:

Staff finds that the proposal does not fully satisfy the intent of minimizing visual impacts. While the Applicant proposes an eight (8) foot tall opaque vinyl fence around the equipment compound, the fence provides screening only at ground level and does not mitigate views of the proposed 143-foot monopole tower. The required separation distance of 429 feet serves as the primary visual mitigation measure established by the Code. The proposed tower would be located approximately 111 feet, 141 feet, 307 feet, and 308 feet from the affected residential properties, representing reductions of approximately 74 percent, 67 percent, 28 percent, and 28 percent from the required standard. Staff finds that the proposed fencing is not proportional mitigation for the magnitude of the requested variance and does not adequately offset the increased visual prominence resulting from the reduced separation distance.

(5) To avoid potential damage to adjacent properties through sound engineering and planning and the prudent and careful approval of communication tower sites and structures.

Staff Findings:

Staff finds that the required separation distance established by the Code is intended, in part, to provide an additional buffer between communication towers and adjacent land uses. The requested variance would substantially reduce that separation distance from nearby residential properties. As a result, staff finds that the proposal does not fully further the intent of maintaining the level of separation contemplated by the Code for the protection of adjacent properties.

(6) To promote and encourage shared use of existing and new communication tower sites and towers as a primary option rather than construction of additional single-use towers.

Staff Findings:

The proposed communication tower is designed to accommodate up to three wireless carriers and therefore provides an opportunity for future co-location. Staff finds that the proposal is generally consistent with the intent of encouraging shared use of communication tower facilities.

(7) To evaluate current trends and projected areas of advancement relative to communication towers and the telecommunications industry.

Staff Findings:

Staff finds that the proposed monopole tower represents a conventional

communication tower design and does not conflict with this intent. This criterion is primarily a policy directive for the ongoing evaluation of communication tower regulations.

(8) To provide the County with information pertaining to enhanced and new uses of communication towers and related systems.

Staff Findings:

Staff finds that the Applicant has provided sufficient information to allow review of the proposed communication tower and associated variance request. This criterion does not directly affect the compatibility analysis associated with the requested separation distance variance.

The standard relative to variances as otherwise set forth in this Code may be considered in determining whether to approve a variance hereunder but shall not be determinative as to whether the variance may be granted.

Standard Variance Criteria per Section 30.43(3):

Pursuant to Sec 30.43 (3), SCLDC, any variance to the required separation distance between the proposed communication tower and an off-site use may be based on the following findings:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning classification:

Staff Findings:

While the proximity of surrounding residential properties limits placement options on the site, staff does not find that these circumstances are unique to the property or sufficiently distinguish it from other similarly situated properties within the same zoning classification.

2. That the special conditions and circumstances do not result from the actions of the applicant:

Staff Findings:

Staff finds that the need for the variance results from the Applicant's decision to locate the tower on a site that cannot accommodate the required separation distance from surrounding residential properties.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or

structures in the same zoning classification.

Staff Findings:

Granting the requested variance will not confer a special privilege upon the Applicant that is denied to other properties within the A 1 (Agriculture) zoning district. The SCLDC allows communication towers as a permitted use when all applicable separation, design, and compatibility standards are met, and it also provides a process for requesting relief through a variance when unique site conditions warrant consideration. Other similarly zoned properties with comparable circumstances would have the same opportunity to seek a variance under the same criteria. The Applicant is not being granted an exception outside the established regulatory framework; rather, the request is being evaluated through the same variance process available to all properties within the zoning classification.

4. That literal interpretation of the provisions of Chapter 30 would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification and would work unnecessary and undue hardship on the Applicant.

Staff Findings:

The literal interpretation of the provisions of Chapter 30 would not deprive the Applicant of rights commonly enjoyed by other properties in the same district. The property still has all the allowable uses within the A-1 district. The applicant is responsible for addressing whether or not denial of this request would result in an unnecessary and undue hardship.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Staff Findings:

The Applicant proposes to construct the communication tower in the northeastern portion of the site to maximize the separation distance from the four surrounding residential parcels. However, due to the proximity of these residential uses, the tower will still encroach into the required 429-foot separation distance, which directly triggers the need for a variance. The Applicant has obtained letters of support from all four adjacent residents located within the encroachment area. If the requested variance is not approved, the property retains reasonable economic use through other permitted uses allowed by the Future Land Use designation and zoning classification.

6. That the granting of the variance will be in harmony with the general intent and purpose of Chapter 30, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff Findings:

The granting of the variance would not be in harmony with the general intent and purpose of Chapter 30, because it would substantially reduce the separation distance established by the Code to promote compatibility and minimize visual impacts on residential properties. The requested variance would reduce the required separation distance by approximately 74 percent and 67 percent for the closest residential properties.

Staff finds that the proposed mitigation measures, including the monopole design and eight (8) foot opaque fence, are not proportional to the magnitude of the requested reduction. Therefore, approval of the variance would undermine the purpose of the separation requirement and would not be in harmony with Chapter 30.

Community Meeting

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on April 8, 2026; details of the community meeting have been provided in the agenda package.

Requested Action:

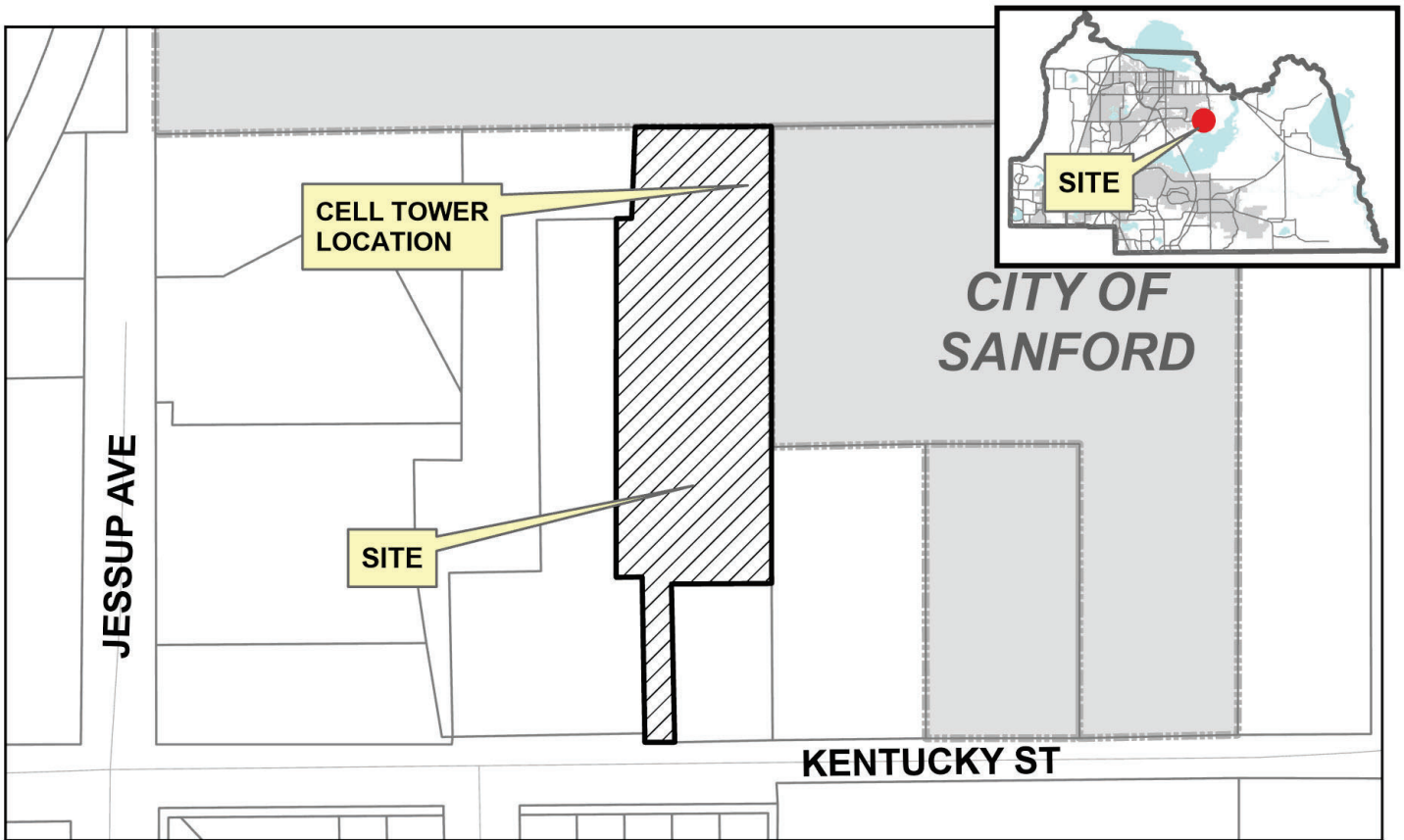
Staff requests that the Planning and Zoning Commission recommend that the Board of County Commissioners deny the requested variance due to the required separation distance between the proposed communication tower and existing residential development. Because the Special Exception is contingent upon approval of the variance, staff cannot support the Special Exception unless the variance is granted.

Staff recommends the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds that the requested variances do not satisfy the applicable criteria of the Seminole County Land Development Code, as presented by staff, and recommends denial of the requested variances. Because approval of the Special Exception is contingent upon approval of the variances, the Planning and Zoning Commission further recommends denial of the Special Exception.

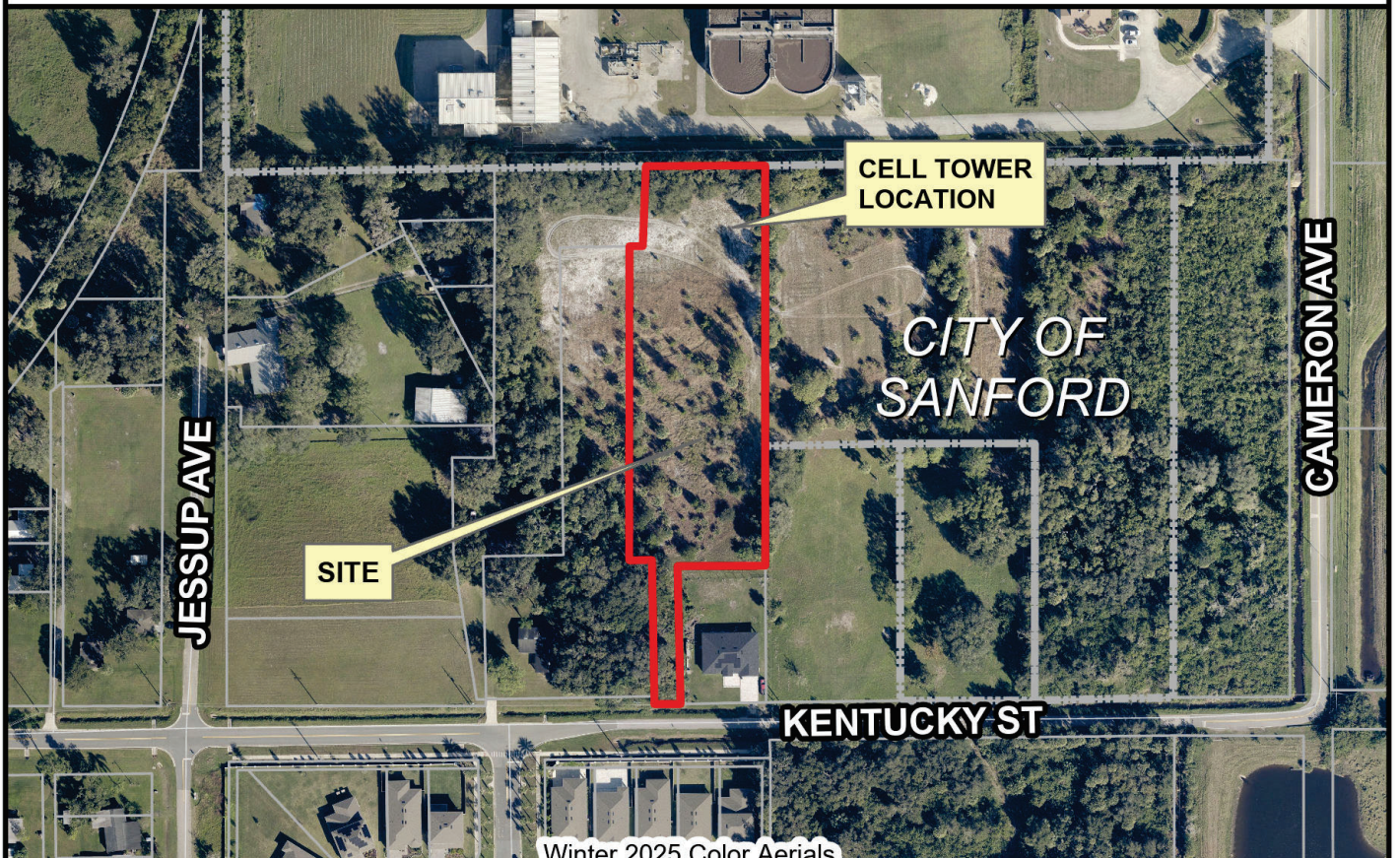
If the Commission chooses to proceed with the approval of the variances request, staff recommends the following motion:

Based on the testimony and evidence received at the hearing from the Applicant, the Planning and Zoning Commission finds that the request meets the identified portions of the Seminole County Land Development Code and Comprehensive Plan and recommends that the Board of County Commissioners approve the Variance and Special Exception for the communication tower located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive, contingent upon approval of the variance.



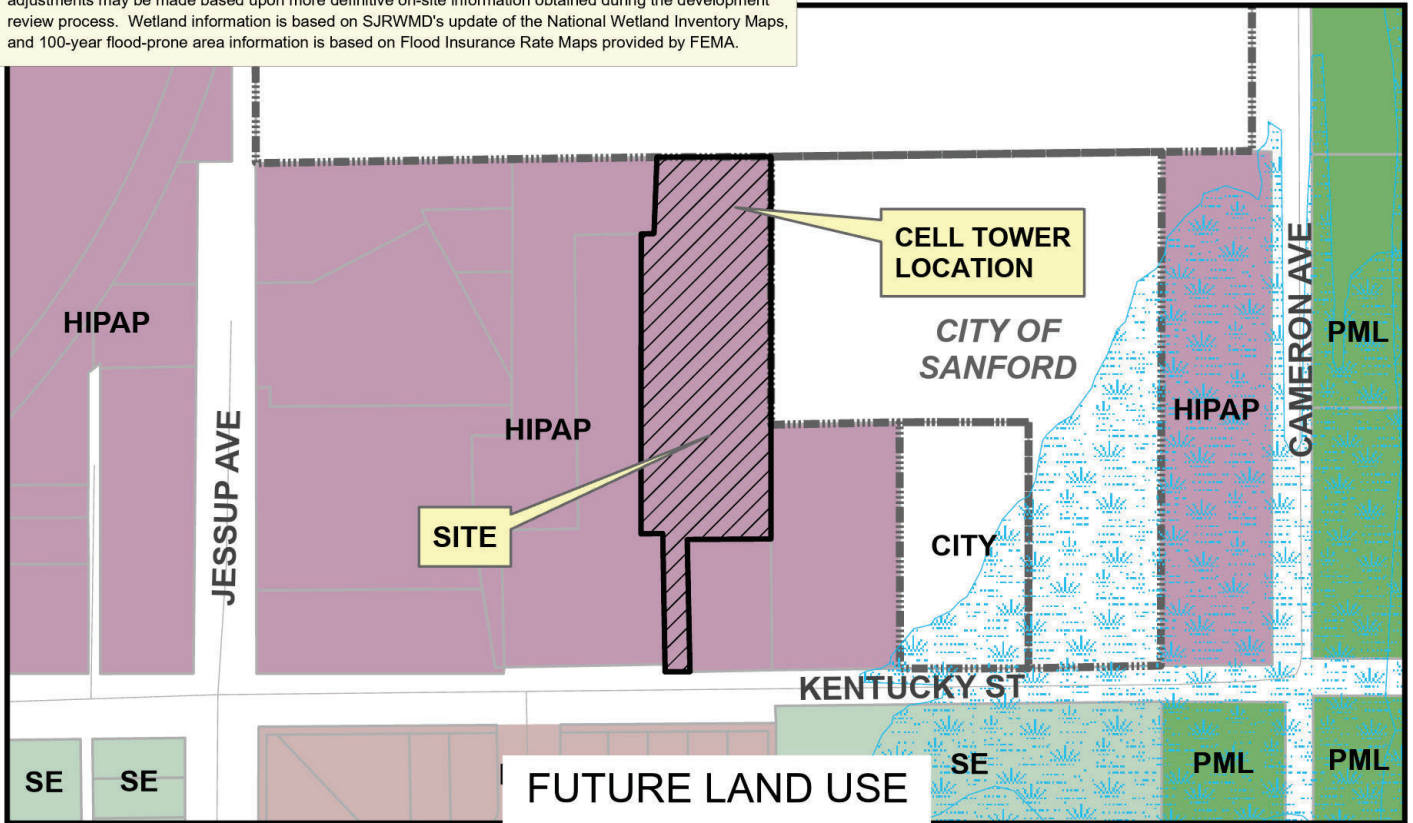
Project Name: Kentucky Street (3900) - Special Exception
 Applicant Name: Mary Solick
 Project Number: 25-32000015 BS2025-015
 Parcel ID: 03-20-31-5AY-0000-067F
 Project Address: 3900 Kentucky Street, Sanford, FL 32773

Parcels



Winter 2025 Color Aerials

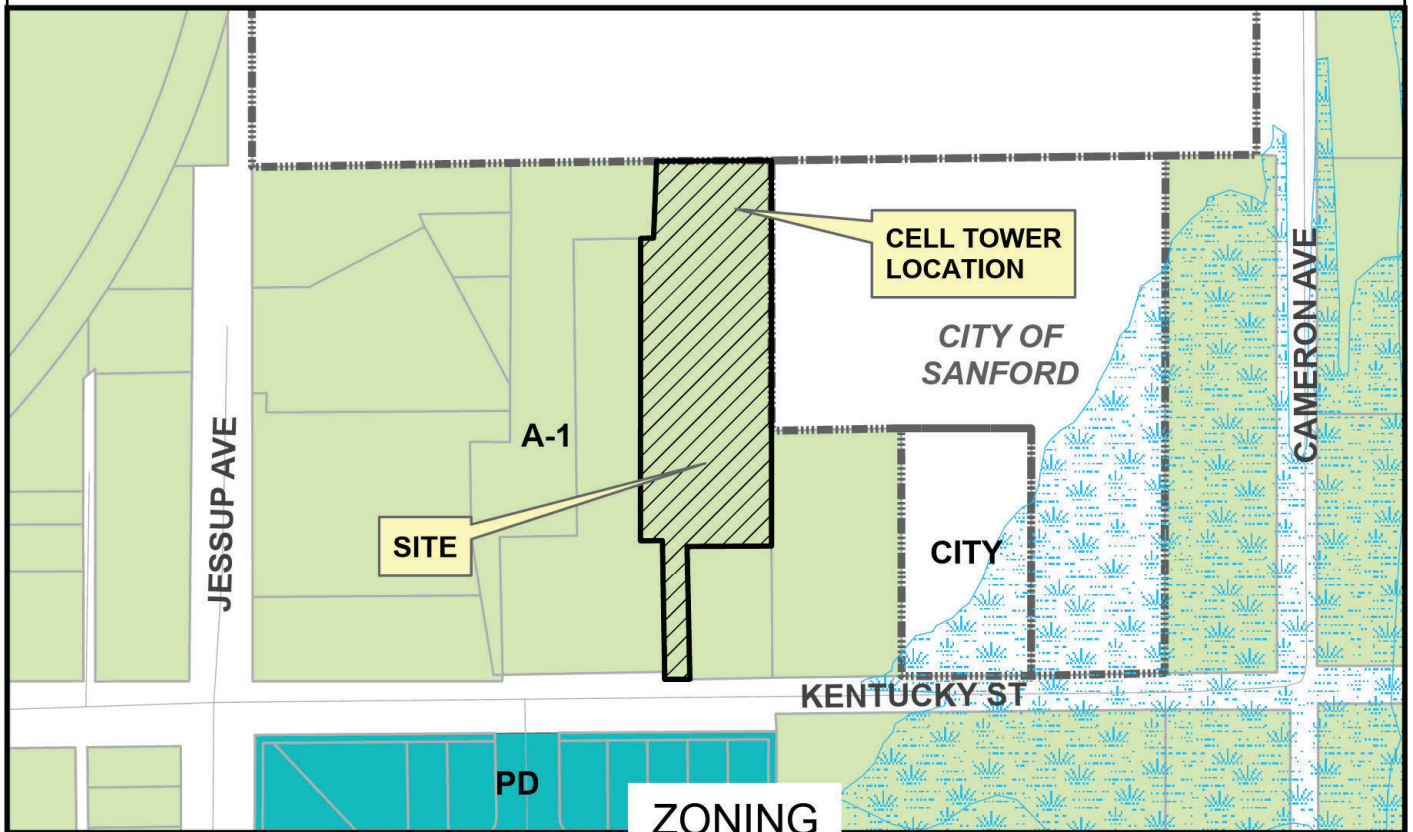
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



CONS
 HIP
 PD
 PML
 SE

Project Name: Kentucky Street (3900) - Special Exception
 Applicant Name: Mary Solick
 Project Number: 25-32000015 BS2025-015
 Parcel ID: 03-20-31-5AY-0000-067F
 Project Address: 3900 Kentucky Street, Sanford, FL 32773

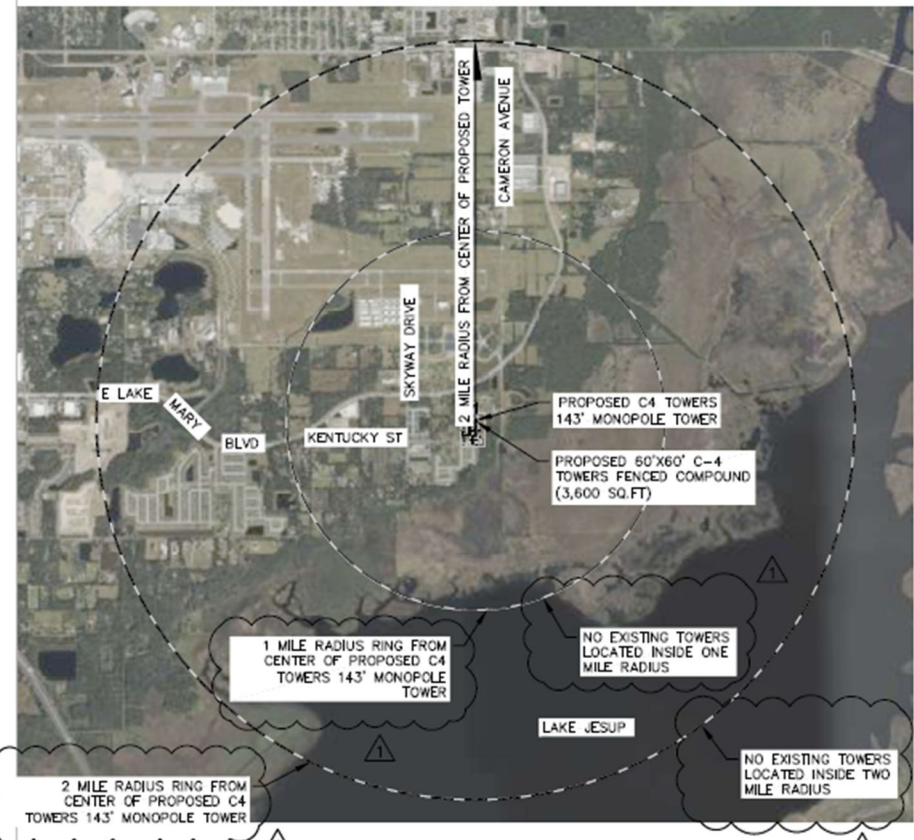
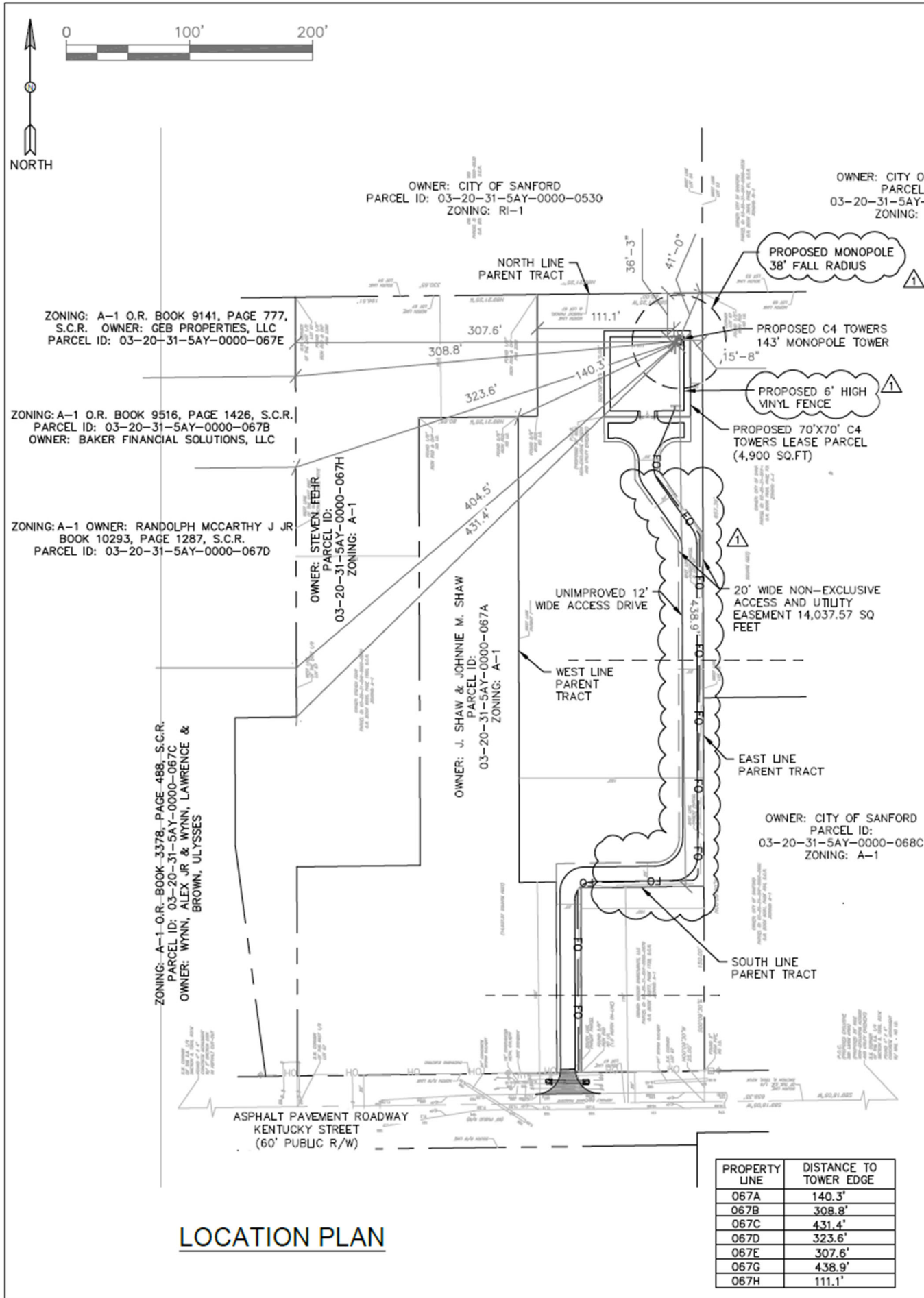
FLU: HIPAP
 Zoning: A-1



CONS
 A-1
 PD

Date: 5/22/2026

Name: BS2025-015FluZonePg



C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:
DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION
1	2-16-2026	PER REVIEWERS REQUEST
2	5-18-2026	PER REVIEWERS REQUEST

SEAL:

Syed K Haneefuddin
Professional Engineer
No 83669
STATE OF FLORIDA
009260500

PRINTED COPIES OF THIS DOCUMENT ARE VOID AND INVALID UNLESS SIGNED AND SEALED BY SYED KHAJA HANEFUDDIN, P.E. ON THE DATE INDICATED HERE:
Digitally signed by Syed K Haneefuddin
DN: c=US, o=Syed K Haneefuddin, ou=Syed K Haneefuddin, email=Syed.K.Haneefuddin@C4Towers.com, cn=Syed K Haneefuddin
009260500

CURRENT ISSUE DATE: **DECEMBER 2025**

PROJECT DATA:

LICENSURE: PE #:
SYED K. HANEFUDDIN, P.E. 83669

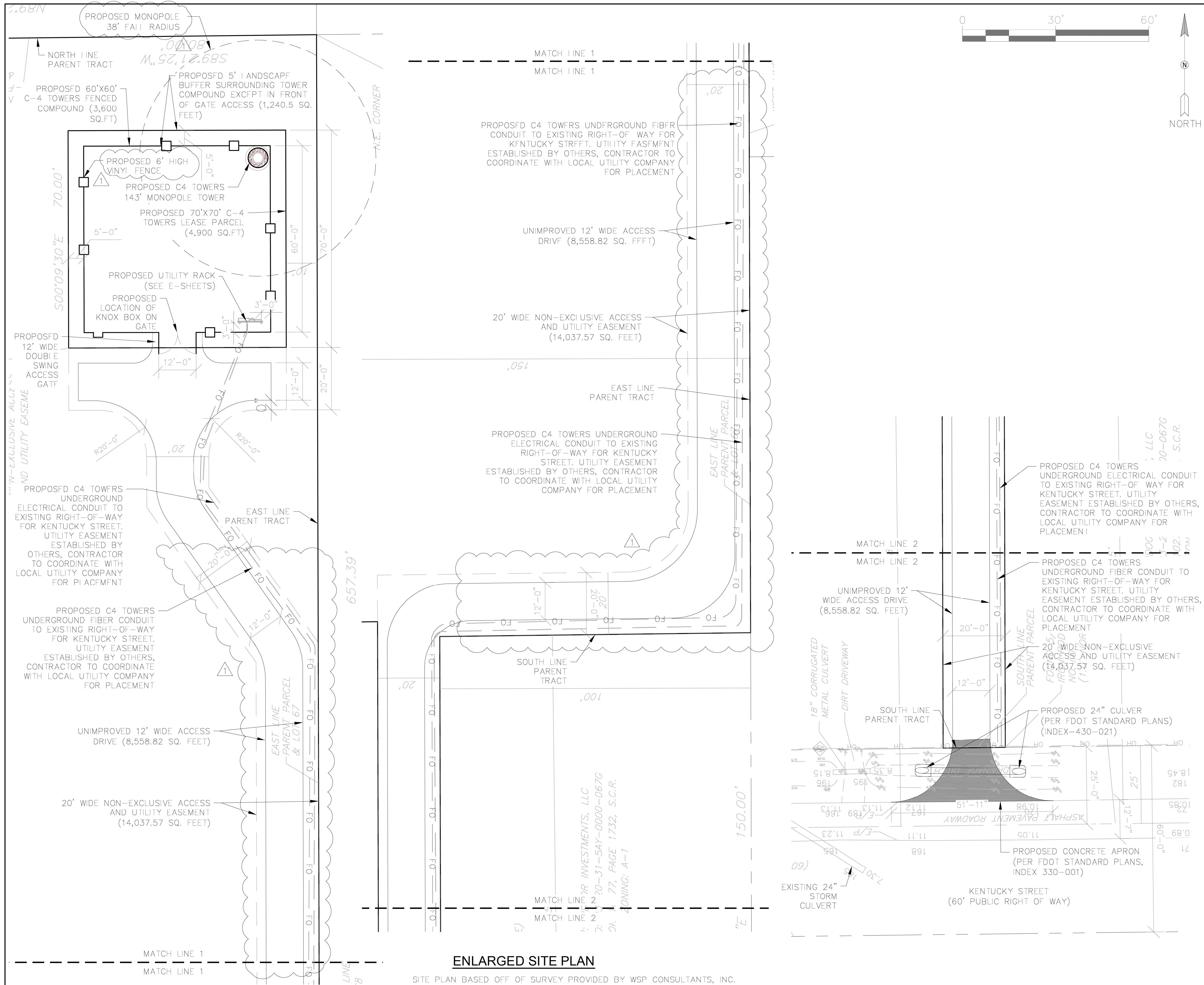
ISSUE FOR:
ZONING DRAWINGS

PROJECT INFORMATION: **C4348 KENTUCKY STREET FL1B0BA - S - KENTUCKY**
KENTUCKY STREET
SANFORD, FLORIDA 32773
SEMINOLE COUNTY

SHEET TITLE:
LOCATION PLAN

DRAWN BY: CHECK BY: DWG NO. REV NO.
GD SKH 102

SCALE: APPROVED BY: SHEET NUMBER
AS SHOWN SKH **C-4**



C4 TOWERS, LLC

1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:
DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS		
REV	DATE	DESCRIPTION
1	2-16-2026	PER REVIEWERS REQUEST
2	5-18-2026	PER REVIEWERS REQUEST

SEAL:

Syed K Haneefuddin
Digitally signed by Syed K. Haneefuddin
00:05:09 05/00

CURRENT ISSUE DATE: **DECEMBER 2025**

PROJECT DATA:

LICENSURE: PE #:
SYED K. HANEEFUDDIN, P.E. 83669

ISSUE FOR:
ZONING DRAWINGS

PROJECT INFORMATION:
**C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY**
KENTUCKY STREET
SANFORD, FLORIDA 32773
SEMINOLE COUNTY

SHEET TITLE:
ENLARGE SITE PLAN

DRAWN BY: GD	CHECK BY: SKH	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER SP-1	

**SEMINOLE COUNTY
DEVELOPMENT ORDER**

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See attached "Exhibit A"

FINDINGS OF FACT

Property Owner: Johnnie M. Shaw and Ronald J. Shaw

Project Name: Kentucky Street

Special Exception and Variance Approvals: Request for a Special Exception for a proposed 143-foot communication tower and four (4) variances to the required separation distance from properties with existing single family use located on the north side of Kentucky Street, approximately 1,700 feet east of Skyway Drive.

Owner	Setback Required	Setback Provided	Relief Requested
Baker Financial Solutions	429'	308.8'	120.2'
Steven Fehr	429'	111.1'	317.9'
GEB Properties	429'	307.6'	121.4'
Ronald Shaw & Johnnie Mae Shaw	429'	141.7'	287.3'

B. CONCLUSIONS OF LAW

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

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with 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 the Development Order.
- (3) The conditions upon this development approval are as follows:
 - A. The variance granted applies only to the separation distance required from the communication tower and properties with a residential use.
 - B. The proposed communication tower is to be designed as a monopole and will not exceed 143 feet, including antennas.
 - C. Any improvements and/or additions to the proposed tower shall be submitted for approval to the County.
 - D. No signage or advertising shall be permitted on the proposed tower unless otherwise required by law.
 - E. The proposed tower is required to place a light on top of the tower.
 - F. The communication tower fall zone will be within the compound.
 - G. Prior to the issuance of building permits, the Applicant shall obtain approval of a Site Plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code, from the Development Review Committee (DRC).
 - H. The base of the proposed tower shall have a minimum eight (8) foot high PVC fence that is either tan, green, or a color that matches the surrounding vegetation.
 - I. The proposed communication tower shall be constructed in accordance with the most current edition of the EIA/TIA 222-E Standards, as published by the Electronic Industries Association, any and all Seminole County construction/building codes, all applicable land development regulations, and federal and state laws.
 - J. Any Special Exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of County Commissioners.
- (4) This Development Order touches and concerns the above-described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude 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) 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.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A
Legal Description

PT OF LOT 67 DESC AS BEG NE COR RUN W 134.14 FT S 99.02 FT W 15.86 FT S
TO A PT 180 FT N OF S LI E 30 FT S 180 FT E 20 FT N 175 FT E 100 FT N TO BEG
SANFORD CELERY DELTA PB 1 PGS 75 & 76

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On August 11, 2026, Seminole County issued this Development Order relating to and touching and concerning the following described property:

PT OF LOT 67 DESC AS BEG NE COR RUN W 134.14 FT S 99.02 FT W 15.86 FT S TO A PT 180 FT N OF S LI E 30 FT S 180 FT E 20 FT N 175 FT E 100 FT N TO BEG SANFORD CELERY DELTA PB 1 PGS 75 & 76

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

A. FINDINGS OF FACT

Property Owner: Jonnie M. Shaw and Ronald J. Shaw

Project Name: Kentucky Street – Special Exception

Requested Variance Denial:

Owner	Setback Required	Setback Provided	Relief Requested
Baker Financial Solutions	429'	308.8'	120.2'
Steven Fehr	429'	111.1'	317.9'
GEB Properties	429'	307.6'	121.4'
Ronald Shaw & Johnnie Mae Shaw	429'	141.7'	287.3'

B. CONCLUSIONS OF LAW

All six criteria for granting the variance under the Land Development Code has not been satisfied as stated below:

- The communication tower encroaches into the separation distant requirements as shown in the table above.

Approval was sought to waiver from the separation requirements from a residential structure. The Board of County Commissioners has found and determined that one or more of the six (6) criteria under the Seminole County Land Development Code for granting a variance have not been satisfied and that failure to grant the variance would not result in an unnecessary and undue hardship. The Applicant for the communication

tower would not be able to retains the use of a communication tower on the property without the granting of the requested variance.

C. DECISION

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

Done and Ordered on the date first written above.

By: _____
ANDRIA HERR, CHAIRMAN

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joy Giles, who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of August, 2026.

Notary Public

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

Exhibit A

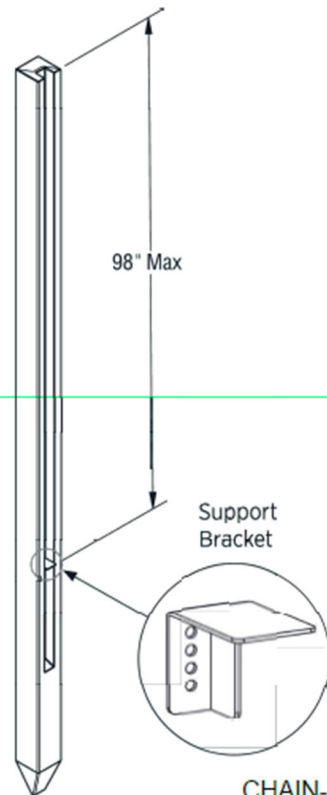
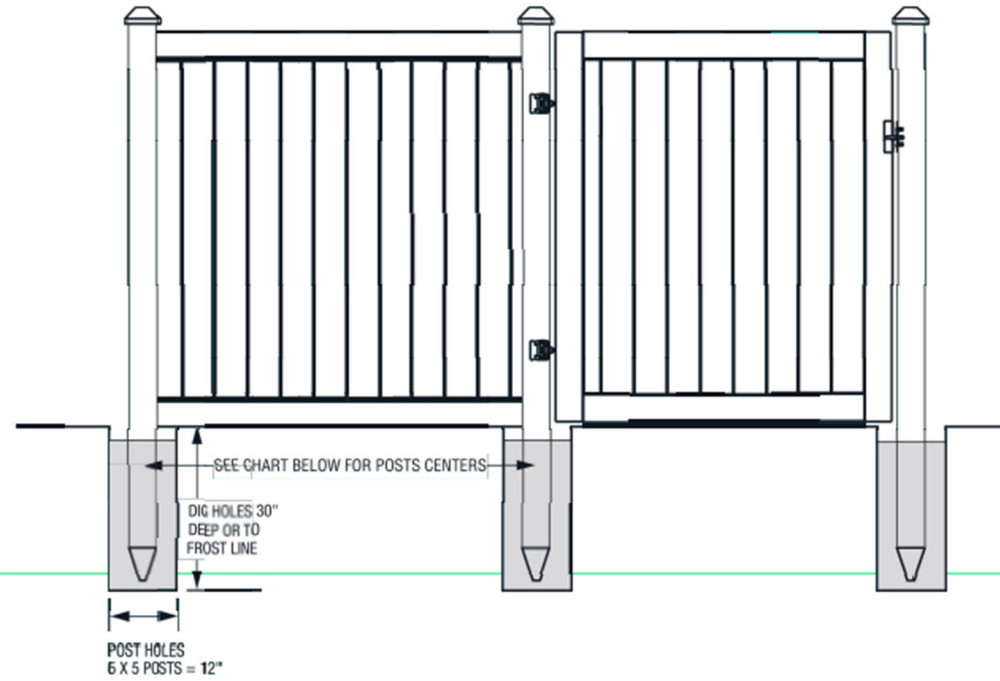
TABLE 1 MINIMUM SEPARATION FROM OTHER USES	
Off-site Use	Separation Distance
Property assigned a single-family (includes modular homes and mobile homes used for living purposes), duplex, or multi-family residential zoning classification or future land use designation or with an existing residential use.	Two hundred (200) feet or three hundred (300) percent height of tower, whichever is greater, except when a variance is granted based upon findings that the aesthetic impacts of the tower are enhanced, that compatibility with abutting property owners are maintained, and the approval of the tower would be consistent with and further the provisions of Section 30.6.7.1. The standard relative to variances as otherwise set forth in this Code may be considered in determining whether to approve a variance hereunder, but shall not be determinative as to whether the variance may be granted.
Property assigned a non-residential zoning classification or future land use designation or property with an existing non-residential use.	None. Only district setbacks apply.

Exhibit B

Variance Separation from Residential Uses

Owner	Setback Required	Setback Provided	Relief Requested
Baker Financial Solutions	429'	308.8'	120.2'
Steven Fehr	429'	111.1'	317.9'
GEB Properties	429'	307.6'	121.4'
Ronald Shaw & Johnnie Mae Shaw	429'	141.7'	287.3'

Privacy Fence
Simtek Sherwood 4' and 6' High



Panel Size	4'	6'	8'
Bracket Location from top of post	50"	74"	98"

Center to Center Post Dimensions for 6'

		Line	Corner	End	Gate
6'x6'	Line	72"	73"	72"	73"
	Corner		74"	73"	74"
4'x8'	Line	96"	97"	96"	97"
	Corner		98"	97"	98"

FOR INFORMATION ONLY

CHAIN-LINK FENCE AND GATE DETAILS
N.T.S.



12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE



18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON ACCESS ROAD GATE IF APPLICABLE

SIGN DETAIL
N.T.S.

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724
REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION
1	2-16-2026	PER REVIEWERS REQUEST
2	5-18-2026	PER REVIEWERS REQUEST

SEAL:

CURRENT ISSUE DATE: **DECEMBER 2025**

PROJECT DATA:

LICENSURE: PE #:
SYED K. HANEEFUDDIN, P.E. 83669

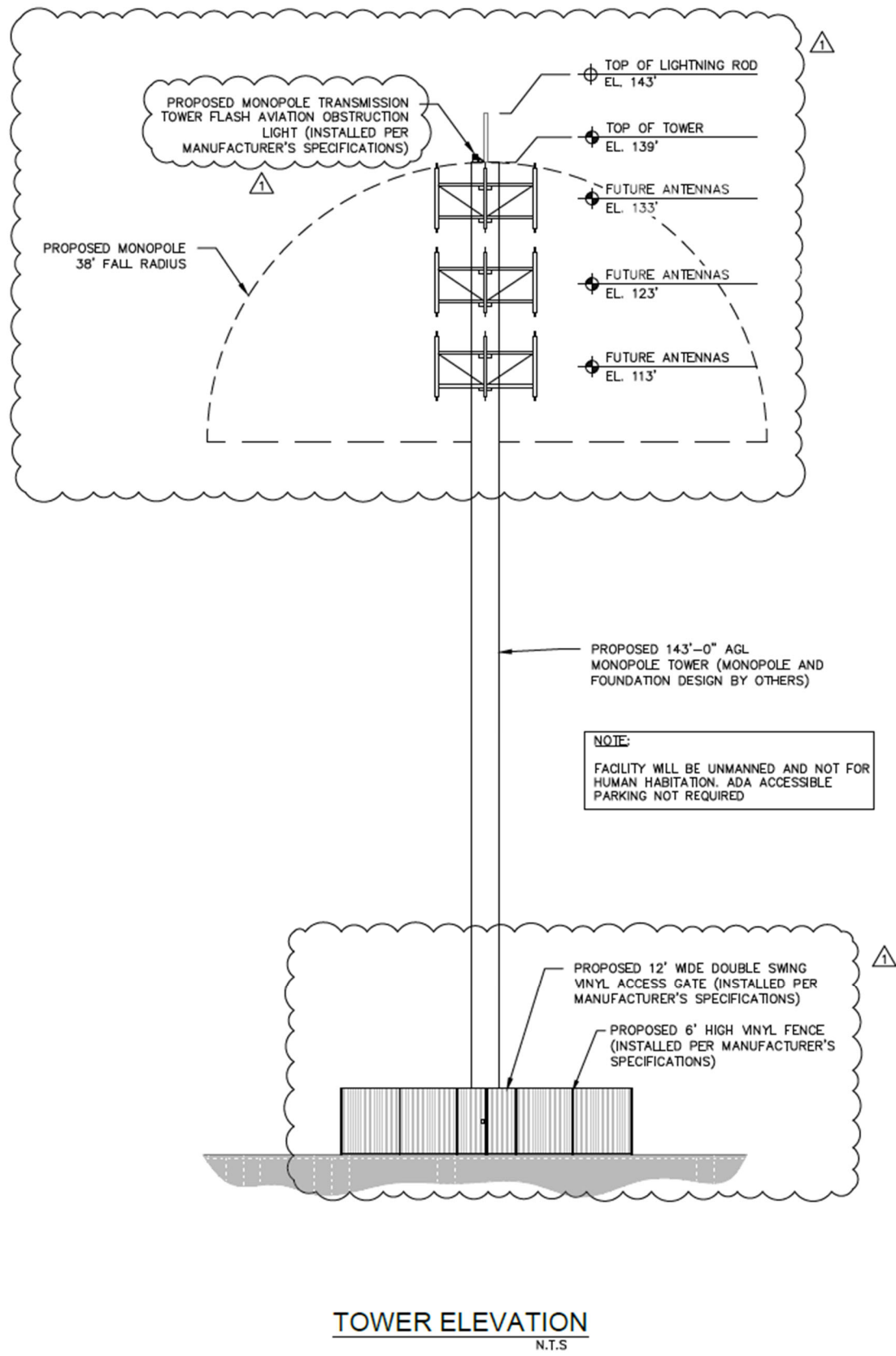
ISSUE FOR:
ZONING DRAWINGS

PROJECT INFORMATION: **C4348 KENTUCKY STREET FL1B0BA - S - KENTUCKY**
KENTUCKY STREET
SANFORD, FLORIDA 32773
SEMINOLE COUNTY

SHEET TITLE:
GATE AND FENCE DETAILS

DRAWN BY: GD
CHECK BY: SKH
DWG NO. 102
REV NO.

SCALE: AS SHOWN
APPROVED BY: SKH
SHEET NUMBER **C-5**



TOWER ELEVATION
N.T.S

NOTE:

1. ALL PROPOSED ANTENNA ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

NOTE:

1. FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESSIBLE PARKING NOT REQUIRED.
2. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING ON THE LEASE PARCEL IS REQUIRED. EXISTING ELEVATION 15.9' (NAVD 88) NO GRADING REQUIRED.
3. CARE MUST BE TAKEN DURING SITE CONSTRUCTION TO ENSURE THREE FEET (3') OF COVER IS MAINTAIN OVER THE WATER MAIN.

NOTE:

COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE EITHER A GALVANIZED FINISH.

NOTE:

1. FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESSIBLE PARKING NOT REQUIRED.
2. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING ON THE LEASE PARCEL IS REQUIRED. EXISTING ELEVATION 57.67' (NAVD 88) NO GRADING REQUIRED.
3. PROPOSED FENCE MUST HAVE 85% APPURTENANCE.

PER FALL ZONE LETTER DONE BY MICHAEL F. PLAHOVNSAK, P.E., DATED FEBRUARY 16, 2026. THIS MONOPOLE WILL BE DESIGNED TO ACCOMMODATE A THEORETICAL FALL RADIUS. THE UPPER 38' OF THE POLE WILL BE DESIGNED TO MEET THE WIND LOADS OF THE DESIGN. HOWEVER, THE LOWER PORTION OF THE POLE WILL BE DESIGNED WITH A MINIMUM 10% EXTRA CAPACITY. ASSUMING THE POLE WILL BE FABRICATED ACCORDING TO MY DESIGN AND WELL MAINTAINED, IN THE EVENT OF A FAILURE DUE TO EXTREME WIND AND A COMPARABLE APPURTENANCE ANTENNA LOADS (WINDS IN EXCESS OF THE DESIGN WIND LOAD), IT WOULD YIELD/BUCKLE AT THE 101' ELEVATION. THE YIELDED SECTION WOULD RESULT IN A MAXIMUM 38' FALL RADIUS, BUT WOULD MOST LIKELY REMAIN CONNECTED AND HANG FROM THE STANDING SECTION.

THE STRUCTURE WILL BE DESIGNED WITH ALL OF THE APPLICABLE FACTORS AS REQUIRED BY THE CODE. A PROPERLY DESIGNED, CONSTRUCTED AND MAINTAINED POLE HAS NEVER COLLAPSED; MONOPOLES ARE SAFE STRUCTURES WITH A LONG HISTORY OF RELIABLE OPERATION.

C4 TOWERS, LLC

1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC

7901 4TH STREET N, SUITE 300
ST. PETERSBURG, FLORIDA 33702
PHONE #: 561-360-0724

REGISTRATION #: L25000268664

REVISIONS

REV	DATE	DESCRIPTION
1	2-16-2026	PER REVIEWERS REQUEST
2	5-18-2026	PER REVIEWERS REQUEST

SEAL:

Syed K Haneefuddi
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SYED KHAJA HANEFUDDIN, P.E. ON THE DATE INDICATED HERE: 12/18/2025
 Digitally signed by Syed K Haneefuddin
 DN: cn=Syed K Haneefuddin, o=C4 Towers, LLC, email=Syed.K.Haneefuddi@C4Towers.com, c=US
 00:CEA5E5D0

CURRENT ISSUE DATE: **DECEMBER 2025**

PROJECT DATA:

LICENSURE: SYED K. HANEFUDDIN, P.E.
PE #: 83669

ISSUE FOR:
ZONING DRAWINGS

PROJECT INFORMATION:
**C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY**
 KENTUCKY STREET
SANFORD, FLORIDA 32773
SEMINOLE COUNTY

SHEET TITLE:
TOWER ELEVATION

DRAWN BY: GD	CHECK BY: SKH	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY: SKH	SHEET NUMBER C-3	

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?
No other structure or building in the agricultural zoning district is subject to residential building separation requirements.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
No other property in the search area can meet all residential structure separation requirements.
3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?
No other buildings or structures in agricultural zoning are subject to the same residential structure separation requirement.
4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?
The unnecessary and undue hardship being imposed is the staff's refusal to accept consents to reduce setbacks submitted by all 4 affected property owners as provided for in the Code.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
The variances requested are the minimums that will allow for the minimum tower height needed by the wireless carriers.
6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?
The intent of the Code is to enhance wireless service in the community with the minimal amount of aesthetic impact. The variances requested are for the minimum height needed for all licensed carriers to effectively deliver reliable service to the area.

APPLICANT FEEDBACK ON SPECIAL EXCEPTION CRITERIA

Per Sec. 30.3.1.5 Special exceptions.


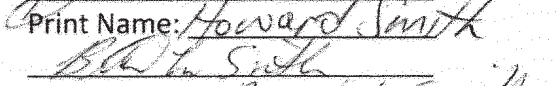
- (a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination 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; and **The Proposed Tower is not detrimental to the area. The subject property is abutted on two sides by City of Sanford utilities services. Further to the North is the Sanford airport. The area has a FLU of HIPAP, contemplating future development to support airport uses.**
 - (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and **The Proposed Tower generates de minimus levels of traffic, approx. 1 vehicle trip per carrier per quarter.**
 - (3) Is consistent with the County's comprehensive plan; and **The Proposed Tower is consistent the County's Comprehensive Plan.**
 - (4) Will not adversely affect the public interest; and **The Proposed Tower enhances the public interest by improving wireless coverage to the greater community as well as enhancing E911 service.**
 - (5) Meets any special exception criteria described in Additional Use Standards; and **All special exception criteria have been met.**
 - (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 plan of the rural zoning classifications; and **The FLU of the subject property as well as all of the surrounding property is HIPAP which means the A-1 zoning is merely a holding category until more intense development consistent with HIPAP comes along.**
 - ii. Is not highly intensive in nature; and **The Proposed Monopole Tower is an unoccupied structure, non intensive in nature.**
 - iii. Is compatible with the concept of low-density rural land use; and **The FLU of this area in not LDR.**
 - iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services. **The Proposed Tower does not require public services.**

CONSENT TO REDUCED SEPARATION DISTANCE

Pursuant to Section 30.6.7.3(b), Land Development Code of Seminole County, Baker Financial Solutions, Owner of the real property located at 3765 Jessup Ave Sanford FL. 32773 Seminole County, Florida, having a Tax Parcel ID No: 03-20-31-5AY-0000-067B, hereby gives written consent to Seminole County to the reduced separation distance required in Section 30.6.7.3(b) from 450' to 308.8FT.

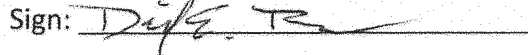
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 24th day of October, 2025.

Signed, sealed, and delivered in the presence of:


Print Name: Howard Smith

Print Name: Brenda L. Smith

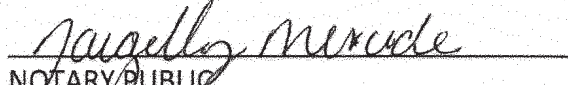
Owner: Baker Financial Solutions, LLC

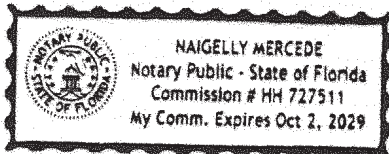
Manager: Daniel E. Baker

Sign: 

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of October 2025 by Naigelly Mercede who is personally known to me or who has produced Florida Drivers License as identification.


NOTARY PUBLIC
My Commission expires: OCT 2, 2029



CONSENT TO REDUCED SEPARATON DISTANCE

Pursuant to Section 30.6.7.3(b), Land Development Code of Seminole County, Ronald J. Shaw and Johnnie Mae Shaw of the real property located in Seminole County, Florida, having a Tax Parcel ID No: 03-20-31-5AY-0000-067A, hereby gives written consent to Seminole County to the reduced separation distance required in Section 30.6.7.3(b) from 429 ft to 141.7

Witness

Print Name: Sandi Bills
Sign: [Signature]

Sign: [Signature]
Print Name: Ronald J. Shaw

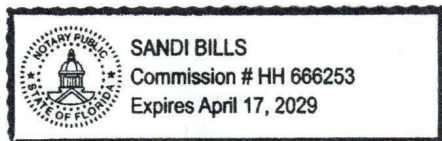
Witness

Print Name: TERRY MICHAEL KING
Sign: [Signature]

Sign: Johnnie Mae Shaw
Print Name Johnnie Mae Shaw

STATE OF FLORIDA)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of April 24 2026 by Sandi Bills, who is personally known to me or who has produced FKPL as identification.

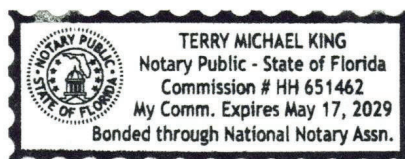


[Signature]
NOTARY PUBLIC
My Commission expires:

STATE OF FLORIDA)
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 22 APRIL 2026 by Johnnie Mae Shaw, who is personally known to me or who has produced Florida Drivers License as identification. (5430-924-02-0010)

[Signature]
NOTARY PUBLIC: My commission Expires
My Commission expires: May 17, 2029



CONSENT TO REDUCED SEPARATON DISTANCE

Pursuant to Section 30.6.7.3(b), Land Development Code of Seminole County, GEB Properties LLC, Owner of the real property located in Seminole County, Florida, having a Tax Parcel ID No: 03-20-31-5AY-0000-067E, hereby gives written consent to Seminole County to the reduced separation distance required in Section 30.6.7.3(b) from 429 FT' to 307. 6

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 6 day of NOV, 2025.

Signed, sealed, and delivered in the presence of:

Owner: GEB Properties, LLC

Manage Namer: Garth Bolton

Signed: Garth Bolton, Mgr.

Erica L. Bolton

Print Name: Erica Bolton

Chad Bolton

Print Name: Chad Bolton

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of NOVEMBER 2025 by GARTH E. BOLTON who is personally known to me or who has produced FL DL as identification.

Elizabeth Mantus

NOTARY PUBLIC

My Commission expires:

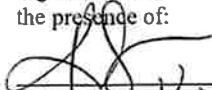
Credit to the Account of
the within named payee
Absence of Endorsement Guaranteed
Truist Bank

CONSENT TO REDUCED SEPARATON DISTANCE

Pursuant to Section 30.6.7.3(b), Land Development Code of Seminole County, Steven Fehr of the real property located in Seminole County, Florida, having a Tax Parcel ID No: 03-20-31-5AY-0000-067H, hereby gives written consent to Seminole County to the reduced separation distance required in Section 30.6.7.3(b) from 429 ft to 111.1.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this 5 day of November, 2025.

Signed, sealed, and delivered in the presence of:


Print Name: Kim Fischer


Print Name: Cayden Fischer

Signed: 
Print Name: Steven E. Fehr

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of NOV 2025 by Steven E. Fehr who is personally known to me or who has produced _____ as identification.


NOTARY PUBLIC
My Commission expires:



NICOLE MARTIN
Commission # HH 249622
Expires August 5, 2026

COMMUNITY MEETING NOTICE

WEDNESDAY, APRIL 8, 2026
6 – 8 P.M.

GALILEO SCHOOL OF GIFTED LEARNING
3755 SKYWAY DRIVE
SANFORD, FL 32773
CAFETORIUM

Topic: C-4 Towers Kentucky Street Special Exception
Application

Project Description: 143' Monopole Telecommunications
Tower & Associated Ground Equipment

**Please Call (407) 367-7868
for Assistance with questions**

The purpose of this meeting is to discuss the proposed installation of a 143' monopole tower at 3900 Kentucky Street, Sanford, Florida. This community meeting will be hosted by C-4 Towers, the Applicant. Your input is valuable and important. If you cannot attend the community meeting, please feel free to contact Mary D. Solik (Counsel for C-4 Towers) at:

121 S. Orange Avenue, Suite 1500
Orlando, FL 32801
(407) 367-7868
msolik@dotysoliklaw.com

C-4 TOWERS
KENTUCKY STREET SPECIAL EXCEPTION
COMMUNITY MEETING
April 8, 2026
6:00 P.M.

MEETING SUMMARY

The meeting began at 6 :10 p.m. There were 5 pleasant persons in attendance in addition to Mary Solik and Tim O'Shaughnessy (principal of C-4 Towers).

Felecia Green, representing St. Luke's Missionary Baptist Church, stated that the Church had no concerns.

Shakira Brown, Anthony Brown and Ulysses Brown, as the property owners of the two properties located at the corner of Jessup and Kentucky Street, initially expressed concerns about the proximity of the tower but ultimately stated that they didn't feel the tower would affect them in any way.

Bridget McCarthy, sister of property owner Randolph McCarthy, expressed concern about the tower's effect on crops grown on her brother's property. She stated she didn't care about what the tower looked like.

The meeting concluded at 6:30.p.m.



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0476

Title:

Isola Retail PD Major Amendment Rezone - Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd; (Z2026-04) (Robert Isola, Applicant) District4 - Lockhart (**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 PD (Planned Development) to PD (Planned Development) to permit outdoor storage in conjunction with Building 2, as shown on the Master Development Plan, within the Isola Retail PD.

The subject property has an Industrial future land use designation, which allows a maximum intensity of 0.65 Floor Area Ratio (F.A.R.). The intent of the Industrial land use designation is to provide appropriate locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collectors, and arterial roadways, and as infill development where this use is established.

On February 8, 2005, the Board of County Commissioners approved the Isola Retail

PD, permitting C-3 (Heavy Commercial and Very Light Industrial) uses while prohibiting certain uses, including, but not limited to, marine sales and service, mechanical garages, multifamily housing, automobile sales, alcoholic beverage establishments, and outdoor storage.

The Applicant is requesting approval to include the use of outdoor storage on the developed site, limited to the southwest portion of the development and restricted to only Building 2. The proposed outdoor storage area will not impede or adversely affect on-site traffic circulation.

An existing dumpster enclosure is located within the proposed outdoor storage area and will remain in place. The Applicant has provided a letter from Waste Pro confirming that the proposed additional fencing around the storage area is acceptable, provided that adequate access to the dumpster enclosure is maintained to ensure uninterrupted service.

Waste Pro has identified the following conditions for continued service:

- The dumpster enclosure and surrounding storage area must maintain adequate maneuvering and access space for service vehicles during scheduled collection times.
- A gate combination, lock code, or other approved access methods must be provided for the exterior gate to allow drivers access to the dumpster enclosure for servicing, as necessary.

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

East: Longwood Lake Mary Road
Future Land Use: Commercial
Zoning: CN (Neighborhood Commercial)

West: Future Land Use: Industrial
Zoning: PD (Planned Development)

North: Future Land Use: Industrial
Zoning: PD (Planned Development) and M-1 (Industrial)

South: Future Land Use: Industrial
Zoning: PD (Planned Development) and M-1 (Industrial)

Site Analysis

Floodplain Impacts:

Based on FIRM map 12117C0155F, with an effective date of 2007, there appears to be

no floodplains on the subject property.

Wetland Impacts:

Based on the preliminary aerial photo review and County wetland map analysis, approximately 0.03 acres of wetlands appear to be located on the subject property. However, these wetlands are situated toward the rear of the property within the existing drainage retention and outfall area for the development, while the proposed outdoor storage area will be located entirely on existing impervious surfaces.

Endangered and Threatened Wildlife:

The site is developed and the area designated for the outdoor storage component is on existing impervious; therefore, an endangered and threatened species study is not required.

Utilities:

The site is located in the Seminole County utility service area and is currently connected to public utilities.

Transportation/Traffic:

The property is currently accessed from Longwood Lake Mary Road, which is classified as a local road.

Sidewalks:

An existing sidewalk is already located along Longwood Lake Mary Road; therefore, the developer will not be required to construct additional sidewalk improvements along the roadway.

Drainage:

The proposed project is located within the Soldier Creek Drainage Basin, and the proposed outdoor storage will not add any impervious area; therefore, the applicant is not required to modify the existing stormwater pond.

Buffers:

The Applicant is not required to provide landscape buffers. All existing trees on the site are proposed to remain and will not be removed. Additionally, the Applicant proposes to install three (3) southern magnolia trees, each with a minimum three (3) inch caliper and a minimum height of ten (10) feet, around the outdoor storage area.

Open Space:

The developed site provides the required twenty-five (25) percent open space and the proposed outdoor storage will not impede the existing open space.

Consistency with the Land Development Code

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 8.

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 Finding:

The existing uses within the Planned Development are consistent with the Industrial Future Land Use designation. Industrial zoning districts such as C-3, which are permitted within the Isola Retail PD, typically allow outdoor storage of parts, supplies, and materials within an enclosed or fenced area. However, during the review and approval of the PD, the Board determined that any future outdoor storage requests would require separate review and approval. Under Condition (g) of the 2004 Development Order, any proposed outdoor storage area must be clearly designated on the site plan and must be screened and/or landscaped so that it is not visible from Longwood-Lake Mary Road or from neighboring properties. In addition, the outdoor storage area may not impede safe or efficient traffic circulation, may not occupy required parking spaces, and may only be used by tenants of the development.

The Applicant has addressed these requirements on the Master Development Plan by identifying a specific outdoor storage location designated solely for Building 2 and for use by current or future tenants. The area will be screened with an eight-foot-high opaque fence and three canopy trees. The proposed location does not interfere with traffic circulation, does not occupy required parking, and will not be visible from Longwood-Lake Mary Road.

Based on the submitted information, the Applicant has met the criteria outlined in the Development Order for the proposed outdoor storage area.

- (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 though 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.

Natural Resource Preservation:

Staff Finding:

The project will preserve all existing trees and maintain the existing on-site landscaping. In addition, three (3) southern magnolia trees each with a minimum three (3) inch caliper and a minimum height of ten (10) feet, will be installed around the outdoor storage area.

Transit Oriented Development:

Staff Finding:

The Applicant will provide five (5) bicycle parking spaces near the front of the site to accommodate customers and employees who use bicycles for transportation.

- (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.

Staff Finding:

The Applicant is preserving the existing on-site tree and will install three (3) southern magnolia trees each with a minimum three (3) inch caliper and a minimum height of ten (10) feet, will be installed around the outdoor storage area.

- (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 Finding:

This is an existing development, and the Applicant is requesting to designate a portion of the site for outdoor storage; therefore, this requirement does not apply. However, the Applicant will provide five (5) bicycle parking spaces for the existing development.

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

- (1) How the proposed development addresses the goals of the Comprehensive Plan.

Staff Finding:

The Applicant is requesting to permit outdoor storage exclusively for Building 2, which is consistent with the intent of the Industrial Future Land Use designation.

- (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.

Staff Finding:

Under the existing PD conditions, outdoor storage is prohibited, and any amendment to permit outdoor storage must be approved by the Board of County Commissioners, so the Applicant is requesting to limit the outdoor storage exclusively to Building 2.

- (3) How the proposed development provides an innovative approach to land development.

Staff Finding:

Not Applicable

- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.

Staff Finding:

Not Applicable

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

Consistency with the Comprehensive Plan

Under Policy FLU 4.4, Determination of Compatibility in the Planned Development Zoning Classification; the County evaluates proposed uses and structures within a Planned Development on a case-by-case basis to determine compatibility with surrounding neighborhoods and uses. Compatibility may be achieved through performance standards including, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building height.

The proposed Planned Development zoning classification is compatible with the surrounding industrial development and is consistent with the allowable use and intensity provisions of the Industrial Future Land Use designation. The proposed Master Development Plan includes adequate buffering, and an eight (8) foot high vinyl fence surrounding the entire outdoor storage area to provide visual screening from adjacent properties and Longwood Lake Mary Road.

Staff finds that the requested Planned Development zoning classification is consistent with the Comprehensive Plan.

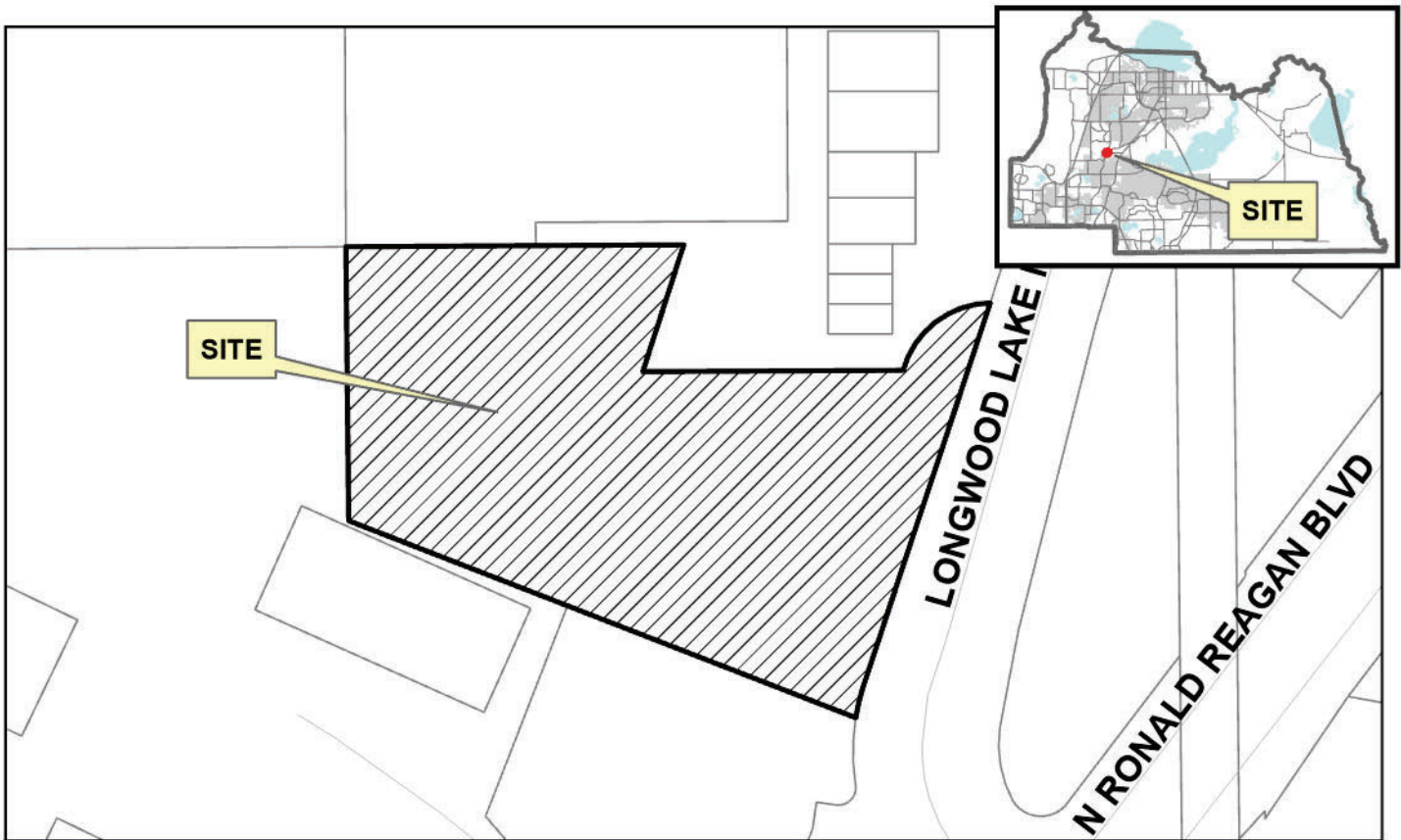
Community Meeting

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on April 27, 2026; details of the community meeting have been provided in the agenda package.

Requested Action:

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

Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Seminole County Land Development Code and recommends the Board of County Commissioners adopt the Ordinance enacting a rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Addendum # 1 to the Development Order and Master Development Plan on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd.



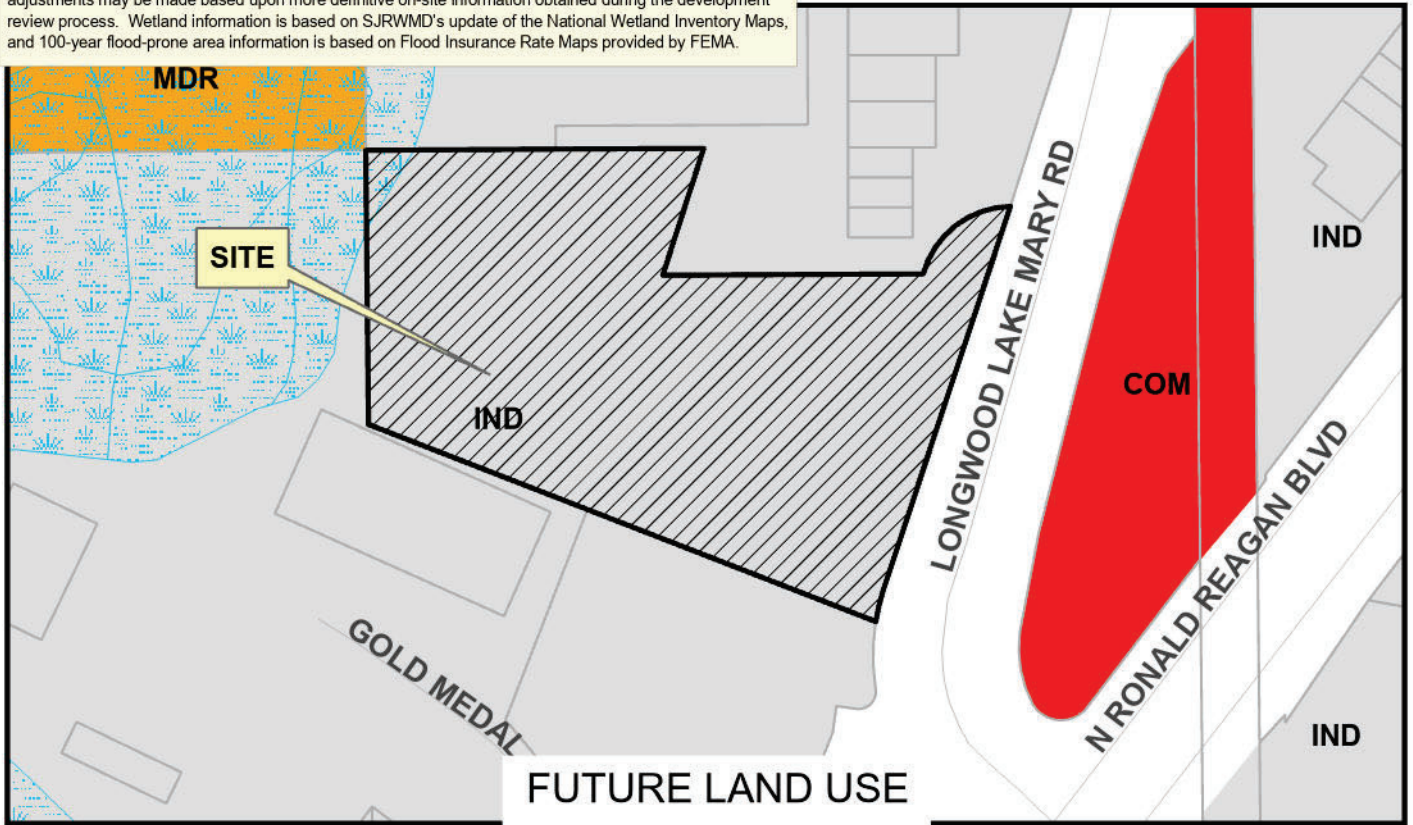
Rezone No: Z2026-004

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.

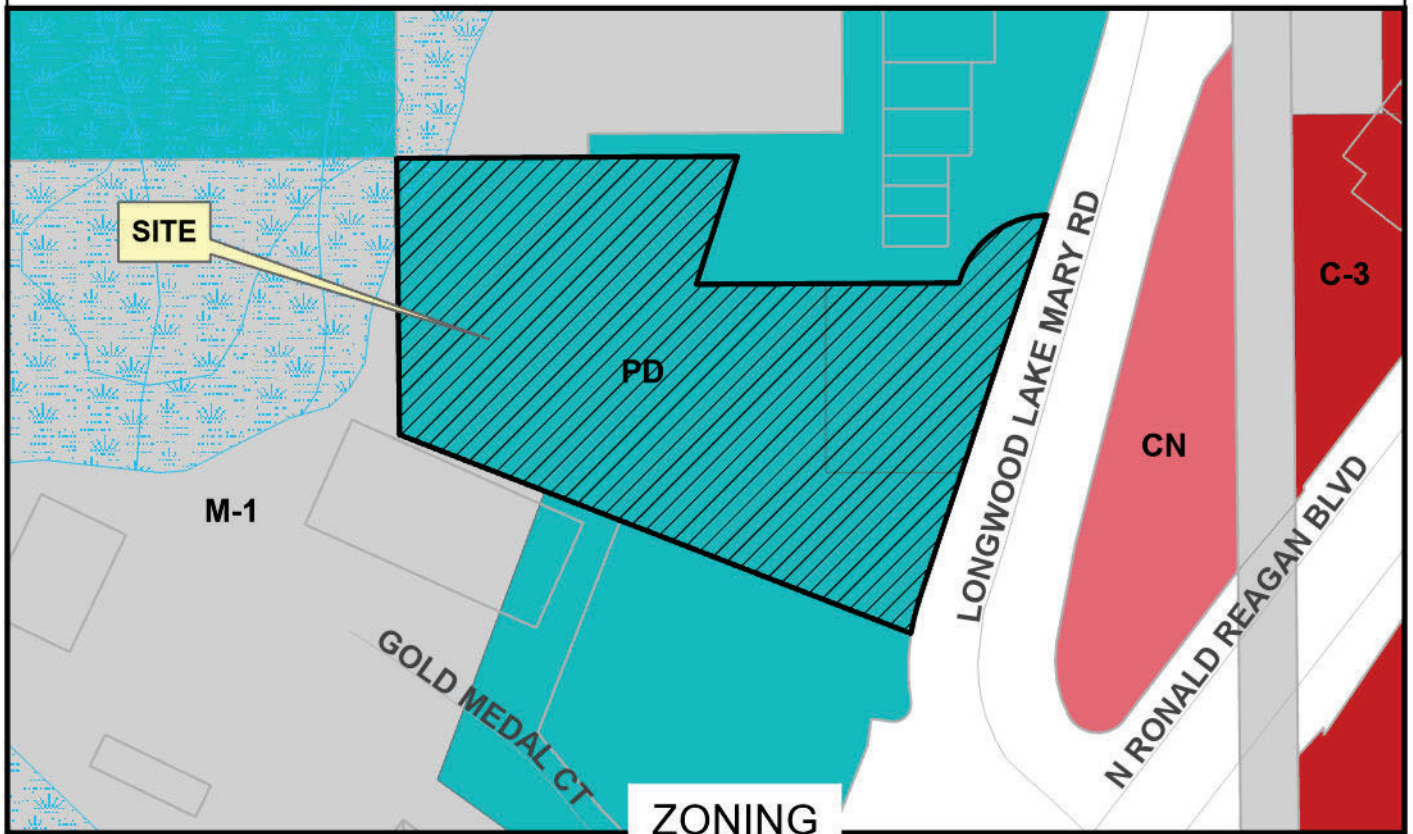


FUTURE LAND USE

CONS
 COM
 IND
 MDR

Applicant: Robert Isola
 STR/Acres/District: 29-20-30 / 3.26 +/- acres / District 4
 Existing Use: Retail / Warehouse
 Special Notes: Max. Net Density = FAR 0.65

Rezone No: Z2026-004
 From: PD To: PD

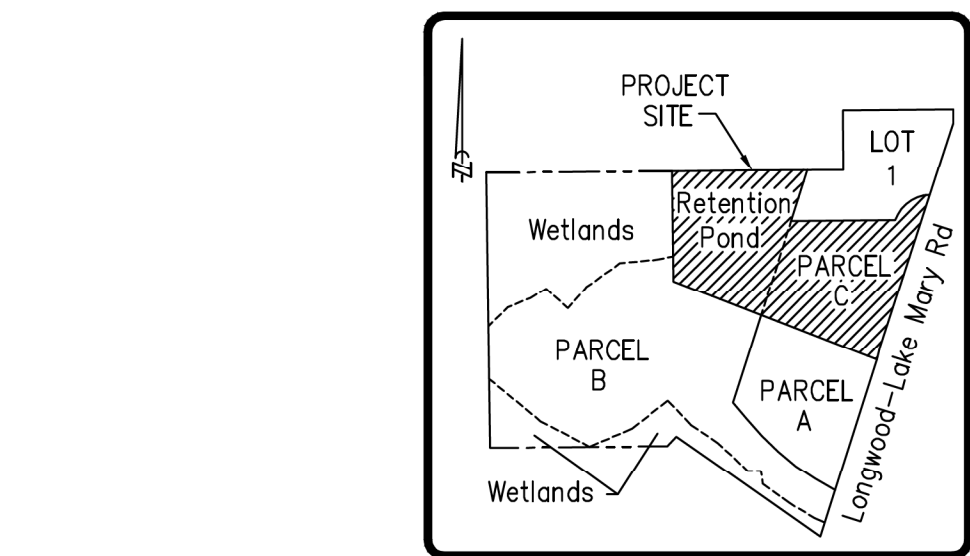
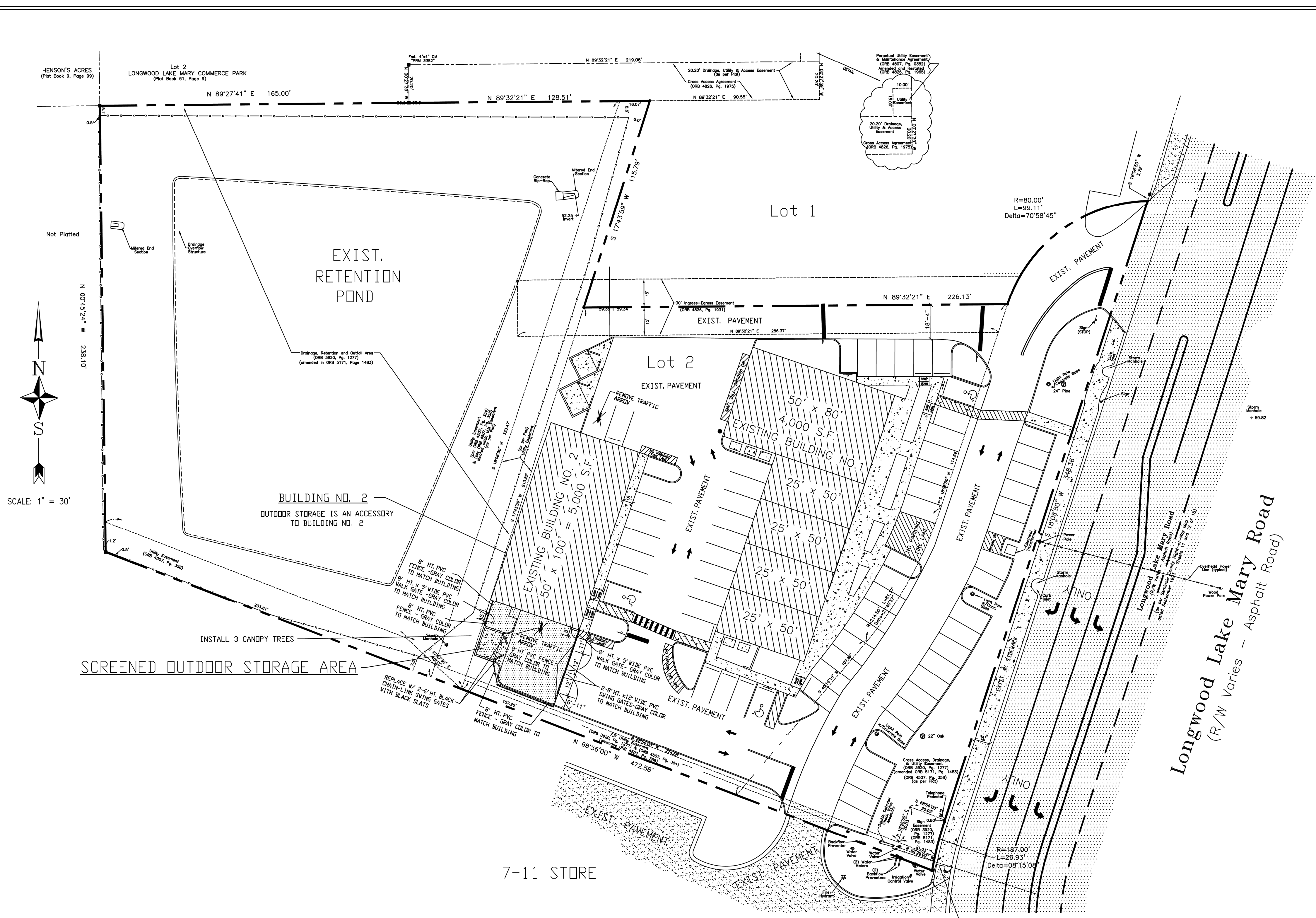


ZONING

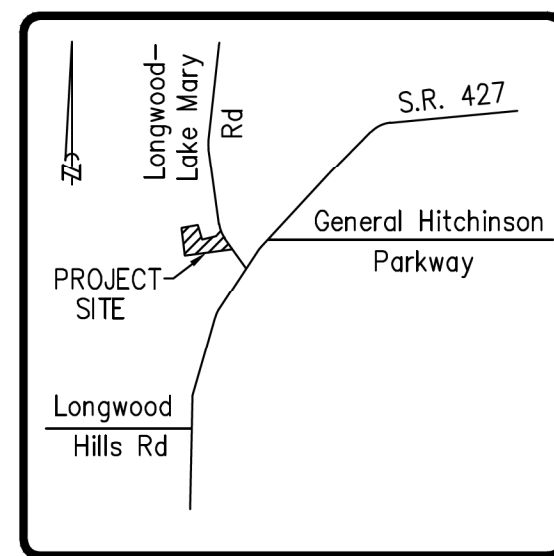
CONS
 CN
 C-3
 M-1
 PD

Date: 5/20/2026

Name: Z2026-004FluZonePg



SUBDIVISION LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

Lot 2, LONGWOOD-LAKE MARY CENTER, according to the Plat thereof, as recorded in Plat Book 64, Page(s) 9-10, Public Records of Seminole County, Florida.

FENCING ADDITION

MASTER DEVELOPMENT PLAN
SCALE: 1"=30'-0"

SITE DATA

OWNER: Longwood-1, LLC
P.O. Box 941483
Maitland, Florida 32794
(407) 644-1905
Contact: Mr. Robert E. Isola

ARCHITECT: Harter-Adams P.A.
1370 Gene Street
Winter Park, Florida 32789
(407) 647-5767
Contact: Mr. Tom Adams, Architect

ENGINEER: Frith & Associates, Inc.
8811 Great Cove Drive
Orlando, Florida 32819
(407) 363-0739
Contact: Mr. John Frith, P.E.

SURVEYOR: Ireland Surveying, Inc.
6001 Brick Court, Suite 117
Winter Park, Florida 32792
(407) 678-3366
Contact: Mr. James P. Ireland, P.L.S.

UTILITIES: Power: Florida Power Corporation
Water: Seminole County
Sewer: Seminole County
Telephone: Bell South
Solid Waste: Private Contractor

LAND AREA: Total Site: 3.25 Acres
Pond Area: 1.60 AC.
Lot 'C' Area: 1.65 AC.

MAX. ALLOWABLE FLOOR AREA RATIO (FAR): 0.65 > 0.10 Exist. FAR

EXISTING ZONING: PD

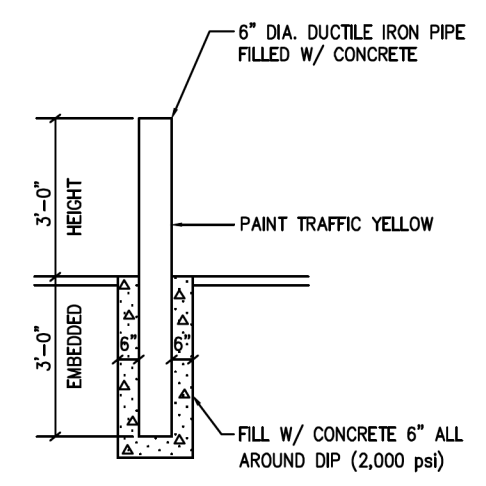
FUTURE LAND USE: IND

BUILDING SETBACKS: Longwood Lake Mary Road: 95 ft.
North Side: 20 ft.
West Side: 210 ft.
South Side: 50 ft.

BUILDING NO. 2 IS ASSOCIATED WITH OUTDOOR STORAGE
OUTDOOR STORAGE IS AN ACCESSORY TO BUILDING NO. 2

REQUIRED OPEN SPACE: 25.0% (0.4125 Ac.)
PROPOSED OPEN SPACE: 28.5% (0.47 Ac.) > Req'd 25% Open Space

TAX PARCEL I.D. NUMBER
29-20-30-521-0000-0020



BOLLARD DETAIL
N.T.S.

DEVELOPMENT NOTES:

1. NO TREES ARE TO BE REMOVED FROM SITE. ALL TREES ARE TO BE PRESERVED.
2. OWNER TO INSTALL BICYCLE RACKS FOR 5 BICYCLES.
3. OWNER TO INSTALL 3 CANOPY TREES AT REAR OF OUTSIDE STORAGE AREA.

1	1/27/26	REVISED PER SEMINOLE COUNTY'S COMMENTS	EF
2	5/14/26	REVISED PER SEMINOLE COUNTY'S COMMENTS	EF
3	6/9/26	REVISED PER SEMINOLE COUNTY'S COMMENTS	EF

Frith & Associates, Inc.
CIVIL ENGINEERING & LAND PLANNING
8811 Great Cove Drive
Orlando, FL 32819
Office: (407) 363-0739
Fax: (407) 363-2978
ENGINEERING LICENSE NO. 5273

MASTER DEVELOPMENT PLAN
ISOLA RETAIL
FENCING ADDITION
1830 LONGWOOD LAKE MARY ROAD
SEMINOLE COUNTY, FLORIDA

Digitally signed
by John E Frith
Date:
2026.06.09
11:19:05-0400
JOHN FRITH, P.E.
LICENSE NO.
PE 37927

25-22	DATE 12/12/25
C1	DRAWN LAF
	CHECKED EF

SEMINOLE COUNTY DEVELOPMENT ORDER ADDENDUM #1 TO THE ISOLA RETAIL PD

On August 11, 2026, Seminole County issued this Addendum #1 to the Isola Retail PD, which represents a revision to Development Order #04-20500006, issued on February 8, 2005, and recorded in Seminole County Official Records Book 0567, Pages 0222-0226, relating to and touching and concerning the following described property:

See attached "Exhibit A"

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

The purpose of this Addendum #1 to the Isola Retail PD Development Order is to include the permitted use of outdoor storage with restrictions exclusively for Building 2 of the Isola Retail PD, as recorded in Plat Book 64, Pages 9 & 10, of the Public Records of Seminole County, Florida as described within Exhibit A.

FINDINGS OF FACT

Property Owner: LONGWOOD-1, LLC

Project Name: Isola Retail PD Major Amendment Rezone

Requested Development Approval: Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd.

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
Principal Planner
1101 East First Street
Sanford, Florida 32771

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

(1) The subject application for development approval is **GRANTED**.

(2) All development must fully comply with 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 Addendum #1 to the Isola Retail PD Development Order and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; and all other sections and provisions included within Development Order #04-20500006, issued on February 8, 2005, and recorded in Seminole County Official Records Book 0567, Pages 0222-0226, remain unchanged and in full effect except to the extent that they may conflict with the revised language below (plain text current approved language, strikethroughs are deletions and underlines are additions).

G. Any modification in size or location of the area designated as outdoor storage shall require a major amendment to the PD designated on any other area on site. This area shall be located screened, and/or landscaped so as not to be visible from Longwood-Lake Mary Road or neighboring properties. Further, it shall not impede safe efficient traffic or occupy required parking. Outdoor storage shall be used only by tenants of the development.

H. Pursuant to the conditions of subsection G above, outdoor storage is permitted in conjunction with Building 2 only, as shown on the Master Development Plan. The outdoor storage must comply with the following:

- a. An eight (8) foot high vinyl fence must be installed around the entire outdoor storage area to provide visual screening from adjacent properties and Longwood-Lake Mary Road.
- b. The dumpster enclosure is planned to be located within the outdoor storage area, thus, the outdoor storage area must allow adequate space for maneuvering solid waste collection vehicles during scheduled pick up times to ensure adequate waste collection service.
- c. If the outdoor storage area is locked, a gate combination, lock code, or other approved access method must be provided to the solid waste hauler to allow solid waste collection vehicles access to the dumpster enclosure.
- d. Three (3) southern magnolia trees, each with a minimum three (3) inch caliper and a minimum height of ten (10) feet, will be installed around the outdoor storage area.

G. Five (5) bicycle parking spaces shall be provided; the location of said space shall be demonstrated on the Site Plan.

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

Done and Ordered on the date first written above.

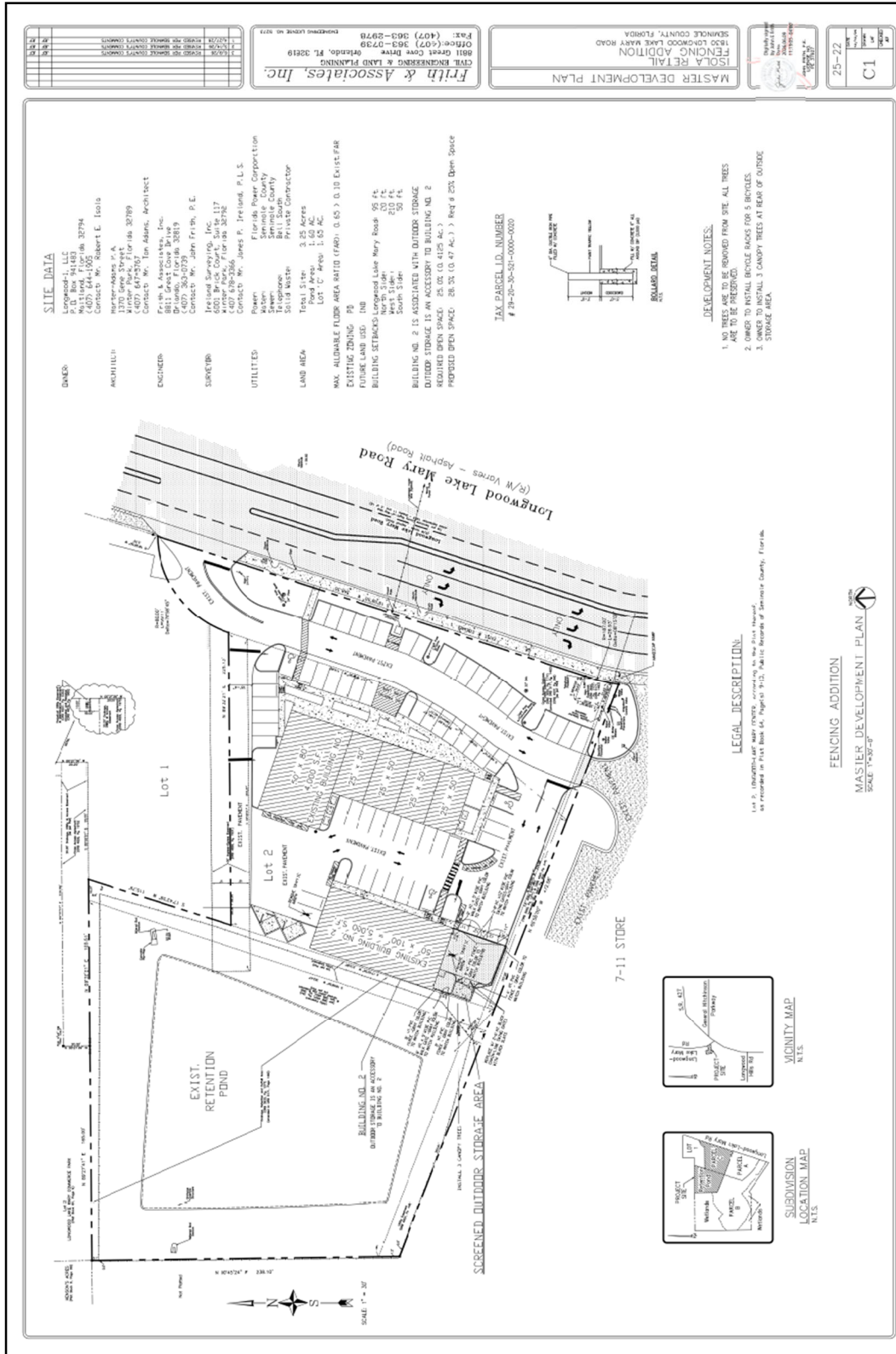
**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A
Legal Description

LOT 2, LONGWOOD-LAKE MARY CENTER, AS RECORDED IN PLAT BOOK 64,
PAGES 9-10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

EXHIBIT B Master Development Plan



AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 1830 LONGWOOD LAKE MARY ROAD LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN 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 Isola Retail PD Major Amendment Rezone, dated August 11, 2026.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #26-20500002, 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 #26-20500002 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 11th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

DEVELOPMENT ORDER

FILE NO.: PZ2026-04

DEVELOPMENT ORDER #

26-20500002

**SEMINOLE COUNTY DEVELOPMENT ORDER
ADDENDUM #1 TO THE ISOLA RETAIL PD**

On August 11, 2026, Seminole County issued this Addendum #1 to the Isola Retail PD, which represents a revision to Development Order #04-20500006, issued on February 8, 2005, and recorded in Seminole County Official Records Book 0567, Pages 0222-0226, relating to and touching and concerning the following described property:

See attached "Exhibit A"

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

The purpose of this Addendum #1 to the Isola Retail PD Development Order is to include the permitted use of outdoor storage with restrictions exclusively for Building 2 of the Isola Retail PD, as recorded in Plat Book 64, Pages 9 & 10, of the Public Records of Seminole County, Florida as described within Exhibit A.

FINDINGS OF FACT

Property Owner: LONGWOOD-1, LLC

Project Name: Isola Retail PD Major Amendment Rezone

Requested Development Approval: Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd.

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
Principal Planner
1101 East First Street
Sanford, Florida 32771

FILE NO.: PZ2026-04

DEVELOPMENT ORDER #

26-20500002

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 Addendum #1 to the Isola Retail PD Development Order and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; and all other sections and provisions included within Development Order #04-20500006, issued on February 8, 2005, and recorded in Seminole County Official Records Book 0567, Pages 0222-0226, remain unchanged and in full effect except to the extent that they may conflict with the revised language below (plain text current approved language, strikethroughs are deletions and underlines are additions).

- G. Any modification in size or location of the area designated as outdoor storage shall require a major amendment to the PD designated on any other area on site. This area shall be located screened, and/or landscaped so as not to be visible from Longwood-Lake Mary Road or neighboring properties. Further, it shall not impede safe efficient traffic or occupy required parking. Outdoor storage shall be used only by tenants of the development.
- H. Pursuant to the conditions of subsection G above, outdoor storage is permitted in conjunction with Building 2 only, as shown on the Master Development Plan. The outdoor storage must comply with the following:
- a. An eight (8) foot high vinyl fence must be installed around the entire outdoor storage area to provide visual screening from adjacent properties and Longwood-Lake Mary Road.
 - b. The dumpster enclosure is planned to be located within the outdoor storage area, thus, the outdoor storage area must allow adequate space for maneuvering solid waste collection vehicles during scheduled pick up times to ensure adequate waste collection service.
 - c. If the outdoor storage area is locked, a gate combination, lock code, or other approved access method must be provided to the solid waste hauler to allow solid waste collection vehicles access to the dumpster enclosure.
 - d. Three (3) southern magnolia trees, each with a minimum three (3) inch caliper and a minimum height of ten (10) feet, will be installed around the outdoor storage area.
- G. Five (5) bicycle parking spaces shall be provided; the location of said space shall be demonstrated on the Site Plan.

2

4

FILE NO.: PZ2026-04

DEVELOPMENT ORDER #

26-20500002

(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) 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

FILE NO.: PZ2026-04

DEVELOPMENT ORDER #

26-20500002

EXHIBIT A
Legal Description

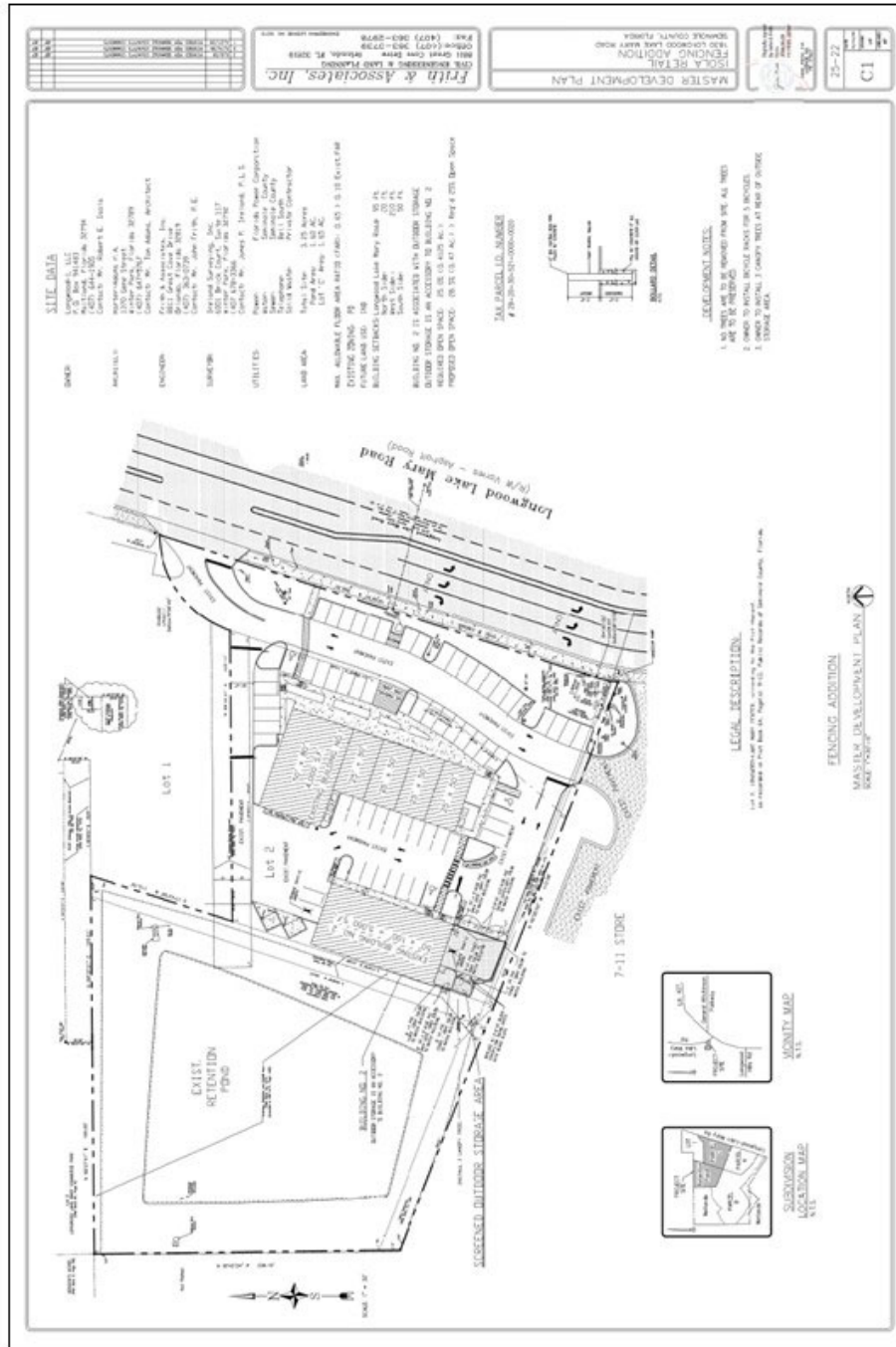
LOT 2, LONGWOOD-LAKE MARY CENTER, AS RECORDED IN PLAT BOOK 64,
PAGES 9-10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

FILE NO.: PZ2026-04

DEVELOPMENT ORDER #

26-20500002

EXHIBIT B Master Development Plan



**EXHIBIT B
LEGAL DESCRIPTION**

LOT 2, LONGWOOD-LAKE MARY CENTER, AS RECORDED IN PLAT BOOK 64,
PAGES 9-10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

NARRATIVE – Longwood Lake Mary Center

The parcel (29-20-30-521-0000-0020) is zoned PD per Seminole County Development Order 4-20500006 dated 2-8-2005. The current PD zoning does not allow an outside storage area.

The project consists of creating a small fenced outside storage area on an existing pavement area at the rear one-story building.

- i. The proposed project addresses the goals of the Comprehensive Plan by rezoning the PD zoning to allow outside storage and allowing the new development plan to be implemented.
- ii. The proposed outside storage area project cannot be achieved under the current PD zoning. We need a development plan and PD rezoning with outside storage for the approval to proceed.
- iii. The proposed project will provide a renovated rear building with a fenced outside storage area.
- iv. The County will benefit from a centrally located electrical supply business centralized in the County. This will cut down on traffic trips and deliveries.

GREATER BENEFIT AND INNOVATION CRITERIA

- (1) Natural Resource Preservation: The project will preserve all existing trees and maintain all trees and landscaping on the site. Several open green areas are provided. Also, three canopy trees will be added to the fenced storage area to provide an additional landscape buffer. The additional trees will exceed the required tree requirement for the site.
- (2) Transit-oriented Development: The owner will install bicycle racks to accommodate five bicycles. The bicycle racks will exceed the minimum required bicycle racks for the project. Currently there are no bicycle racks located on site.
- (3) Neighborhood/Community Amenities: Electrical Contractors and Customers will have a centralized facility to obtain supplies.
- (4) Reduction in vehicle miles traveled by the business patrons. Electrical Contractors and Customers can access supplies at a centrally located site and cut miles travelled.

Mr. Robert E. Isola, Sr.
Longwood-1, LLC
P.O. Box 941483
Maitland, FL 32794-1483

Re: 1830 Longwood Lake Mary Road
Longwood, FL

Dear Bob:

As a follow-up to our recent conversation, this letter confirms that our company approves the installation of an additional fence surrounding the exterior storage area at 1830 Longwood Lake Mary Rd.

The presence of additional fencing around the storage area is acceptable, provided that proper access to the dumpster enclosure is maintained for service and collection.

To ensure uninterrupted service, the following conditions will apply:

- The dumpster enclosure and surrounding storage area must allow adequate space for service vehicles at the scheduled pickup times.
- A gate combination or other access method must be provided on the exterior gate so our drivers can access the dumpster for servicing when necessary.

Additionally, as mentioned during our discussion, the northernmost dumpster may be increased in size from a four (4) yard container to an eight (8) yard container. By increasing the container size, a second dumpster for the **1830 building** may not be required, as the larger container should adequately meet the waste service needs of the property.

Please feel free to contact our office if any additional information or clarification is needed. We appreciate the opportunity to assist with this matter.

Sincerely,

Isabella Rambhacus

Waste Pro

407-752-6980



3/16/2026

FRITH & ASSOCIATES, INC.

Civil Engineering & Land Planning

8811 Great Cove Drive · Orlando, Florida 32819 · (407) 363-0739

COMMUNITY MEETING – LONGWOOD LAKE MARY CENTER

Dear surrounding property owners,

A community meeting is to be held for the rezoning of the Longwood Lake Mary Center property at 1830 Longwood Lake Mary Road, Longwood FL 32750 from the current PD zoning to PD zoning to allow outdoor storage in a designated area on site. The property is listed below with the time, date and location of the community meeting.

Property Address: 1830 Longwood Lake Mary Road, Longwood FL 32750
Property Parcel Identification Number: # 29-20-30-521-0000-0020

Date of Community Meeting: Monday, April 27, 2026

Time of Community Meeting: 6pm – 8pm

Location of Community Meeting: Longwood Lake Mary Center – Rear Building
1830 Longwood Lake Mary Road
Longwood, FL 32750

The purpose of the meeting is discuss the PD Major Amendment/Rezone of the property with the surrounding area property owners. The property has an existing approved PD zoning that has a specific condition that does not allow for outdoor storage. The proposed zoning is for the same PD zoning but allow a small rear area for outdoor storage. The outdoor storage area will be completely screened from view. An outline of the proposed property development will be discussed and a Master Development Plan will be presented. The Master Development Plan is to be submitted to Seminole County for approval with the rezoning application.

Meeting Minutes: Community Neighborhood Meeting

Project: Longwood Lake Mary Center – Zoning Amendment for Outdoor Storage

Location: 1830 Longwood Lake Mary Road, Longwood, FL 32750

Property ID: 29-20-30-521-0000-0020

Date: Monday, April 27, 2026

Time: 6:00 PM – 8:00 PM

Purpose of Meeting

Notice was previously sent to property owners within 500 feet of the Longwood Lake Mary Center. The purpose of the meeting is to discuss a proposed change to the current Planned Development (PD) zoning of the Longwood Lake Mary Center. The property owner seeks to allow for outdoor storage on-site; a use currently restricted under the existing PD guidelines.

Attendance

- Property Owner/Representatives of Longwood-1, LLC – Robert Isola and David Taylor
- Civil Engineer – John Frith of Frith & Associates, Inc.
- Surrounding Property Owners – None present
- Other Attendees – Karen Almond, Stephannie Isola and Noreen Aring

The property owner provided adequate parking, signage for the meeting, and refreshments. It is noted that the property is ADA compliant and handicap restrooms for both men and women were available. Security was also provided by Brandon Gulley of the Seminole County Sheriff's Office.

The property owner provided copies of the aerial site plan showing the location of the proposed outdoor storage area on the south side of the property. To mitigate the visual impact on the surrounding area, the storage area will be completely screened from view.

The meeting was officially convened at 6:00 p.m. and the surrounding property owners had the opportunity to review the site plans with the civil engineer and property owner to understand the exact placement of the storage area and to answer specific questions regarding site layout and the physical implementation of the screening.

Following this community meeting, the owner will continue the formal application for the PD amendment with Seminole County.

Since none of the surrounding property owners attended the meeting, the meeting was adjourned at 7:32 p.m.

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall 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, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - a. Allowable uses shall be those listed as permitted or special exception uses in the C-3 district.
 - b. The following uses shall be prohibited:
 - adult entertainment establishments
 - alcoholic beverage establishments
 - automobile sales
 - automobile paint and body shops
 - communications towers
 - drive-in theatres
 - marine sales and service
 - mechanical garages
 - multifamily housing
 - outdoor advertising (off-site) signs
 - service stations and/or convenience stores with gas pumps
 - tattoo parlors
 - c. Maximum building height shall be 45 feet.
 - d. All retention ponds shall be configured as site amenities per Section 30.1344. This shall be evaluated at Final Site Plan approval.
 - e. Pedestrian connections shall be provided between interior walkways and public sidewalks along Longwood-Lake Mary Road.
 - f. In order to place parking in the cross-access easement recorded in ORB 4507, Page 358, the applicant shall obtain written consent of all property owners holding an interest in the easement. This shall be completed prior to Final Site Plan approval.
 - g. Outdoor storage on the site shall require a major PCD amendment designating a specific area on the site plan for such use. This area shall be located, screened, and/or landscaped so as not to be visible from Longwood-Lake Mary Road or neighboring properties. Further, it shall not impede safe, efficient traffic circulation or occupy required parking. Outdoor storage shall be used only by tenants of the development.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

Done and Ordered on the date first written above.

By: Carlton D. Henley
Carlton D. Henley
Chairman
Board of County Commissioners

Attest: Maryanne Morse
Maryanne Morse
Clerk to the Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Merrill P. Scrimsher, on behalf of himself and his 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 Development Order.

[Handwritten Signature]

Witness

[Handwritten Signature]

MERRILL P. SCRIMSCHER

DANIEL R. BYRNES

Print Name

[Handwritten Signature]

Witness

MARY WOODARD

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

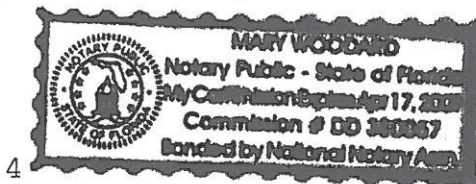
I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MERRILL P. SCRIMSCHER, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing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

17th **WITNESS** my hand and official seal in the County and State last aforesaid this day of February, 2005.

[Handwritten Signature]

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Donna G. Scrimsher, on behalf of herself and her 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 Development Order.

[Handwritten Signature]

Witness

[Handwritten Signature]
DONNA G. SCRIMSCHER

DANIEL R. BYRNES

Print Name

[Handwritten Signature]

Witness

MARY WOODARD

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

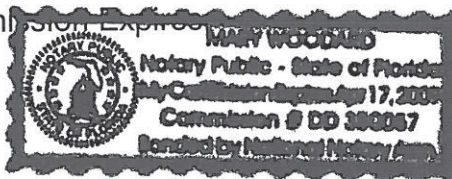
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONNA G. SCRIMSCHER, and is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of February, 2005.

[Handwritten Signature]

Notary Public, in and for the County and State
Aforementioned

My Commission Expires



Topic: Longwood – Lake Mary Center PD Major Amendment Rezone

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

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

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

Consider a Rezone from PD (Planned Development) to PD (Planned Development) to allow outdoor storage in conjunction with Building 2 only, as shown on the Master Development Plan, within the Isola Retail PD, on approximately 3.25 acres, located on the west side of Longwood Lake Mary Rd, 300 feet north of Ronald Reagan Blvd.

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

- Yes.
- No.

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

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

**If you answered NO to Question 1 and checked any boxes in Question 2 then STOP, this form is now complete.
 If you answered YES to Question 1 and checked any boxes in Question 2 then complete Question 3.
 If you answered YES to Question 1 and did not check boxes in Question 2 then complete Questions 3-5.**

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

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

- **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: 2026-0493

Title:

Sanford Commerce Center Small Scale Future Land Use Map Amendment and PD Major Amendment Rezone - Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square foot commercial and industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, and approximately ½ mile east of Oregon St; (Z2026-06/02.26SS.01) (S. Brent Spain, Esquire, Applicant) District 5 - 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 Small Scale Future Land Use Map Amendment from Commercial to Industrial, along with a Rezone from PD (Planned Development) to PD (Planned Development), to allow development of a 144,000 square feet of flex-space intended for a mix of commercial and industrial uses on 17.23 acres.

On November 15, 2005, the Board of County Commissioners approved a request for a Small Scale Future Land Use Amendment from Commercial to Industrial on approximately 9.9 acres, along with a Rezone from A-1 (Agriculture) to PD (Planned Development) on approximately 22.3 acres, known as the Orange Boulevard PD. The purpose of the request was to allow commercial uses permitted under the C-1 (Retail Commercial) and C-2 (General Commercial) zoning districts on Lots 1-4, and to allow

industrial uses permitted under the C-3 (Heavy Commercial and Very Light Industrial) and M-1A (Very Light Industrial) zoning districts only on Lots 2 and 3 (as shown on the previously approved Orange Boulevard PD Master Development Plan). In 2024, Lot 1 was removed from the PD, reducing the acreage from 22.3 acres to 17.23 acres.

The purpose of this land use amendment and rezone is to allow those C-3 and M-1A uses throughout the entire PD instead of restricting those uses to a designated area. The Applicant is retaining the original entitlements previously approved by the Board, including but not limited to: a maximum Floor Area Ratio (F.A.R.) of 0.65; a maximum building height of thirty-five (35) feet; and building setback of a hundred (100) feet for a two-story building, and hundred and fifty (150) feet for a three-story building along the west perimeter adjacent to residential. The previously established prohibited uses also remain in effect, including mechanical garages, lumber yards, construction companies with outdoor storage, highway striping companies, paint and body shops, office showrooms without assembly or manufacturing, and service stations with gas pumps as an accessory use, and communication towers. The Applicant is also maintaining the existing twenty-five-foot (25') landscape buffer along the western portion of the site to preserve the established buffer.

In addition to retaining these entitlements, the Applicant is proposing two (2) modifications to the PD:

- (1) Vacating the western seventy-foot (70') platted access, drainage, and utility easement to allow expansion of the proposed flex-space warehouse building, which would otherwise encroach into a portion of that easement; and
- (2) Amending the Future Land Use designation on the portion of land previously known as Lot 4 of the Orange Boulevard PD, from Commercial to Industrial and adding permitted uses consistent with the C-3 and M-1A zoning districts.
- (3) Increasing the west perimeter building setback from fifty (50) feet for a one-story building to sixty (60) feet.

The Applicant is requesting a parking reduction as follows:

Required by the Seminole County Land Development Code:

- Manufacturing Concerns and Warehouses: One (1) space per two (2) employees, plus one (1) space per company vehicle; and;
- General Business/Retail/Office: First 10,000 sq. ft. - Four (4) spaces per 1,000 sq. ft. and above 10,000 sq. ft.- three (3) spaces per 1,000 sq. ft.

Proposed by Applicant:

- Warehouse: 0.5 spaces per 1,000 square feet.

- General Business/Retail/Office: 3 spaces per 1,000 square feet.

Due to the allowable mix of uses onsite, Staff does not support the parking reduction as proposed by the Applicant and recommends the following:

Staff proposes: a minimum parking ratio of two (2) parking spaces per 1,000 square feet. This recommendation reflects the wide range of permitted uses proposed within the Sanford Commerce PD. Because these uses vary in intensity, staff determined that a consistent minimum parking ratio of two (2) spaces per 1,000 square feet is appropriate and can be reasonably met by all permitted uses within the district.

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

East: Future Land Use: Industrial

Zoning: C-3 (Heavy Commercial and Very Light Industrial)

West: Future Land Use: Medium Density Residential

Zoning: R-1 (Single Family Dwelling) and R-2 (One-and Two-Family Dwelling)

North: Orange Blvd

Future Land Use: Industrial

Zoning: M-1 (Industrial)

South: Interstate 4

Site Analysis

Floodplain Impacts:

Based on the Flood Insurance Rate Map (FIRM) with an effective date of 2007, the site appears to contain no 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 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 within the Seminole County utility service area and will be required to connect to public utilities. Water and sewer capacity are available to serve the proposed development. An eight-inch (8") potable water stub-out is located approximately fifty-feet (50') east of the existing driveway on Lot 1, and an eight-inch (8") gravity sewer main and manhole extend approximately 150 feet south of the existing partial driveway on Lot 1.

Transportation/Traffic:

Access to the subject site is proposed through Lot 1 to the north, which connects to Orange Blvd, an urban major collector road. Orange Blvd currently operates at level of service A or B, depending on direction and time of day, and has programmed improvements in the County's five year Capital Improvements Program. - -

Sidewalks:

The developer will be required to construct a sidewalk extending to the north boundary line of the subject site, allowing the future developer of Lot 1 (adjacent to the north) to complete the remaining sidewalk segment and connect it to the existing sidewalk along Orange Blvd.

Drainage:

The proposed project is located within the Lake Monroe Drainage Basin, which has limited downstream capacity; therefore, the site's design will be required to meet the requirements of the existing approved master drainage requirements.

Buffers and Open Space:

The proposed development provides twenty-five percent (25%) open space and a twenty-five-foot (25') wide landscape buffer adjacent to the west perimeter that includes a three (3) foot high berm with 2.70 plant units per 100 feet, with an opacity of 0.5.

Consistency with the Land Development Code

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 8; and more specifically with SCLDC Sec. 30.8.5.3 - Review Criteria.

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 Finding

The requested Small Scale Future Land Use Map Amendment and PD Major Amendment to allow C-3 and M-1A uses throughout the PD, is consistent with the Seminole County Comprehensive Plan. While the properties adjacent to the west of the subject site are residential, the properties adjacent to the north and east are established with Industrial development, reflecting the predominant pattern of Heavy Commercial and Industrial uses in the surrounding area. The PD defines a maximum F.A.R, permitted and prohibited uses, building setbacks, buffers, and a maximum building height.

(b) Greater Benefits 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.

Crime Prevention Through Environmental Design (CPTED) - The building will be positioned to allow full access around its perimeter and will include security lighting to enhance visibility and safety.

Innovative Development Types - The Developer is providing an innovative flex space warehouse project that will support Economic Development in Seminole County.

(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.

Staff Findings

The subject property does not have any existing trees on site; however, the Developer proposes to plant a substantial buffer along the west perimeter of the development adjacent to the existing residential neighborhood. The Developer is required to meet the Arbor Code requirements at the time of Final Engineering review.

- (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 Developer will provide an internal sidewalk for pedestrian and bicycle access, connecting the proposed development to the existing sidewalk along Orange Blvd. This improvement will be detailed at the time of Final Engineering.

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

- (1) How the proposed development addresses the goals of the Comprehensive Plan.

Staff Findings

The proposed development supports Comprehensive Plan Policy FLU 5.4.6 - Location of Employment Uses, which encourages employment and industrial uses adjacent to residential areas, provided the site is large enough to accommodate the buffers necessary to protect nearby residences from adverse impacts such as light, glare, odors, and noise. The proposed development has increased the western building setback from fifty (50) feet to sixty (60) feet and enhancing the required landscape buffer. The western twenty five (25) foot buffer will include a three (3) foot high berm; and the landscape components shall provide an opacity rating of 0.5 opacity with 2.7 plant units per 100 linear feet using Plant Group B. In addition, the building height will not exceed thirty five (35) feet. These measures collectively reduce potential adverse impacts, such as light, noise, and glare, on nearby residential properties while supporting job creation within the area.

- (2) Why the proposed development cannot be achieved under and existing

conventional or special zoning district.

Staff Findings

Policy TRA 2.4.3 promotes infill development to maximize the efficient use of the existing transportation network within established urban areas and to discourage urban sprawl by supporting the redevelopment of neighborhood scale nonresidential uses. The proposed industrial flex warehouse development supports new employment-oriented space within an existing - urbanized area, maximizing the efficiency of the current transportation network and reducing the need for outward expansion. The project further enhances multimodal mobility by providing safe pedestrian connections to the public right of way, incorporating bicycle parking and end of trip facilities, and ensuring internal circulation that accommodates walking and cycling between building entrances, loading areas, and parking.

- (3) How the proposed development provides an innovative approach to land development.

Staff Findings

A flex space warehouse provides adaptable, multi-tenant spaces that can adjust to changing market needs. The development as proposed can accommodate a wider range of permitted uses than a standard zoning district, increasing land efficiency and long term economic resilience compared to traditional single use industrial development.

- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.

Staff Findings

The proposed development provides enhanced design flexibility, and higher quality site planning that cannot be achieved under the existing zoning provisions of straight zoning. These benefits allow the project to better support County goals for economic development and infill redevelopment and allows the County to place specific conditions for the development that cannot be achieved under conventional zoning districts. Staff finds the requested PD zoning classification to be consistent with the Land Development Code and compatible with the trend of development in the area.

Consistency with the Comprehensive Plan

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County shall consider uses or structures proposed within the

Planned Development zoning classification on a case-by-case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights.

Comprehensive Plan - Standards of Review

A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.

Staff Findings

The subject property currently has Commercial and Industrial Future Land Use designations. The proposed Land Use Amendment would allow Industrial uses that are compatible with the surrounding area. Properties to the east and north also have an Industrial Future Land Use designation. The site borders Interstate 4 to the south, and industrial uses are generally preferred along interstate corridors because they are more compatible with higher noise conditions.

B. Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.

Staff Findings

The subject property is located within the Seminole County Utility service area and is required to connect to public utilities; capacity is available.

At the time of Final Engineering review, the Developer will be required to provide a traffic study if the proposed development exceeds fifty (50) weekday peak hour trips based on the ITE Trip Generation Manual.

C. Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.

Staff Findings

The subject site is vacant and does not contain wetlands or flood plain on site. The site has some existing infrastructure in place and is required to meet all requirements of development per the SCLDC and Comprehensive Plan.

D. Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).

Staff Findings

Not Applicable

- E. Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.

Staff Findings

The proposed Future Land Use designation of Industrial is consistent with the existing Industrial classifications in the area. The Land Use Amendment to Industrial is compatible with surrounding development patterns. Properties to the east and north have a Future Land Use designation of Industrial, and the site directly abuts Interstate 4 to the south. To the west is an existing residential neighborhood designated as Medium Density Residential.

To address compatibility concerns along the western boundary, the developer is proposing to increase the building setback from fifty (50) to sixty (60) feet, provide adequate buffering within the twenty-five (25) foot buffer area and ensure that no bay doors are oriented toward the west.

- F. Whether the proposed use furthers the public interest by providing or enabling the provision of:

1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use).

Staff Findings:

Not applicable.

2. Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use).

Staff Findings:

Not applicable

3. A range of attainable housing opportunities and choices, including affordable or workforce housing

Staff Findings:

Not applicable.

4. Economic development (enabling higher paying jobs).

Staff Findings:

The Applicant is proposing to provide flex spaces that will permit a wide range of commercial and industrial uses that will create more diverse jobs in the area.

5. Reduction in transportation impacts on area-wide roads.

Staff Findings:

The proposed development may generate more than fifty (50) weekday peak hour trips. Based on the final proposed uses, the developer may be required to provide a traffic study at the time of Final Engineering. -

6. Mass transit and a variety of transportation choices; or

Staff Findings:

There are no longer local bus stops, but the Scout does run in this area to provide a transportation.

7. Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan.

Staff Findings:

Based on the Central Florida Regional Growth Vision, the proposed project as an infill development is providing compatibility between adjacent land uses to ensure there are no impacts to the adjacent historical Bookertown neighborhood.

The Applicant is providing adequate landscape buffering between the proposed development and the residential neighborhood and a minimum sixty (60) foot western building setback.

Staff finds the proposed Industrial future land use designation and Planned Development zoning classification to be consistent with the Comprehensive Plan.

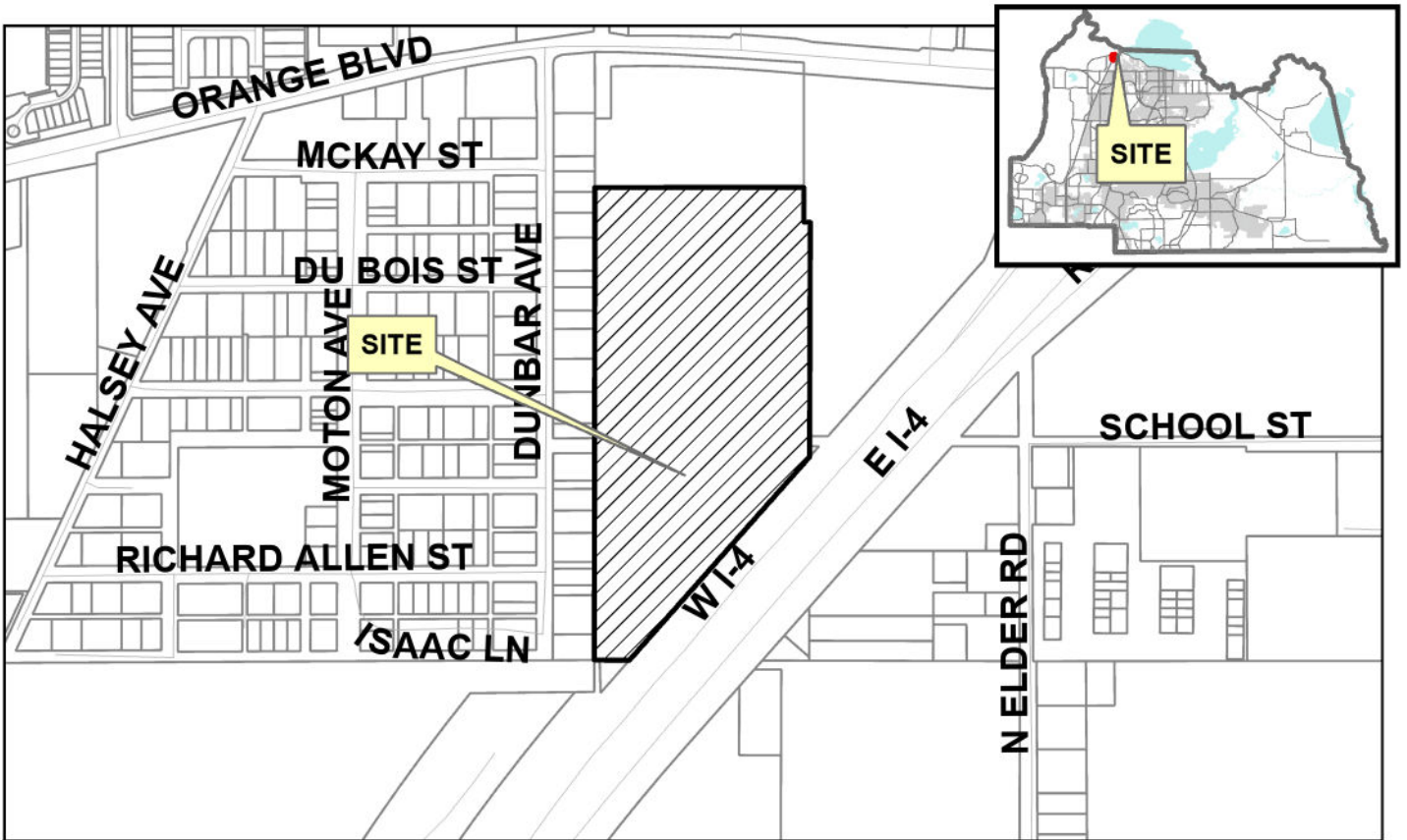
Community Meeting

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on **May 14, 2026**; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend to the Board of County Commissioners adoption of the Ordinance enacting a Small Scale Future Land Use Map Amendment and concurrent Rezoning Ordinance per the following two motions:

- 1.) 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 Comprehensive Plan and recommends the Board of County Commissioners adopt the Ordinance enacting a Small Scale Future Land Use Map Amendment from Commercial to Industrial.
- 2.) 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 of County Commissioners adopt the Ordinance enacting a rezone from PD (Planned Development) to PD (Planned Development), and approve the associated Development Order and Master Development Plan on approximately 17.23 acres, located on the south side of Orange Blvd, approximately ½ mile east of Oregon St.



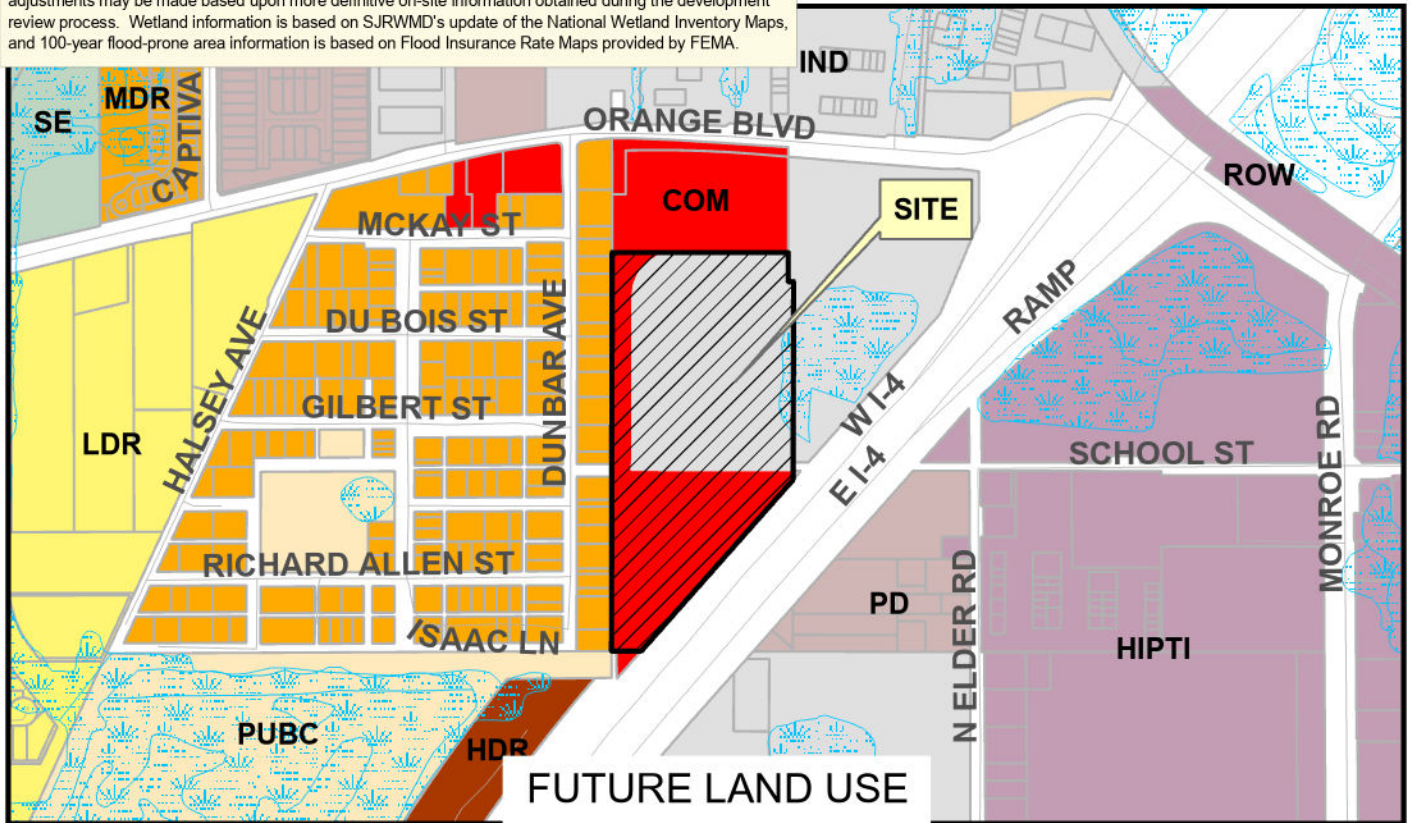
Rezone No: Z2026-006

Parcels



Winter 2025 Color Aerials

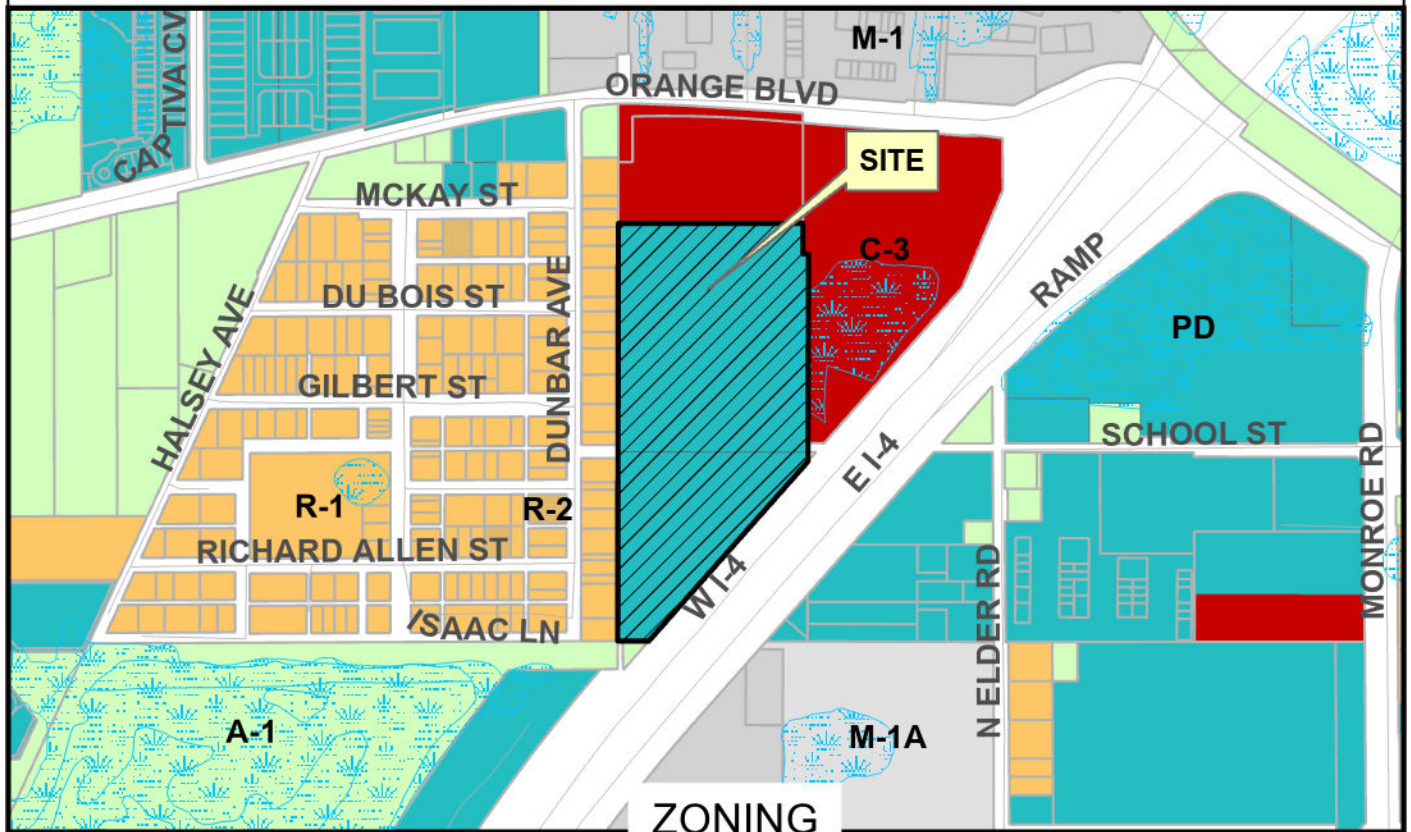
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



- CONS
- COM
- HDR
- HIP
- IND
- LDR
- MDR
- PD
- PUB
- ROW
- SE

Applicant: S. Brent Spain, Esquire
 STR/Acres/District: 21-19-30 / 17.225+/- acres / District 5
 Existing Use: Vacant
 Special Notes: Max density 0.65 F.A.R.

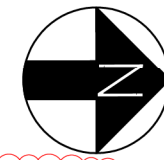
FLU No: 02.26SS.1
 From: COM/IND To: IND
 Rezone No: Z2026-006
 From: PD To: PD



Date: 5/26/2026

Name: Z2026-006FluZonePg

- CONS
- A-1
- R-1
- R-2
- C-1
- C-3
- M-1A
- M-1
- PD



SITE DATA:

- EXISTING ZONING: PUD PROPOSED ZONING: PUD
- EXISTING FUTURE LAND USE-COMMERCIAL AND INDUSTRIAL (IND) PROPOSED FUTURE LAND USE - INDUSTRIAL (IND)
- EXISTING SITE CONTAINS 17.23 ACRES
- PROPOSED DEVELOPMENT: COMMERCIAL/INDUSTRIAL SEE DEVELOPMENT ORDER APPROXIMATELY 144,000 SF OF COMMERCIAL AND LIGHT INDUSTRIAL USES
- MAXIMUM BLDG HEIGHT = 35 FT.
- BUILDING SETBACKS:
FRONT: 25 (UNLESS BUFFER IS LARGER)
REAR: 10
SIDE: 10
- FEMA: PORTION OF THE LA MESA PARCEL FALLS WITHIN ZONE X (500 YR.) PROPOSED LOTS 2, 3, & 4 FALL OUTSIDE THE 100 YR.
- PROPOSED ACCESS & UTILITY EASEMENT = 70 FT. (PRIVATE)
- A PROPOSED ON-SITE PAVEMENT = 24 FT.
- A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL COMMON AREAS.
- ADEQUATE FIRE PROTECTION WILL BE PROVIDED PER SEMINOLE COUNTY CODE.
- MAXIMUM SQUARE FOOTAGE TO ADHERE TO SEMINOLE COUNTY LDC.
- PROPERTY COULD BE SUBDIVIDED AT A LATER DATE DEPENDING ON THE EVENTUAL END USERS.
- WETLANDS WERE MITIGATED FOR AND FILLED-IN DURING PHASE 1 CONSTRUCTION
- MAXIMUM EXPL.
INDUSTRIAL USES: 0.65
OTHER USES: 0.35
- OUTDOOR STORAGE OF PARTS, SUPPLIES, OR MATERIALS SHALL BE LIMITED TO THE AREA OF THE SITE DESIGNATED INDUSTRIAL ON THE VISION 2020 PLAN, AS AMENDED BY THIS REQUEST. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM ANY ROAD OR ADJOINING PARCEL INSIDE OR OUTSIDE THE DEVELOPMENT. SCREENING CONSISTS OF WALLS, FENCES, AND/OR LANDSCAPING, AND SHALL BE OPAQUE TO A HEIGHT OF AT LEAST 8 FEET. SUCH AREAS SHALL BE LOCATED A MINIMUM OF 150 FEET FROM THE WEST BOUNDARY OF THE SUBJECT PROPERTY
- 25-FOOT LANDSCAPE BUFFER WILL BE PLANTED WITH 2.70 PLANT GROUPS PER 100 FEET USING PLANT GROUP E AND HAVE A 3 FOOT TALL BERM CENTERED WITHIN THE BUFFER WITH THE PLANTINGS PLACED ON TOP OF THE BERM
- WESTERN PROPERTY SETBACKS
60 FEET FOR 1 STORY
100 FEET FOR 2 STORY
150 FEET FOR 3 STORY
- PROPOSED OPEN SPACE REQUIREMENT: TWENTY-FIVE (25) PERCENT, RETENTION AREAS CAN COUNT TOWARDS PERCENTAGE
- OFF-STREET PARKING REQUIREMENTS SHALL MEET SCLDC CODE SEC. 30.11.3
- MIN. PARKING STALL SIZE WITHIN DEVELOPMENT TO BE 10'WIDE X 20' LENGTH
- OUTDOOR LOADING/UNLOADING AND OUTDOOR WORK ACTIVITIES SHALL BE LIMITED TO 7:00 A.M. TO 9:00 P.M., EXCEPT IN THE EVENT OF AN EMERGENCY

SOILS LEGEND

- SOILS LINE
- 13 EAUGALLIE AND IMMOKALEE FINE SANDS
- 20 MYAKKA AND EAUGALLIE FINE SANDS
- 21 NITTAW MUCKY FINE SAND, DEPRESSIONAL
- 25 PINEDA FINE SAND

GENERAL NOTES:

- WATER AND SEWER SHALL BE PROVIDED BY SEMINOLE COUNTY. UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE, AND OUTDOOR LIGHTING ADJACENT TO THE WEST PROPERTY LINE WILL BE LIMITED TO DECORATIVE LIGHTING AFFIXED TO THE FRONT FACADES OF BUILDINGS.

PROHIBITED USES WITHIN THE DEVELOPMENT:

- (a) ADULT ENTERTAINMENT ESTABLISHMENTS
- (b) ALCOHOLIC BEVERAGE ESTABLISHMENTS
- (c) CAR WASH
- (d) CONVENIENCE STORE
- (e) COMMERCIAL KENNELS
- (f) SELF SERVICE LAUNDRY
- (g) AUTOMOBILE WRECKING LOTS
- (h) BOTTLE AND DISTRIBUTION PLANTS
- (i) INCINERATION OF ORGANIC MATERIALS
- (j) JUNK AND RECEIVING YARDS
- (k) LAUNDRY AND DRY CLEANING PLANTS
- (l) SOAP MANUFACTURING
- (m) FEED MILL MANUFACTURING
- (n) FERTILIZER MANUFACTURING
- (o) CONCRETE BLOCK PLANTS
- (p) REDI-MIX CONCRETE PLANTS
- (q) ANIMAL PROCESSING
- (r) SAWMILL
- (s) WHOLESALE STORAGE OF FLAMMABLE LIQUIDS OR GASES
- (t) SANITARY LANDFILL
- (u) SOLID WASTE TRANSFER
- (v) STORAGE AND RECOVERY STATIONS
- (w) TRUCK TERMINAL
- (x) RETAIL PLANT NURSERY
- (y) OUTDOOR RECREATION AND AMUSEMENT USES
- (z) FLEA MARKET
- (aa) DRIVE-IN THEATRES
- (ab) MULTI-FAMILY HOUSING
- (ac) COMMUNICATION TOWERS

PROPERTY INFORMATION:

PARCEL ID#: 2119305130000020
PLAT BOOK: 91
PAGE: 21-24

PERMITTED USE DATA TABLE:

(a) ANY USED PERMITTED IN THE C-1, C-2, C-3 & M-1A ZONING DISTRICTS AS SHOWN AND DESCRIBED IN SEC. 30.5.2 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE

DEVELOPMENT TEAM

OWNER
KBC DEVELOPMENT, INC.
1590 BOBBY LEE POINT
SANFORD, FL 32771
PH: 407-330-7022

DEVELOPER
GREENBURG GIBBONS PROPERTIES
436 E 36TH STREET
CHARLOTTE, NC 28205
PH: 843-469-2517

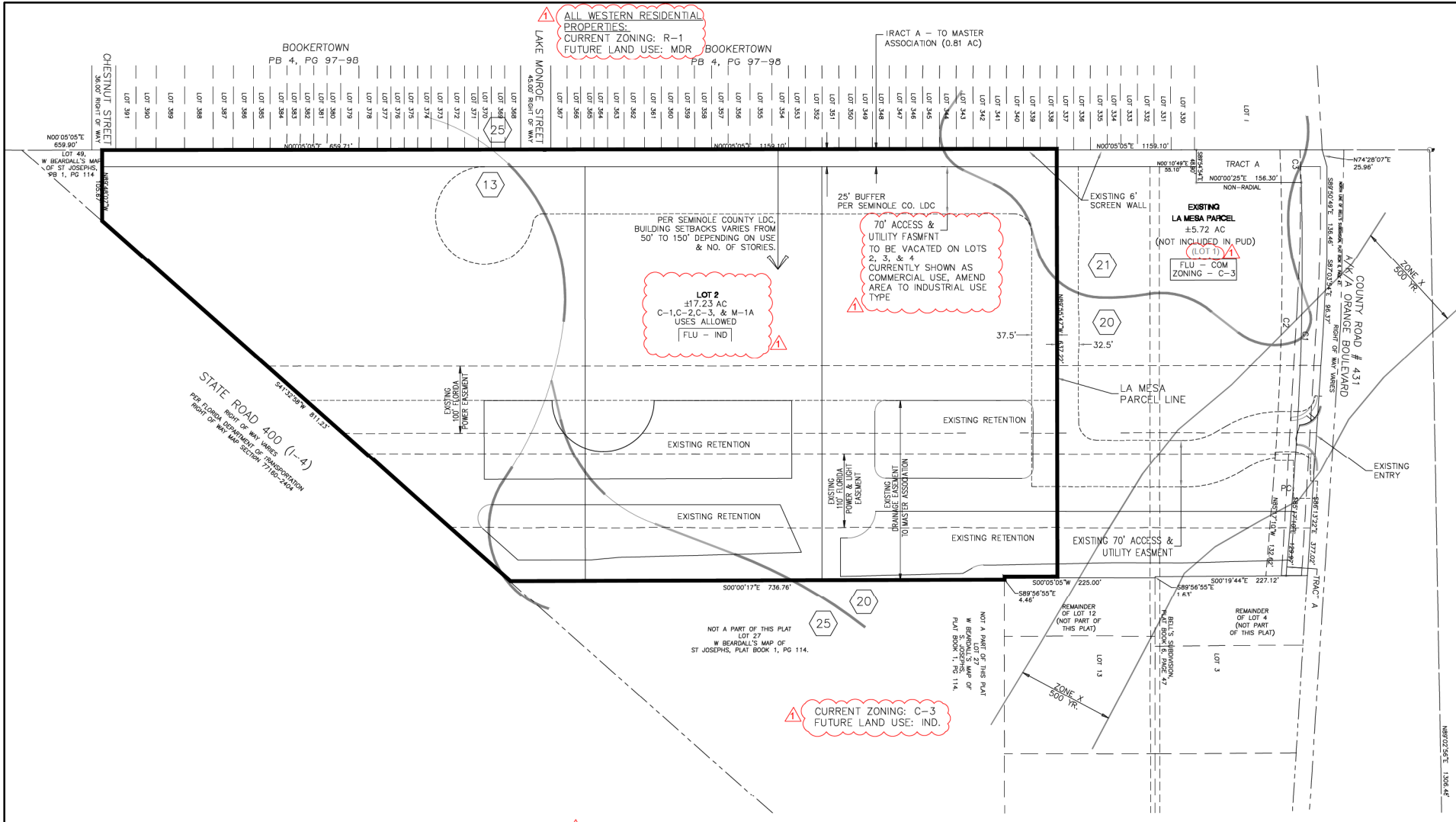
ENGINEER
SCOUT & CO. ENGINEERING, P.C.
2100 SOUTH TRYON STREET SUITE 205
CHARLOTTE, NC 28203
PH: 980-403-2581

UTILITY PROVIDERS:

ELECTRIC:
DUKE ENERGY CORPORATION
525 S TRYON STREET
CHARLOTTE, NC 28202
PH: 704-382-3853

WATER & WASTEWATER:
SEMINOLE COUNTY
500 W LAKE MARY BLVD.
SANFORD, FL 32773
PH: 407-665-2110

TELECOM/PHONE:
AT&T, INC.
5400 LEGACY DRIVE
PLANO, TX
800-288-2020



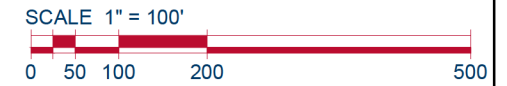
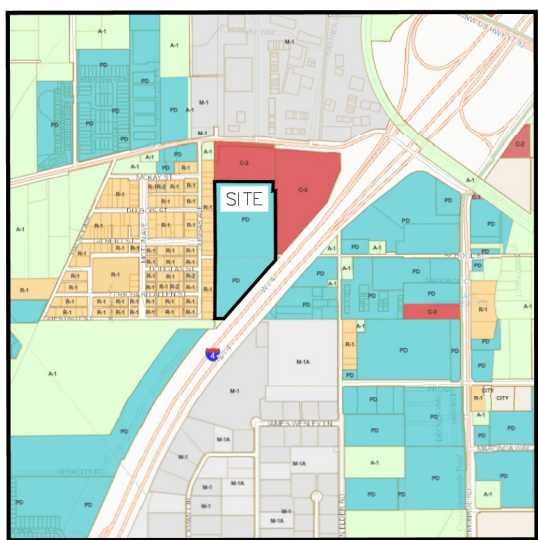
TRIP GENERATION TABLE

Land Use	Site	ITE Code (Z)	Trip Generation Rates						Traffic Volumes							
			Daily	A.M. Peak Hour		P.M. Peak Hour		Daily	A.M. Peak Hour		P.M. Peak Hour					
Warehouses	144,250 SF	150 (E-R)	1.85	0.17	0.13	0.04	0.18	0.05	0.13	267	25	19	6	26	7	19

(1) Trip generation calculations from 11th Edition of ITE Trip Generation Report.
 (2) ITE Land Use Code Number 'E' = Fitnes Curve Equation (R² > 0.75) or R = Average Trip Rate.
 (3) ITE Land Use Code (Z) = Warehouse
 Daily: Rate = T = 1.71 * (X) Equation: T = 1.58 * (X) + 28.25, Enter 50%/Exit 50% (R² = 0.82) | X < 600
 A.M. Peak Hour: Rate = T = 0.17 * (X) Equation: T = 0.12 * (X) + 23.62, Enter 77%/Exit 23% (R² = 0.69)
 P.M. Peak Hour: Rate = T = 0.13 * (X) Equation: T = 0.12 * (X) + 26.46, Enter 20%/Exit 22% (R² = 0.65)
 Lake Transportation Engineering Consultants, Inc., 2023

WATER/SEWER IMPACT TABLE (TOTAL SITE)

TYPE OF IMPACT	CALCULATION	BASIS	TOTAL FLOW
SEWER	100 GPD/LOADING BAY	~45 LOADING BAYS	4,500 GPD
DOMESTIC WATER	100 GPD/LOADING BAY	~45 LOADING BAYS	4,500 GPD
FIRE WATER	TYPE IIB CONST.	~45,000 SF (LARGEST BLDG)	1,500 GPM (MAXIMUM PER BLDG.)



SANFORD COMMERCE CENTER PD SEMINOLE COUNTY DEVELOPMENT ORDER

On August 11, 2026, Seminole County issued this Development Order which shall replace in its entirety the Orange Boulevard Property PD #25-20500006, issued June 23, 2025, as recorded in Seminole County Official Records Book 10847 Pages 1673-1678, relating to and touching concerning the following described property:

Legal Description

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91, Pages 21-24, 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)

FINDINGS OF FACT

Property Owner: KBC Development, Inc.

Project Name: Sanford Commerce Center SSFLUMA & PD Major Amendment Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square-foot commercial and industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, and approximately ½ mile east of Oregon St.

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 Marie (Annie) Sillaway, AICP
Principal Planner
1101 East First Street
Sanford, Florida 32771

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 Order approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; replace in its entirety, the Orange Boulevard Property PD Development Order #25-20500006, issued June 23, 2025, as recorded in Seminole County Official Records Book 10847 Pages 1673-1678:
 - A. Development must comply with the Master Development Plan attached hereto as "Exhibit A".
 - B. Maximum Intensity Floor Area Ratio: 0.65
 - C. Maximum Building Height: thirty-five (35) feet
 - D. Perimeter building setbacks:
 - North: Twenty-five (25) feet
 - South: Ten (10) feet
 - East: Ten (10) feet
 - West: Sixty (60) feet – one (1) story building
 - 100' – two (2) story building
 - 150' – three (3) story buildingPerimeter Landscape Buffers*:
 - North: None
 - South: None
 - East: None
 - West: Twenty-five (25) foot wide landscape buffer with a three (3) foot high berm; landscape components shall provide an opacity rating of 0.5 opacity with 2.7 plant units per 100 linear feet using Plant Group B. Plantings shall be installed on top of the three (3) foot high berm to provide a buffer.*Additional criteria may be required at the time of the Final Development Plan.
 - E. Permitted Uses: Those uses permitted under C-1 (Retail Commercial), C-2 (General Commercial), C-3 (Heavy Commercial & Very Light Industrial), and M-1A (Very Light Industrial) districts, including the associated special

exception uses (as approved by the Board of Adjustment). The following uses shall be prohibited:

- a. Adult Entertainment Establishments
 - b. Alcoholic Beverage Establishments
 - c. Car Wash
 - d. Convenience Store
 - e. Commercial Kennels
 - f. Self Service Laundry
 - g. Automobile Wrecking Lots
 - h. Bottle and Distribution Plants
 - i. Incineration of Organic Materials
 - j. Junk and Receiving Yards
 - k. Laundry and Dry Cleaning Plants
 - l. Soap Manufacturing
 - m. Feed Mill Manufacturing
 - n. Concrete Block Plants
 - o. Redi-Mix Concrete Plants
 - p. Animal Processing
 - q. Sawmill
 - r. Wholesale Storage of Flammable Liquids or Gases
 - s. Sanitary Landfill
 - t. Solid Waste transfer
 - u. Storage and Recovery Stations
 - v. Truck Terminal
 - w. Retail Plant Nursery
 - x. Outdoor Recreation and Amusement Uses
 - y. Flea Market
 - z. Drive-in Theatres
 - aa. Multi-Family Housing
 - bb. Communication Towers
- F. Hours of Operation: Outdoor loading/unloading and outdoor work activities shall be limited to 7am – 9pm Monday – Friday.
- G. At the time of the Final Development Plan, additional conditions may be imposed to provide sound attenuation for the benefit of the residential development to the west. Noise mitigation measures may include, but are not limited to, the placement of loading docks and bay doors to face away from the western perimeter.
- H. At the time of Final Development Plan the Developer may be required to provide a letter of approval from the utility power provider if buildings or infrastructure are proposed to be located within the existing utility transmission easements.

- I. Outdoor storage areas shall be screened from view from any road or adjoining parcel outside of the development. Screening shall consist of walls or fences and shall be opaque to a height of at least eight (8) feet. Such areas shall be located a minimum of 150 feet from the west boundary of the subject property.
- J. The development shall provide a minimum of twenty-five (25) percent open space in accordance with the Seminole County Land Development Code.
- K. Dumpsters shall be screened so they are not visible from Orange Boulevard or nearby single-family properties.
- L. Retention ponds shall be designed such that they are not required to be fenced.
- M. 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.
- N. All project signage must comply with the Land Development Code of Seminole County.
- O. All mechanical equipment, ground or roof mounted, shall be screened from off-site view.
- P. Parking of mobile CT-scan trucks or semi-tractor trailers shall be prohibited within 120 feet of the west property line. Where permitted, such vehicles shall be screened from off-site view.
- Q. All parking spaces shall be a minimum of 10 feet x 20 feet as required by the Land Development Code.
- R. Parking shall be provided at a ratio of two (2) parking spaces per 1,000 square feet of building for all development.
- S. The western buffer is required to be maintained by the property owner(s).
- T. Any development on the subject property shall be held to the Performance Standards of the SCLDC.
- U. The owner will be required to maintain the portion of the existing pre-cast wall located along the western boundary of Lot 2.
- V. The seventy (70) foot utility and access easement will be required to be vacated at the time of the Final Development Plan.
- W. In the case of a conflict between the written conditions A through V in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through V 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).

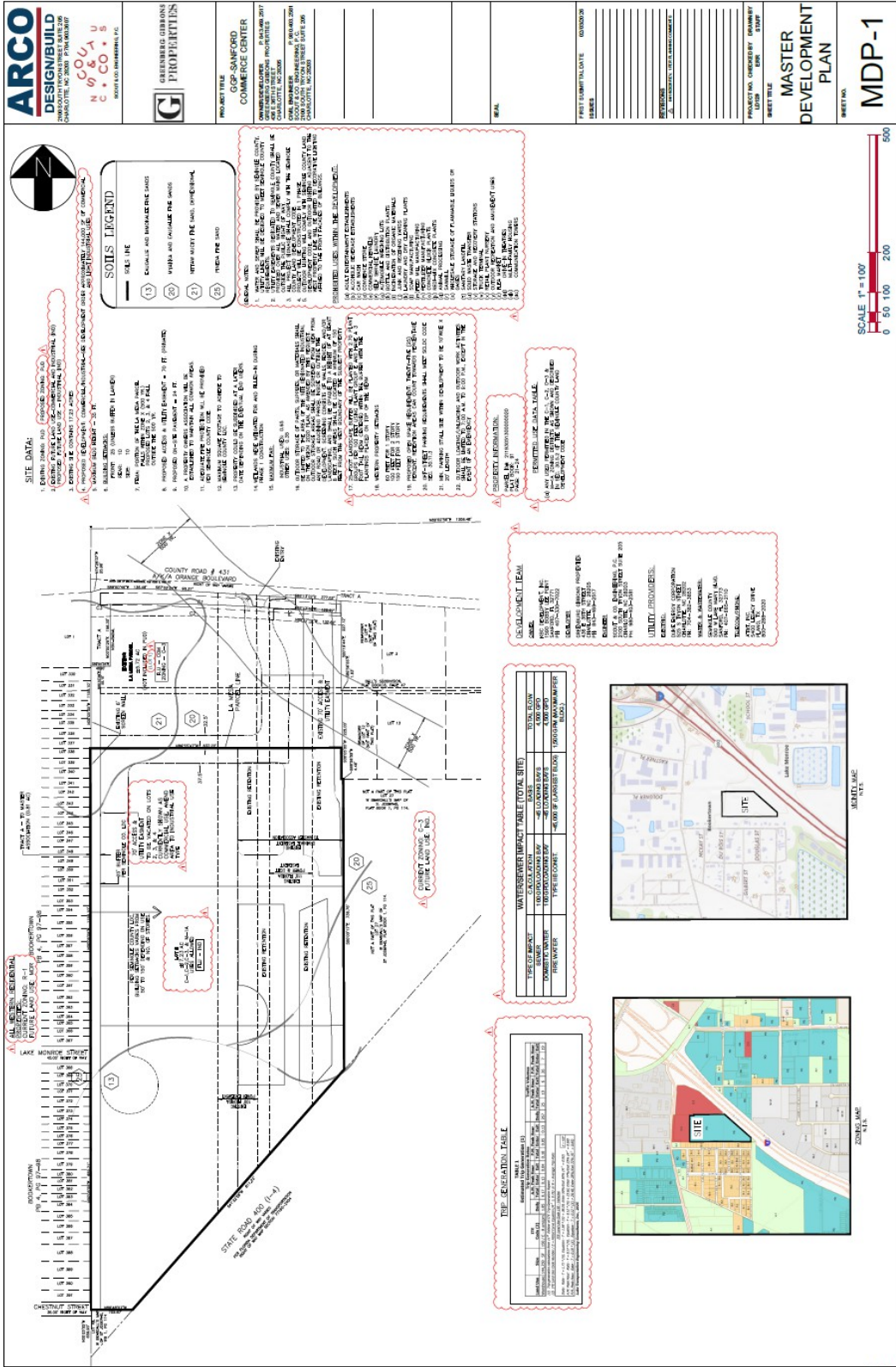
(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Sanford Commerce Center PD (as referenced in Exhibit A), on August 11, 2026.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A Master Development Plan



AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 21-19-30-513-0000-0020 BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM COMMERCIAL AND INDUSTRIAL TO INDUSTRIAL; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

WHEREAS, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Local Planning Agency held a public hearing, with all required public notice on July 1, 2026, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners held a public hearing on August 11, 2026, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

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

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element’s Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit “A” to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	Sanford Commerce Center SSFLUMA and PD Major Amendment Rezone	Z2026-06 02.26SS.01	Commercial and Industrial to Industrial	07/01/2026	08/11/2026

(b) The associated rezoning request was completed by means of Ordinance Number 26-_____.

Section 3. Severability:

If any provision of this Ordinance or the application 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 4. Exclusion from County Code/Codification:

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits

or land uses dependent upon this amendment may be issued or commence before it has become effective.

ENACTED this 11th day of August, 2026

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT A

Amendment 02.26SS.01

LEGAL DESCRIPTION

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91, Pages 21-24, of the Public Records of Seminole County, Florida

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO PARCEL 21-19-30-513-0000-0020 LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED 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 Sanford Commerce Center PD Major Amendment Rezone, dated August 11, 2026.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #26-20500003, 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. 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 the latter of: (i) the recording date of the Development Order #26-20500003 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2026-___ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 11th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT "A"
DEVELOPMENT ORDER

FILE NO.: PZ2026-06

DEVELOPMENT ORDER #

26-20500003

SANFORD COMMERCE CENTER PD SEMINOLE COUNTY
DEVELOPMENT ORDER

On August 11, 2026, Seminole County issued this Development Order which shall replace in its entirety the Orange Boulevard Property PD #25-20500006, issued June 23, 2025, as recorded in Seminole County Official Records Book 10847 Pages 1673-1678, relating to and touching concerning the following described property:

Legal Description

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91, Pages 21-24, 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)

FINDINGS OF FACT

Property Owner: KBC Development, Inc.

Project Name: Sanford Commerce Center SSFLUMA & PD Major Amendment Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from Commercial and Industrial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square foot industrial flex space warehouse development on approximately 17.23 acres, located on the south side of Orange Blvd, and approximately ½ mile east of Oregon St.

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 Marie (Annie) Sillaway, AICP
Principal Planner
1101 East First Street
Sanford, Florida 32771

FILE NO.: PZ2026-06

DEVELOPMENT ORDER #

26-20500003

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 Order approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; replace in its entirety, the Orange Boulevard Property PD Development Order #25-20500006, issued June 23, 2025, as recorded in Seminole County Official Records Book 10847 Pages 1673-1678:

- A. Development must comply with the Master Development Plan attached hereto as "Exhibit A".
- B. Maximum Intensity Floor Area Ratio: 0.65
- C. Maximum Building Height: thirty-five (35) feet
- D. Perimeter building setbacks:
 - North: Twenty-five (25) feet
 - South: Ten (10) feet
 - East: Ten (10) feet
 - West: Sixty (60) feet – one (1) story building
 - 100' – two (2) story building
 - 150' – three (3) story building
 - Perimeter Landscape Buffers*:
 - North: None
 - South: None
 - East: None
 - West: Twenty-five (25) foot wide landscape buffer with a three (3) foot high berm; landscape components shall provide an opacity rating of 0.5 opacity with 2.7 plant units per 100 linear feet using Plant Group B. Plantings shall be installed on top of the three (3) foot high berm to provide a buffer
- E. Permitted Uses: C-1, C-2, C-3, and M-1A districts, including special exception uses (the applicant will be required to go through the special exception process if a use is required for a special exception), with the following prohibited uses:

2

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26-20500003

exception uses (as approved by the Board of Adjustment). The following uses shall be prohibited:

- a. Adult Entertainment Establishments
 - b. Alcoholic Beverage Establishments
 - c. Car Wash
 - d. Convenience Store
 - e. Commercial Kennels
 - f. Self Service Laundry
 - g. Automobile Wrecking Lots
 - h. Bottle and Distribution Plants
 - i. Incineration of Organic Materials
 - j. Junk and Receiving Yards
 - k. Laundry and Dry Cleaning Plants
 - l. Soap Manufacturing
 - m. Feed Mill Manufacturing
 - n. Concrete Block Plants
 - o. Redi-Mix Concrete Plants
 - p. Animal Processing
 - q. Sawmill
 - r. Wholesale Storage of Flammable Liquids or Gases
 - s. Sanitary Landfill
 - t. Solid Waste transfer
 - u. Storage and Recovery Stations
 - v. Truck Terminal
 - w. Retail Plant Nursery
 - x. Outdoor Recreation and Amusement Uses
 - y. Flea Market
 - z. Drive-in Theatres
 - aa. Multi-Family Housing
 - bb. Communication Towers
- F. Hours of Operation: Outdoor loading/unloading and outdoor work activities shall be limited to 7am – 9pm Monday – Friday.
- G. At the time of the Final Development Plan, additional conditions may be imposed to provide sound attenuation for the benefit of the residential development to the west. Noise mitigation measures may include, but are not limited to, the placement of loading docks and bay doors to face away from the western perimeter.
- H. At the time of Final Development Plan the Developer may be required to provide a letter of approval from the utility power provider if buildings or infrastructure are proposed to be located within the existing utility transmission easements.

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26-20500003

- I. Outdoor storage areas shall be screened from view from any road or adjoining parcel outside of the development. Screening shall consist of walls or fences and shall be opaque to a height of at least eight (8) feet. Such areas shall be located a minimum of 150 feet from the west boundary of the subject property.
- J. The development shall provide a minimum of twenty-five (25) percent open space in accordance with the Seminole County Land Development Code.
- K. Dumpsters shall be screened so they are not visible from Orange Boulevard or nearby single-family properties.
- L. Retention ponds shall be designed such that they are not required to be fenced.
- M. 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.
- N. All project signage must comply with the Land Development Code of Seminole County.
- O. All mechanical equipment, ground or roof mounted, shall be screened from off-site view.
- P. Parking of mobile CT-scan trucks or semi-tractor trailers shall be prohibited within 120 feet of the west property line. Where permitted, such vehicles shall be screened from off-site view.
- Q. All parking spaces shall be a minimum of 10 feet x 20 feet as required by the Land Development Code.
- R. Parking shall be provided at a ratio of two (2) parking spaces per 1,000 square feet of building for all development.
- S. The western buffer is required to be maintained by the property owner(s).
- T. Any development on the subject property shall be held to the Performance Standards of the SCLDC.
- U. The owner will be required to maintain the portion of the existing pre-cast wall located along the western boundary of Lot 2.
- V. The seventy (70) foot utility and access easement will be required to be vacated at the time of the Final Development Plan.
- W. In the case of a conflict between the written conditions A through V in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through V 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.

FILE NO.: PZ2026-06

DEVELOPMENT ORDER #

26-20500003

(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. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with Sanford Commerce Center PD (as referenced in Exhibit A), on August 11, 2026.

FILE NO.: PZ2026-06

DEVELOPMENT ORDER #

26-20500003

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
ANDRIA HERR, CHAIRMAN

EXHIBIT "B"
LEGAL DESCRIPTION

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91,
Pages 21-24, of the Public Records of Seminole County, Florida

Sanford Commerce Center (Project No. 26-20500003)
Minutes of Community Meeting Held on May 14, 2026

The Community Meeting was held at the Bookertown Community Center, 4631 Gilbert Street, Sanford, Florida.

In attendance for the Applicant were Drew Thigpen, Colton Murphy, and S. Brent Spain, Esquire, and on behalf of the current property owners/seller, Chad Moorhead and Patti Sholar

A mailing radius of 1,500 feet was used for the Community Meeting Notice, and approximately 400 notices were mailed on April 29, 2026. Copies of the mailing list and notice map are on file with the Seminole County Planning Department.

Eighteen (18) members of the public filled out the Attendee Sign-In Sheet provided at the door to the Bookertown Community Center. A copy of the Attendee Sign-In Sheet is on file with the Seminole County Planning Department.

The Community Meeting was scheduled to begin at 6:00 pm, but at the request of Eunice Brown with the Bookertown Improvement Association, the Applicant delayed the start to approximately 6:25 pm to allow time for additional neighbors to arrive.

Drew Thigpen of Greenburg Gibbons Properties (“GGP”) welcomed those in attendance and provided an introduction and an overview of GGP and its existing projects in the southeast. Mr. Thigpen then provided an overview of the proposed Sanford Commerce Center project. He discussed the nature of the pending request to assign an Industrial (IND) future land use classification to the entire property and amend the existing Planned Development (“PD”) to allow certain C-1, C-2, C-3 & M-1A uses across the entire site, subject to certain conditions and restrictions.

Mr. Thigpen made a PowerPoint presentation that included the proposed Master Development Plan (“MDP”), a conceptual building layout, photographs of an existing GGP project, and multiple renderings of the proposed development from different angles on the subject property. The proposed conceptual plan/building layout reflected four (4) buildings, totaling approximately 144,000 square feet, ranging in height from twenty-two (22) feet to less than thirty-five (35) feet as the buildings step up towards Interstate 4.

Mr. Thigpen also discussed the proposed landscape buffer, the existing 6-foot-tall wall along the western property line, and the inclusion of additional 10-foot screening walls on portions of the proposed buildings. Mr. Thigpen also noted increasing the setback under the existing MDP from fifty (50) feet to sixty (60) feet along the western property boundary under GGP’s proposed four (4) building plan. Mr. Thigpen also mentioned the hours of operation limitation being imposed to restrict outdoor work activities and outdoor loading/unloading to 7:00 am to 9:00 pm, as well as prohibitions on certain uses that are not currently prohibited under the existing PD. During his presentation, Mr. Thigpen also discussed the economic benefits of the project, including anticipated tax revenue and job creation. Mr. Thigpen also confirmed GGP will be the longtime holder of the property, with GGP owning the buildings and leasing to tenants. In this regard, Mr.

Thigpen stated GGP has its own property management team to ensure its property stay clean and no issues arise with tenants. Mr. Thigpen also stated the project would be constructed in a single phase within twelve (12) months, as opposed to multiple phases over an extended period of years.

During his presentation, Mr. Thigpen opened the floor to questions and comments from those in attendance.

The first attendee made a point about the current noise experienced from I-4 because the subject property was cleared a while back. The attendee commented that the property used to be wooded at one time, which helped reduce the sound from I-4, but since it was cleared the neighborhood experiences the I-4 noise all day long. The attendee thought the proposed buildings would help block noise from I-4.

Mr. Thigpen agreed that the buildings should help with some roadway noise attenuation from I-4.

An attendee asked about the tax revenue from the project.

Mr. Thigpen referred back to GGP's estimate on the increased tax revenue that the project is anticipated to generate for Seminole County.

Another attendee asked about the potential benefit to Bookertown of the proposed project.

Mr. Thigpen responded by stating that the proposed flex space caters to smaller, local businesses, which generally are viewed as job creators for skilled labor.

An attendee asked about stormwater for the project.

Mr. Thigpen responded by showing where the stormwater ponds already exist on the property. Such stormwater ponds will hold and treat all of the water generated both during construction and the operation of the flex space.

An attendee asked about the ground elevation of the project and whether the buildings would be built up.

Mr. Thigpen responded that the buildings would be built at the existing ground level.

An attendee asked if the project would affect the real estate taxes paid in Bookertown.

Mr. Thigpen indicated that the taxes on the subject property will likely increase once the flex space buildings are built. However, development of the flex space buildings should not have an impact on residential taxes within Bookertown.

An attendee asked if the project was related to the new truck stop facility FDOT is building on I-4.

Mr. Thigpen said "no."

Several attendees then asked about the status of the road widening of Orange Boulevard.

Mr. Thigpen and Mr. Madden responded by stating that it was their understanding the County has acquired the needed land for that road project – at least the County has from the subject property – and the road widening is anticipated to occur within the next year or two.

An attendee asked if GGP plans to stay involved with the project or sell it.

Mr. Thigpen responded by confirming that the project is a long-term hold for GGP and GGP will continue to own the project and lease units to tenants. Mr. Thigpen also confirmed that GGP has its own management company to oversee the site, whereas others frequently use third-party management companies.

An attendee asked about the hours for construction.

Mr. Thigpen and Mr. Spain advised that hours of construction are regulated by the Seminole County Code. Mr. Thigpen also confirmed that the project would be built in one phase.

An attendee asked about the construction access for the site.

Mr. Thigpen indicated that all construction access would be through the main entrance/exit to the property.

An attendee asked about the uses on the property.

Mr. Thigpen explained that Lots 2 and 3 are currently allowed C-1, C-2, C-3, and M1-A uses. Lot 4 is currently allowed C-1 and C-2 uses. The proposal seeks to allow C-3 and M1-A uses on Lot 4. Mr. Thigpen explained that the proposed PD amendment expressly prohibits several uses that are currently allowed under the existing PD on the property. Mr. Thigpen also noted the hours limitation on loading/unloading and outdoor activities with the PD amendment that does not exist in the current PD.

Several attendees expressed their desire for Seminole County to install a traffic light for Bookertown.

Ms. Brown with the Bookertown Improvement Association informed the folks in attendance that it was important to attend County Commission meetings on a regular basis so that the Commission is aware of the community's desires, including the need for a traffic light.

Mr. Thigpen allowed time for every question or comment desired by any attendee at the community meeting and he answered or responded to every question.

The overall response from those in attendance at the community meeting was positive with attendees voicing that the proposed commercial/light industrial flex space was much better than other uses that could be developed under the current zoning. Attendees also saw the project as a

positive due to the acoustic buffer it would provide that has been lost since the previously wooded parcel in-question was cleared. The noise pollution they have felt from Interstate 4 since that clearing has been extensive, and the presence of these buildings and structures to shield them from that noise was seen as a big positive by many attendees.

Following all questions and comments by the attendees, Mr. Thigpen thanked everyone for attending and offered to share his direct contact with anyone in case they had any questions. Mr. Thigpen and Mr. Spain also stayed around during the cleanup of the meeting to continue to speak with or answer any questions from attendees. Mr. Spain also provided Mr. Thigpen's direct contact information to Reginald Campbell and Eunice Brown with the Bookertown Improvement Association should any follow-up questions arise. The community meeting was concluded at approximately 7:30 pm.

Community Meeting
 Attendee Sign-In Sheet
 Sanford Commerce Center
 Small-Scale Future Land Use Map Amendment and PD Amendment – PZ26-20500003

	NAME	ADDRESS	E-MAIL CONTACT
1.	Brant Spain	1809 Edgewater Dr Orlando, FL 32804	sbs@theriaquelaw.com
2.	Eunice Brown	4520 Douglas Street, Sanford	eunicegolden992@gmail.com
3.	Gardale Blake	4660 DuBois Street, ^{Sanford} FL	gardalebblake@gmail.com
4.	Otavious Clark	4720 Chestnut	Ockyclark@gmail.com
5.	Sandra Parker	4770 Chestnut St	swparker1957@gmail.com
6.	Helen Ward	4740 Chestnut St.	
7.	Mennie Williams	4560 Douglas St Sanford FL 32771	Mennie44@gmail.com
8.	Amanda Stokes	4781 Richard Allen St	amandastokes55@yahoo.com
9.	Vonajje Davis	4660 Gilbert St Sanford 32771	diavon06@yahoo.com
10.			

Community Meeting
 Attendee Sign-In Sheet
 Sanford Commerce Center
 Small-Scale Future Land Use Map Amendment and PD Amendment – PZ26-20500003

	NAME	ADDRESS	E-MAIL CONTACT
1.	Sabrina Melton	1152 Dunbar Ave	
2.	Shuan Jackson	4531 Dubois Street	
3.	ANDRIE JACKSON	↓ ↓ ↓	
4.	Tawanna Scott	4626 Gilbert St Sanford FL	
5.	Vernon Scott	4632 Gilbert St	
6.	Reginald Campbell	4501 Richard Allen St.	
7.	Jamar Brundage		
8.	Shemeka Stone	831 Dunbar Ave	
9.	Semie Lee Williams		
10.	Awne Williams	4341 Richard Allen St	

Community Meeting
Attendee Sign-In Sheet
Sanford Commerce Center
Small-Scale Future Land Use Map Amendment and PD Amendment – PZ26-20500003

	NAME	ADDRESS	E-MAIL CONTACT
1.	Patti Sholar	1590 Bobby Lee Rd. Sanford NC 27771	PSholar@kbc dev.com
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. OWNER/APPLICANT NAME: S. Brent Spain, Esquire

2. PROJECT NAME: Sanford Commerce Center

3. IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

21-19-30-513-0000-0020

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the <u>north</u> of subject property(ies)	COM, IND
FLU Designation to the <u>south</u> of subject property(ies)	I-4, IND & PD
FLU Designation to the <u>east</u> of subject property(ies)	IND
FLU Designation to the <u>west</u> of subject property(ies)	MDR

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

The proposed land use change will be compatible with the surrounding uses and development pattern in the area. For starters, the property is adjacent to Industrial land use to the east, and Commercial/Industrial land uses to the north, and Interstate-4 immediately to the south. The property to the west is Medium Density Residential, which is compatible with the limited light industrial uses proposed for the site, as reflected in the County's Compatible Transitional Land Uses table. Pursuant to the conditions for the existing Planned Development for the site, the properties to the west will be adequately buffered from the proposed development by a wall and landscaping. In addition, lighting will be regulated through the Planned Development conditions to prevent glare and off-site spillage. Further, all loading areas will be located on the east side of the proposed buildings, furthest away from the MDR property.

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

The property has unified Planned Development zoning, but has split future land use (Industrial and Commercial). The adjacent parcel to the north and bordering Orange Boulevard was previously part of the Planned Development, but was split off last year and is designated Commercial. Such parcel is planned to be used by La Mesa RV, which owns the Industrial property to the immediate west on which its RV dealership is located. The split future land use on the subject property does not promote or encourage an efficient use of the site, and the southernmost end of the property is not ideal for standalone commercial uses. Rather, market conditions and convenient access to Interstate-4 make the property an ideal location for development of a unified, light industrial business complex with two single-story buildings spanning Lots 2, 3 and 4, as proposed.

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	✓
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	✓
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	✓
Policy CON 7.3 - Future Land Use Designations	✓
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	✓
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	✓
<p><i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>Obj FLU 1.1 -- provide for orderly management of growth Obj FLU 1.6 - Standards of Review for Amendments to the Future Land Use Element Policy FLU 2.5.1 -- Efficient Land Use Patterns Policy FLU 2.5.4 -- Dark Skies Protection Policy FLU 5.3.4 -- Industrial Policy FLU 5.4.4 -- Transitional Land Uses in Urban Area not approved for Mixed Development Policy FLU 5.4.6 -- Location of Employment Uses, including Industrial Uses Policy FLU 5.4.7 -- Determination of Compatibility in the Planned Development Zoning Classification</p> </div>	✓

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	
FOSTER distinct, attractive, and safe places to live.	
ENCOURAGE a diverse, globally competitive economy.	✓
CREATE a range of obtainable housing opportunities and choices.	
BUILD communities with educational, health care, and cultural amenities.	

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	✓
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	✓
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i>	
<div style="border: 1px solid black; padding: 5px;"> <p>Policy 4.12 -- support the attraction, retention, and development of rising economic clusters and new business</p> <p>Policy 6.4 -- discourage development from locating in areas prone to flood and wildfire</p> <p>Policy 8.7 -- encourage land use patterns . . . that promote energy efficiency</p> <p>Goal 10 -- Improve and enhance the region's development character by assuring a high standard of design in all development</p> </div>	

FILE NO.: PZ2025-08

DEVELOPMENT ORDER #

25-20500006

**SECOND REVISED AND RESTATED
SEMINOLE COUNTY DEVELOPMENT ORDER
ORANGE BOULEVARD PROPERTY PD**

On June 23rd, 2025 Seminole County issued this Second Revised and Restated Development Order to the Orange Boulevard Property PD which shall replace in its entirety the Orange Boulevard Property PUD Development Order #05-20500008, issued on November 15, 2005, as recorded in Seminole County Official Records Book 06021 Pages 1357 through 1363, and the Orange Boulevard Property PUD Revised and Restated Development Order #07-21700007, issued on March 25, 2008, and recorded in Official Records Book 06988, Pages 849 through 856, relating to and touching and concerning the following described property:

Legal Description

Lot 2, CBK DEVELOPMENT, according to the plat thereof, as recorded in Plat Book 91, Pages 21 - 24, 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 and includes the remainder property subject to the Orange Boulevard PD.)

FINDINGS OF FACT

Property Owner: KBC Development, Inc.

Project Name: Orange Boulevard Property PD Minor Amendment

Requested Development Approval: Minor Amendment to the Orange Boulevard Property PD to remove approximately 5.72 acres on the northern portion of property from the PD.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and the remaining property, as described above, will be developed consistent with this Development Order and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

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

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



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 Second Revised and Restated Development Order approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owners of the property; replace in its entirety, the Orange Boulevard Property PD Development Order #05-20500008, issued on November 15, 2005, as recorded in Seminole County Official Records Book, 06021 Pages 1357 through 1363, and the Orange Boulevard Property PUD Revised and Restated Development Order #07-21700007, issued on March 25, 2008, and recorded in Official Records Book 06988, Pages 849 through 856:

- A. Except as provided in paragraph (c) below, permitted uses throughout the development shall be in accordance with the provisions of the C-1 and C-2 districts, including special exception uses, with the following additional uses:
 - mechanical garage
 - lumber yard
 - construction company with outdoor storage screened from off-site view
 - highway striping company
 - paint and body shop
 - office showroom with no assembly or manufacturing
 - service stations with gas pumps as an accessory use
- B. Except as provided in paragraph (c) below, permitted uses within the area of the development designated as Industrial per the Future Land Use Map shall be in accordance with the provisions of the M-1A district, including special exception uses.
- C. Communications towers shall be allowed by right in the Commercial area of the site where listed as a permitted use in C-1 and C-2. Communications towers shall be allowed by right in the Industrial area of the site where listed as a permitted use in M-1A. Any communications tower which exceeds the limitations established by the Code for permitted uses shall require a major amendment to the PUD.
- D. The following uses shall be prohibited within the development:



- adult entertainment establishments
- alcoholic beverage establishments
- drive-in theatres
- multi-family housing

- E. Development in the Industrial portion of the site shall be subject to a maximum floor area ratio (FAR) of 0.65. Other areas shall be limited to a maximum FAR of 0.35.
- F. Outdoor storage of parts, supplies, or materials shall be limited to the area of the site designated Industrial on the Vision 2020 Plan, as amended by this request. Outdoor storage areas shall be screened from view from any road or adjoining parcel inside or outside of the development. Screening shall consist of walls, fences, and/or landscaping, and shall be opaque to a height of at least 8 feet. Such areas shall be located a minimum of 150 feet from the west boundary of the subject property.
- G. The area between the internal access road and the west site boundary shall have a 25-foot buffer containing 4 canopy trees per 100 feet and a 6-foot-high brick or masonry wall.
- H. Building height shall be limited to 35 feet. Setbacks from the west property line shall be as follows:
 - 50 feet for 1-story buildings
 - 100 feet for 2-story buildings
 - 120 feet for 3-story buildings
- I. Retention areas to be counted toward the minimum 25% open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code (Section 30.1344).
- J. Retention ponds shall be designed such that they are not required to be fenced.
- K. Dumpsters shall be screened so they are not visible from Orange Boulevard or nearby single-family properties.
- L. All mechanical equipment, ground or roof mounted, shall be screened from off-site view.
- M. Parking of mobile CT-scan trucks or semi-tractor trailers shall be prohibited within 120 feet of the west property line. Where permitted, such vehicles shall be screened from off-site view.
- N. All parking spaces shall be a minimum of 10 feet x 20 feet as required by the Land Development Code.
- O. Outdoor lighting adjacent to the west property line will be limited to decorative lighting affixed to the front facades of buildings. Security lighting with motion sensors shall be permitted on any part of the site.
- P. All development shall comply with the Preliminary Master Plan, attached as Exhibit

(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



DEVELOPMENT ORDER # 25-20500006

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.



DEVELOPMENT ORDER #

25-20500006

Done and Ordered on the date first written above.

Approved as to form and legal
sufficiency



Neysa Borkert
County Attorney

DONE AND ORDERED ON
THE DATE FIRST WRITTEN ABOVE

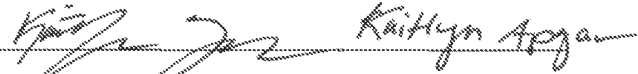
By 

Dagmarie Segarra, Deputy Director
Development Services

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 Dagmarie Segarra 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
23rd day of June, 2025

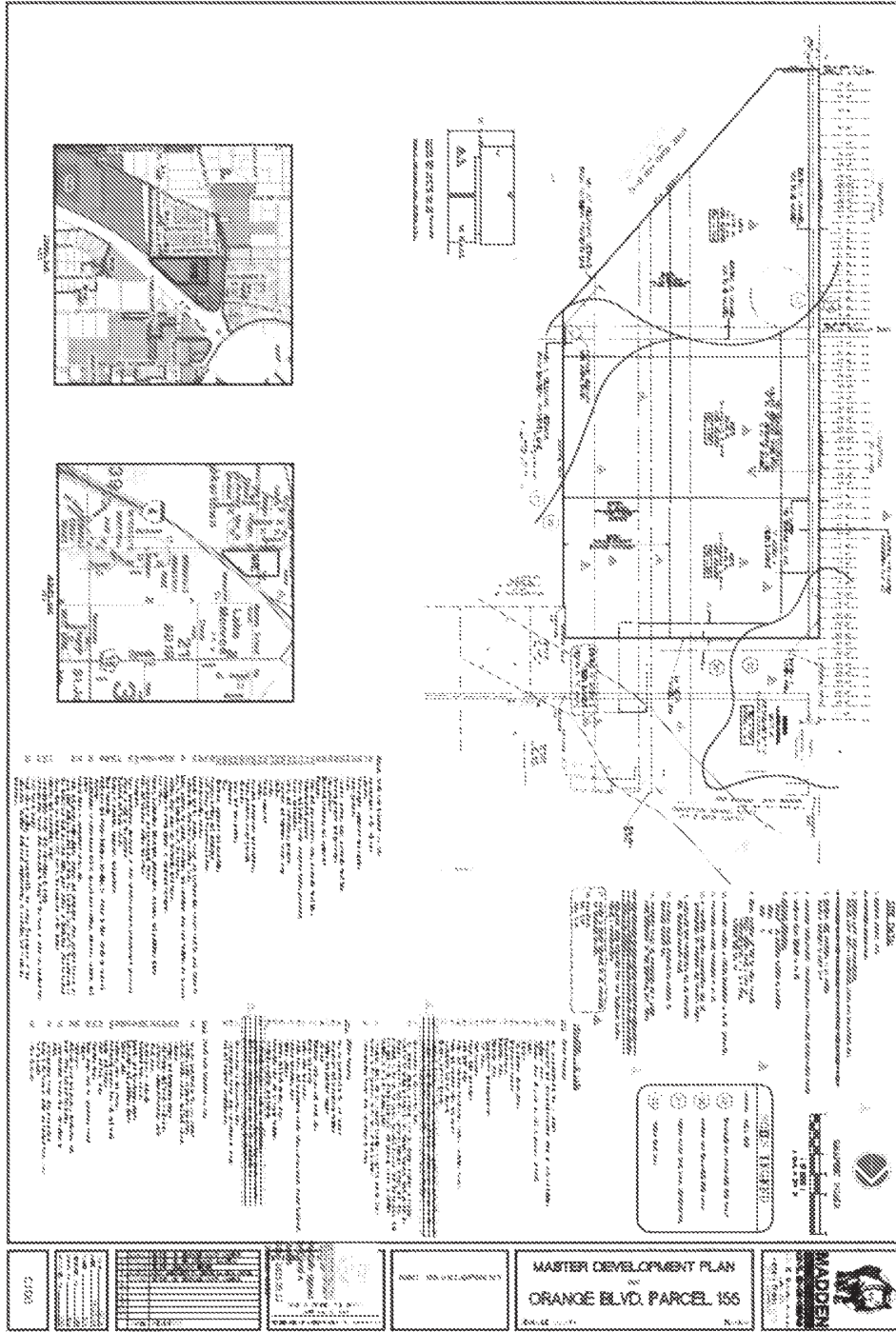


Kaitlyn Appa
Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



EXHIBIT A
Master Development Plan





431 E. Horatio Avenue
Suite 250
Maitland, Florida 32751
(407) 629-8330

MASTER DEVELOPMENT PLAN
FOR
ORANGE BLVD. PARCEL 155
SEMINOLE COUNTY
FLORIDA

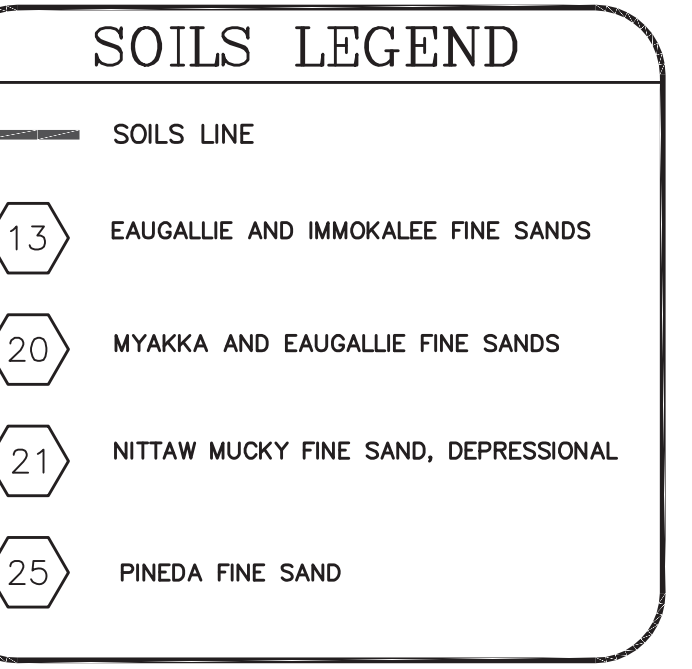
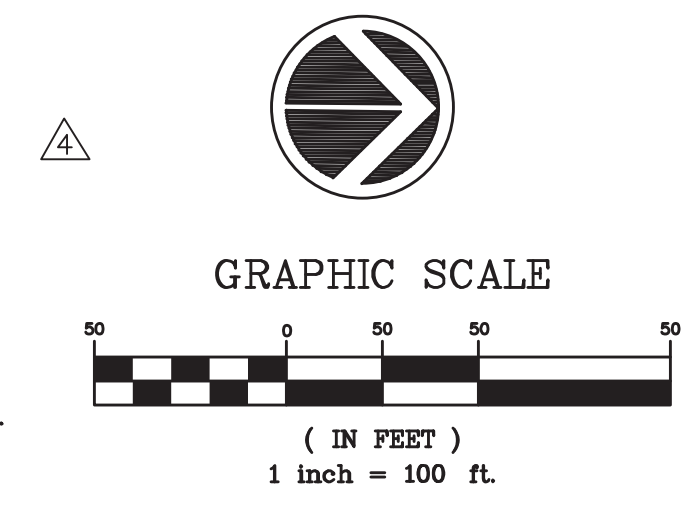
KBC DEVELOPMENT

Digitally signed by David A. Stokes
Date: 2025.05.22 2:01:05 -0400
DAVID A. STOKES, P.E. #65527
DATE: May 22, 2025
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	REVISION	DATE	BY
1	ISSUED PER SEMINOLE COUNTY COMMENTS		
2	REVISED PER NEW BILLBOARD LOCATION		
3	REVISED BILLBOARD HEIGHT		
4	MINOR AMENDMENT TO REMOVE LA MESA PARCEL		
5	REVISED PER SEMINOLE COUNTY COMMENTS		
6			
7			
8			
9			
10			
11			

JOB # 25116
DATE: 11/21/24
SCALE: N/A
DESIGNED BY: CHM
DRAWN BY: RJS
APPROVED BY: DAS

C100



SITE DATA:

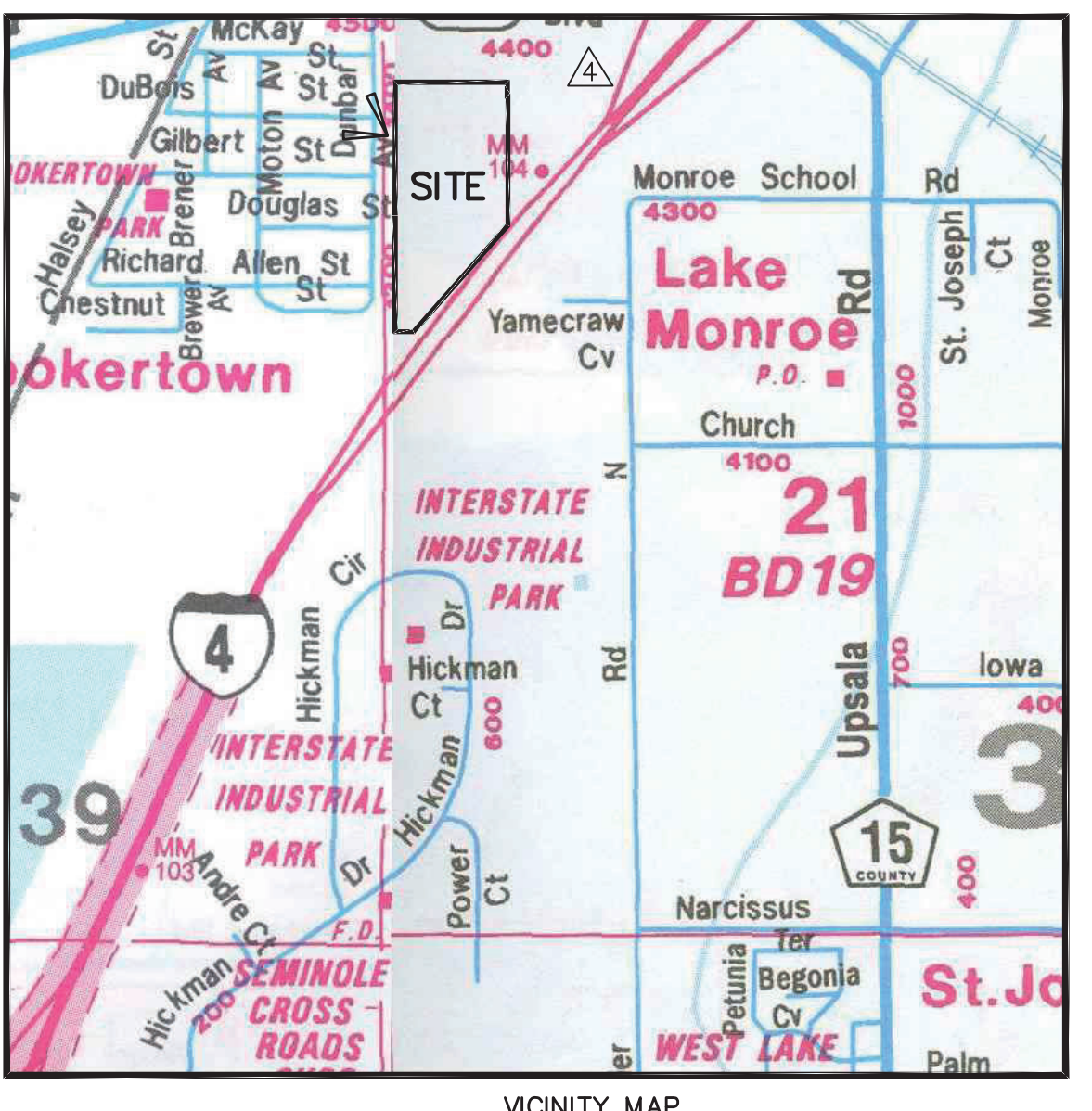
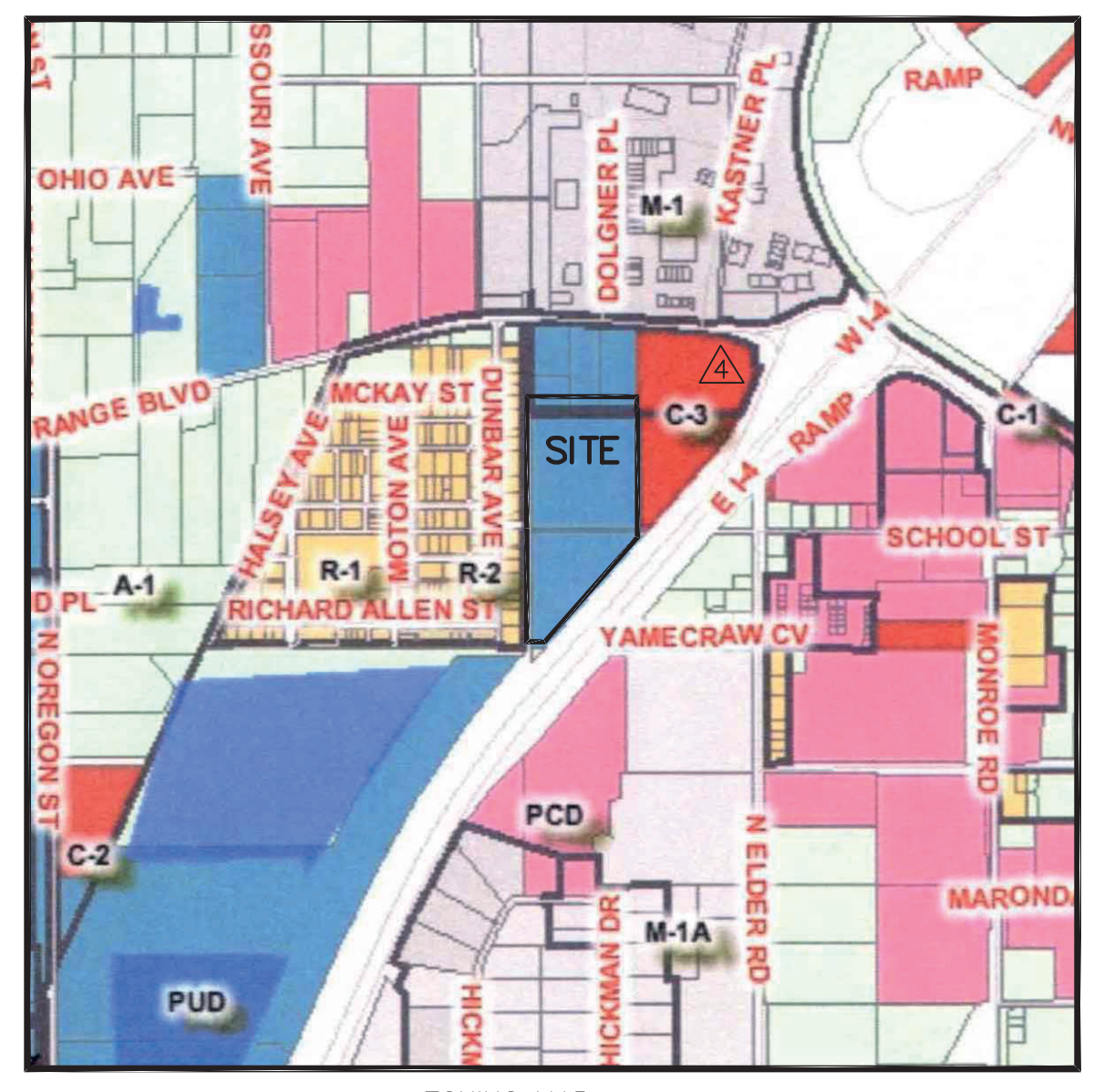
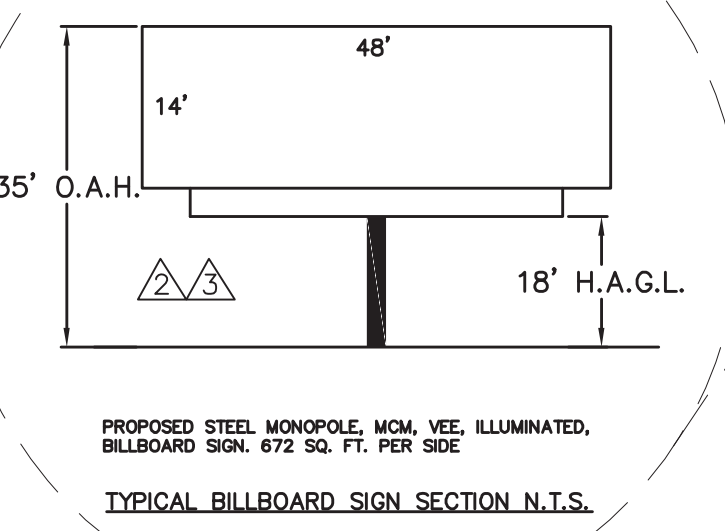
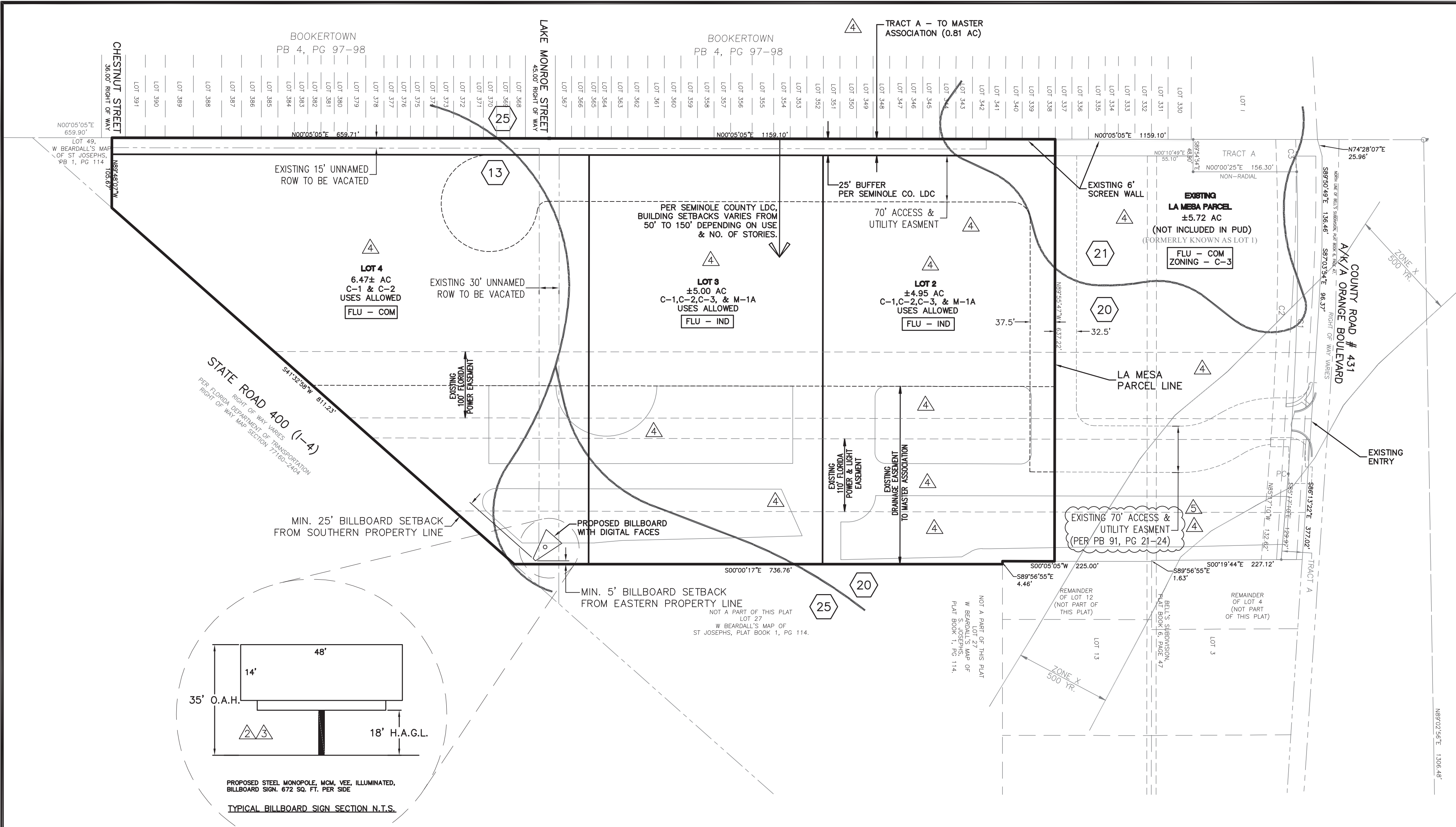
- 1. EXISTING ZONING: PUD
- 2. PROPOSED ZONING: PUD
- 3. EXISTING LAND USE - COMMERCIAL FUTURE LAND USE - COMMERCIAL (COM) AND INDUSTRIAL (IND)
- 4. PROPOSED LAND USE - COMMERCIAL AND INDUSTRIAL (SEE HATCHED AREA)
- 5. EXISTING SITE CONTAINS 17.23 ACRES TRACT A (BUFFER) + LOTS 2-4
- 6. PROPOSED DEVELOPMENT: COMMERCIAL/INDUSTRIAL - SEE DEVELOPMENT ORDER.
- 7. MAXIMUM BLDG HEIGHT = 35 FT.
- 8. BUILDING SETBACKS:
FRONT: 25 (UNLESS BUFFER IS LARGER)
REAR: 10
SIDE: 0
- 9. FEMA: PORTION OF THE LA MESA PARCEL FALLS WITHIN ZONE X (500 YR). PROPOSED LOTS 2, 3, & 4 FALL OUTSIDE THE 500 YR.
- 10. PROPOSED ACCESS & UTILITY EASEMENT = 70 FT. (PRIVATE)
- 11. PROPOSED ON-SITE PAVEMENT = 24 FT.
- 12. A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN ALL COMMON AREAS.
- 13. ADEQUATE FIRE PROTECTION WILL BE PROVIDED PER SEMINOLE COUNTY CODE.
- 14. MAXIMUM SQUARE FOOTAGE TO ADHERE TO SEMINOLE COUNTY LDC.
- 15. PROPERTY COULD BE SUBDIVIDED AT A LATER DATE DEPENDING ON THE EVENTUAL END USERS.
- 16. SEE ATTACHED ENVIRONMENTAL REPORT FOR WETLANDS DATA - ANY POTENTIAL WETLAND IMPACTS TO BE ADDRESSED AT FINAL ENGINEERING - WETLANDS WERE MITIGATED FOR AND FILLED-IN DURING PHASE 1 CONSTRUCTION
- 17. WATER & SEWER SERVICE TO BE PROVIDED BY SEMINOLE COUNTY.
- 18. MAX F.A.R.:
IND: 0.65
COM: 0.35

PERMITTED USE DATA

- C-1 (Entire Property)
 - (a) Any use permitted in the CS District.
 - (b) Amusement and commercial recreation within an enclosed building.
 - (c) Appliance stores.
 - (d) Bakeries, where all goods are sold on premises at retail.
 - (e) Banks.
 - (f) Churches.
 - (g) Day nurseries, kindergartens.
 - (h) Employment agencies.
 - (i) Funeral homes.
 - (j) Furniture stores.
 - (k) Hardware stores.
 - (l) Launderettes and laundromats.
 - (m) Pet stores.
 - (n) Plant nurseries.
 - (o) Private clubs and lodges.
 - (p) Quick print shops.
 - (q) Radio and television broadcasting studios, excluding towers.
 - (r) Radio and television sales and service.
 - (s) Restaurants, but not drive-in.
 - (t) Theatres, but not drive-in.
 - (u) Multifamily housing such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
 - (v) Above-store or above-office flats.
 - (w) Dry cleaners utilizing a Permian R308 dry cleaning machine or machine found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service; provided, however, that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
 - (x) Veterinary clinics with no overnight boarding except for animals being treated on the premises at the time of their boarding.
 - (y) Communication towers when camouflage in design.
- C-2 (Entire Property)
 - (a) Any use permitted in the C-1 District.
 - (b) Amusement and recreational facilities.
 - (c) Building and plumbing supplies.
 - (d) Car wash.
 - (e) Furniture warehouse with retail sales.
 - (f) Hotels and motels.
 - (g) Marine sales and service.
 - (h) Mobile home and recreational vehicle sales. (service/repair/interior build-out)
 - (i) Outdoor advertising signs.
 - (j) Parking garages.
 - (k) Printing and book binding shops.
 - (l) Automobile sales with no repair facilities.
 - (m) Veterinary hospitals and kennels.
 - (n) Multifamily housing such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
 - (o) Above-store or above-office flats.
 - (p) Communication towers when camouflage in design.
 - (q) Bed and Breakfast establishments.
- C-3 (Small Scale Industrial Use Only)
 - (a) Any use permitted in the C-2 District excluding public or private elementary schools, middle schools, and high schools.
 - (b) Bakeries.
 - (c) Baiting and distribution plants.
 - (d) Cold storage and frozen foodlockers.
 - (e) Contractors' equipment-storage yards.
 - (f) Feed stores.
 - (g) Greenhouses - wholesale.
 - (h) Industrial trade schools.
 - (i) Laundry and dry-cleaning plants.
 - (j) Lithography and publishing plants.
 - (k) Lumber yards.
 - (l) Machinery sales and storage.
 - (m) Mechanical garages, bus, cab and truck repair, and storage.
 - (n) Point and body shops.
 - (o) Plumbing shops.
 - (p) Trade shops, such as, upholstery, metal, cabinet.
 - (q) Warehouses.
 - (r) Wholesale meat and produce distribution with meat cutting, but not butchering.
 - (s) Communication towers when camouflage in design.
 - (t) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
 - (u) Office showroom.

M-1A (Small Scale Industrial Use Only)

- (a) Manufacturing of the following:
 - (1) Garments.
 - (2) Photographic equipment and supplies.
 - (3) Bakery products.
 - (4) Boats.
 - (5) Ceramics, pottery, using electrically fired kilns.
 - (6) Chemical products and processing.
 - (7) Dairy products.
 - (8) Electrical machinery and equipment.
 - (9) Furniture.
 - (10) Glass and glass products, using electrically fired kilns.
 - (11) Pharmaceutical products.
 - (12) Shoes and leather goods, except no leather processing.
 - (13) Brooms and brushes.
 - (14) Candy and confectionery products.
 - (15) Cosmetics and toiletries, except soap.
 - (16) Candles.
 - (17) Jewelry.
 - (18) Optical equipment.
 - (19) Furniture.
 - (20) Precision instruments and machinery.
 - (21) Plastic products, except pyrolyin.
 - (22) Silverware.
 - (23) Spices and spice packing.
 - (24) Stationery.
 - (25) Toys.
 - (26) Electronic equipment and assembling.
- (b) Beverage bottling and distribution.
- (c) Cold storage and frozen-food lockers.
- (d) Data processing services.
- (e) Laundry and dry cleaning, except only nonflammable solvents shall be used. (Class IV National Fire Protective Association Code.)
- (f) Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary use of the premises.
- (g) Machine shops using only electrically fired forges.
- (h) Assembling of metal, plastic, or cardboard containers.
- (i) Post offices.
- (j) Printing, bookbinding, lithographic platemaking, engraving, and publishing plants.
- (k) General business and professional offices.
- (l) Radio and television studios and offices.
- (m) Restaurants.
- (n) Signs, identification, directional, or which advertise products manufactured, processed, stored, or sold on the premises.
- (o) Technical and trade schools.
- (p) Testing of materials, equipment, and products.
- (q) Truck terminals.
- (r) Warehouses and storage buildings, providing no storage is done outside an enclosed structure.
- (s) Manufacturing of water-based and/or epoxy-based coatings, adhesives, sealants, and paints.
- (t) Medical clinics - out-patient service only.
- (u) Public and private utility plants, stations and distribution offices; provided, however, no sewer plant shall be located closer than two hundred (200) feet to the perimeter of the district nor shall any other utility plant, station, or distribution office be located closer than one hundred (100) feet to the perimeter of the district.
- (v) Cabinetry and woodworking shops.
- (w) Communication towers when camouflage in design.
- (x) Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height.
- (y) Retail sales if ancillary to a use permitted by this section. For purposes of this subsection, "ancillary" shall mean supplementary, or secondary, not of primary importance.



PZ25-20500006
06/23/25

APPROVED
Seminole County Government
Planning & Development Division

Topic: Sanford Commerce Center SSFLUMA and 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 Small Scale Future Land Use Map Amendment from Commercial and Industrial to Industrial and a Rezone from PD (Planned Development) to PD (Planned Development) for a proposed 144,000 square feet for commercial and industrial flex space warehouse development on approximately 17.23 acres, located south of Orange Blvd, and approximately one-half (0.50) mile east of Oregon 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.)
<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 checked="" 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.):