

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, August 6, 2025

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER**Opening Statement****Staff Present****Accept Proof of Publication****Approval of Minutes****NEW BUSINESS****Public Hearing Items:****1. Nikolic Home Small Scale Future Land Use Map Amendment- [2025-278](#)**

Consider a Small Scale Future Land Use Map Amendment from Public, Quasi-Public to Suburban Estates for a proposed single family development on approximately 2.6 acres, located on the west side of Markham Woods Road, south of Markham Road; (12.24SS02) (Lonnie Groot, Applicant) District 5 - Herr **(Kaitlyn Apgar, Senior Planner)**

Attachments: [FLU ZONING MAP](#)
[AERIAL](#)
[WRPA CONSISTENCY FORM](#)
[ATTACHMENT A- FLUMA](#)
[ORDINANCE](#)
[COMMUNITY MEETING MINUTES](#)
[COMMUNITY MEETING NOTICE](#)
[COMMUNITY MEETING MAILING LIST AND SIGN IN SHEETS](#)
[APPLICANT LEGAL ANALYSIS](#)
[APPLICANT VITA RESUME](#)
[BUSINESS OF ECONOMIC IMPACT STATEMENT FORM](#)

2. **The Cigar Lounge Special Exception** - Consider amending an existing Special Exception for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district on 2.29 acres, located on the northwest corner of W. State Road 426 and Via Loma Drive; BS2024-05 (Ryan LaBarre, Applicant) District1 - Dallari (**Hilary Padin, Planner**) [2025-645](#)

Attachments: [Site Map](#)
[Zoning Map](#)
[Aerial Map](#)
[Floor Plan](#)
[Narrative](#)
[Development Order](#)
[Community Meeting Documents](#)
[2010 Development Order](#)

3. **Village on the Green Small Scale Future Land Use Map Amendment and PD Major Amendment** - Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road; (Z2025-03/02.25SS.02) (Brooks Stickler, Kimley Horn and Associates, Applicant) District3 - Constantine (**Annie Sillaway, Principal Planner**).

[2025-666](#)

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL](#)
[MASTER DEVELOPMENT PLAN](#)
[DEVELOPMENT ORDER](#)
[LAND USE ORDINANCE](#)
[REZONE ORDINANCE](#)
[COMMUNITY MEETING INFORMATION](#)
[REVIEW CRITERIA ARCHITECTURAL RENDERINGS](#)
[BUSINESS AND ECONOMIC IMPACT STATEMENT](#)
[ATTACHMENT A TEXT](#)
[ATTACHMENT A WORKSHEET](#)
[OWNER AUTHORIZATION](#)

CLOSING BUSINESS

Planning and Development Manager's Report

ADJOURNMENT

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-278

Title:

Nikolic Home Small Scale Future Land Use Map Amendment- Consider a Small Scale Future Land Use Map Amendment from Public, Quasi-Public to Suburban Estates for a proposed single family development on approximately 2.6 acres, located on the west side of Markham Woods Road, south of Markham Road; (12.24SS02) (Lonnie Groot, Applicant) District 5 - Herr (**Kaitlyn Apgar, Senior Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Jose Gomez, Development Services Director

Contact/Phone Number:

Kaitlyn Apgar - 407-665-7377

Background:

The Applicant is requesting a Small Scale Future Land Use Map Amendment from Public-Quasi Public to Suburban Estates in order to develop a single-family residence on the property; the requested Suburban Estates Future Land Use allows a maximum density of one (1) dwelling unit per net buildable acre. The existing A-1 (Agriculture) Zoning classification requires a minimum lot size of one (1) acre and permits single family residential uses; the A-1 Zoning classification is supported under the proposed Suburban Estates Future Land Use designation, and therefore, a rezoning is not needed.

The intent of the existing Public, Quasi-Public Future Land Use designation is to provide appropriate locations for public and quasi-public uses such as schools, cemeteries, safety facilities, and transportation facilities; residential uses are not permitted. The Applicant proposes to develop the site as a single-family residence; necessitating the need for a Future Land Use Map Amendment to Suburban Estates.

Suburban Estates allows for single family residences on a minimum of one (1) acre, general rural uses, houses of worship, and other special exception uses as per the zoning district.

The subject property is currently vacant and adjacent to an existing historical cemetery known as the Pinnie Grove Cemetery (aka New Island Lake Cemetery). Due to the historical cemetery being located directly adjacent the subject site, Staff conducted research to validate that the subject site was not previously utilized or registered as a cemetery. The Property Appraiser's records noted the subject site previously had a tax assessment of "Cemetery"; however, that assessment was removed in 2012 due to the belief that the site was mistakenly included with the adjacent historic cemetery.

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

East: Future Land Use: Suburban Estates
Zoning: A-1 (Agriculture)
West: Future Land Use: Public-Quasi Public
Zoning: A-1 (Agriculture)
North: Future Land Use: Suburban Estates
Zoning: A-1 (Agriculture)
South: Future Land Use: Suburban Estates
Zoning: A-1 (Agriculture)

Site Analysis:

Floodplain Impacts:

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

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there does not appear to be any wetlands on the subject property.

Endangered and Threatened Wildlife:

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

Utilities:

The site is located within Seminole County's utility service area and will be required to connect to public utilities for water and reclaim water; there is a 12" water main and a 20" reclaim main running along the east side of Markham Woods Road. Water and reclaim capacity is available to service the proposed development. Sanitary sewer connection is not readily available to the subject property; therefore, the site may utilize an enhanced nutrient reducing onsite septic system for wastewater.

Transportation/Traffic:

The property proposes access onto Markham Woods Road, which is classified as an Urban Major Collector. Markham Woods Road is currently operating at a level-of-service "B" and does not have improvements programmed in the County 5-year Capital Improvement Program.

Sidewalks:

There is an existing sidewalk along Markham Woods Road; therefore, the addition of a sidewalk will not be required.

Drainage:

The proposed project is located within the Yankee Lake Drainage Basin. Due to the nature of the Small-Scale Land Use amendment, drainage will not be addressed at this time.

Buffers and Open Space:

Landscape Buffers and Open Space are not a requirement in the A-1 (Agriculture) zoning district.

GPR (Ground Penetrating Radar) Report and Supplemental Document Evaluation

The Applicant provided a Ground Penetrating Radar (GPR) Report that was performed on September 30, 2024. There were limitations within the scope of the report including surface obstructions, overgrowth, and various types of debris. These limitations serve as obstructions to complete and accurate radar performance. It is also worth noting that the approximate effective depth of the GPR is six (6) feet. Per the GPR that was performed on areas that were not obstructed, no graves were recovered. There was one spot marked as an "area of concern". This area of concern was located within the access way of the lot, east of the portion that would be within the building envelope. The building envelope refers to that area in which a structure can be built after building setbacks and applicable buffers are observed. The GPR report is contained within the

agenda packet provided for additional review and reference.

To further verify the subject site was not utilized as a cemetery, the Applicant contacted the appropriate state agencies and nonprofit/historical entities. The Florida Department of State, Division of Historical Resources, provided a response indicating that there were no previously recorded historic resources within the area, including the Pinnie Grove Cemetery and noted that a cultural resource survey had not been performed in the area since 2001. Per Florida Statute Chapter 267.021, a historic resource is defined as, "... any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value, and folklife resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state." (2024). Other agencies contacted included the Black Cemetery Network and the Seminole County School District. Communication responses between the Applicant and the aforementioned agencies have been included in the agenda package.

Consistency with the Land Development Code

The existing A-1 (Agriculture) zoning designation has been evaluated for compatibility with the proposed Future Land Use designation.

The A-1 zoning classification requires a minimum lot size of one (1) acre with a minimum lot width of 150 feet at building line; the permitted uses include single family residential and is consistent with the proposed Future Land Use of Suburban Estates. The trend of development in the area is existing single-family residential development consistent with Suburban Estates Future Land Use.

Consistency with the Comprehensive Plan

The purpose and intent of the proposed Suburban Estates Future Land Use is to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one (1) acre. Uses permitted under this Future Land use includes single family residences on a minimum of one (1) acre, general rural uses, houses of worship, schools, and special exceptions such as cemeteries, adult living facilities, etc. The subject area is not adjacent to the East Rural Area, but is within the Wekiva River Protection Area (WRPA), which has specific applicable policies in the Comprehensive

Plan that also must be met.

Per the Seminole County Comprehensive Plan FLU Objective 1.6 Standards of Review - Category 1, Land Use Amendments are evaluated utilizing the following criteria and are addressed as follows:

- A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.
 - The surrounding character has become developed over time consistent with the Suburban Estates Future Land Use. The property adjacent to the west has remained a cemetery, but the other properties in the vicinity are developed as single-family homes on a minimum of one (1) acre.
- B. Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.
 - Water and reclaim is available to serve the project. The site does not have to connect to sewer. Sanitary sewer connection is not readily available to the subject property; therefore, the site may utilize an enhanced nutrient reducing onsite septic system for wastewater in compliance with the Wekiva River Protection Act.
- C. Whether the site is suitable for the proposed use and will be able to comply with flood prone regulations, wetland regulations and all other adopted development regulations.
 - The proposed use of the site is for a single-family home. The site does not appear to contain any wetlands or floodplain but will be evaluated further during the building permit process. The current A-1 zoning is suitable for development of a single-family residence.
- D. Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).
 - The proposed Future Land Use of Suburban Estates is compatible with other special provisions of law as the request is compliant with the Wekiva River Protection Area (WRPA) in that it limits density and complies with standards set forth in the Wekiva River Protection Act, Chapter 369, Part II of the Florida Statutes. This is consistent with the Seminole County Comprehensive Plan through Future Land Use Policy 2.2.5 Wekiva and Econlockhatchee River Protection, as this property is subject to all applicable regulations of the WRPA within the Comprehensive Plan in any

future development and is compliant with those land use policies as discussed further in this report. This subject parcel is located within the Aquifer Recharge Area and, per Comprehensive Plan policy FLU 2.3.12, shall not exceed sixty (60) percent impervious surface ratio on the property.

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***.

- The existing Future Land Use designations in the surrounding area include Suburban Estates and Public. Suburban Estates and Public are compatible transitional land uses with sensitive site design standards such as transitioning lot sizes, sufficient buffers, limited building heights, unobtrusive uses (per the Comprehensive Plan, uses that are not dump sites, loading areas, or uses that produce excessive amounts of light, odor, or hazardous materials), etc. Public uses support neighborhoods; thus, residential uses are appropriate adjacent to the Public land use. The Future Land Use of Suburban Estates and zoning district of A-1 requires larger lot sizes than other FLU/Zoning districts, which mitigates potential impacts in the transition from Public to Suburban Estates.

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

- 1.- 6. Not Applicable

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.

- The proposed land use designation is consistent with other Comprehensive Plan policies as discussed below.

The proposed Future Land Use of Suburban Estates is compliant with the WRPA in that the density is restricted and the impact to the area is consistent with the standards of the Wekiva River Protection Act. The proposed development will be low density in nature which is consistent with the proposed Future Land Use of Suburban Estates. This request is also consistent with Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and outside of the East Lake Sylvan Transitional Area. This policy states that the development form of land area within the

WRPA (outside of the East Lake Sylvan Transitional Area) is that of one (1) dwelling unit or less per net buildable acre and that those land use designations shall not be amended except to reassign a land use to Suburban Estates for the purpose of developing single family units. This request is compliant with one (1) dwelling unit per net buildable acre density and the intent is to amend the land use to Suburban Estates for the purpose of building a single-family home, thus meeting the policy.

Per Policy FLU 2.3.8 Wekiva Character Policy, the intent of development of property assigned the Suburban Estates Future Land Use designation is to limit density to one (1) dwelling unit per one (1) net buildable acre. The proposed amendment to Suburban Estates with the intent to develop a single-family home within the maximum density of one (1) net buildable acre per dwelling unit achieves the goal of this policy. The distinction of net buildable acre (the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes, and areas defined as wetlands and flood prone areas) in these policies is to ensure the protection and preservation of sensitive habitats adjacent to the Wekiva River.

The subject property is also located within the Aquifer Recharge Overlay Zoning Classification. In the most effective recharge areas, the maximum area covered by structures and impervious surface shall not exceed 60% for residential uses of the total land area.

Staff finds the proposed Suburban Estates Future Land Use designation to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on March 3, 2025; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment per the following motion:

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 moves to adopt the requested Small Scale Future Land Use Map Amendment from Public-Quasi Public to Suburban Estates.

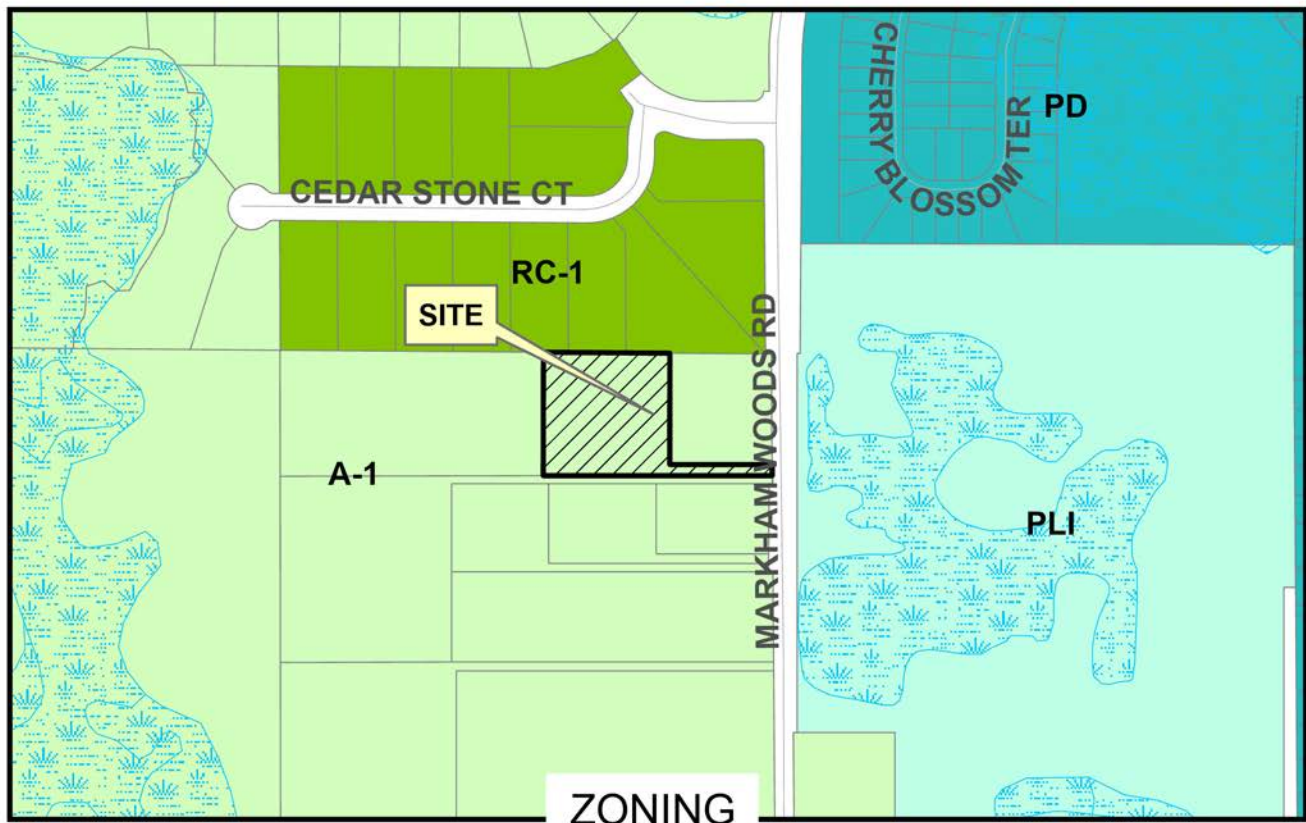
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



CONS PD PML PUBG SE

Applicant: Lonnie Groot
 Physical STR: 2-20-29
 Gross Acres: 2.6+/- BCC District: 5
 Existing Use: vacant residential
 Special Notes:

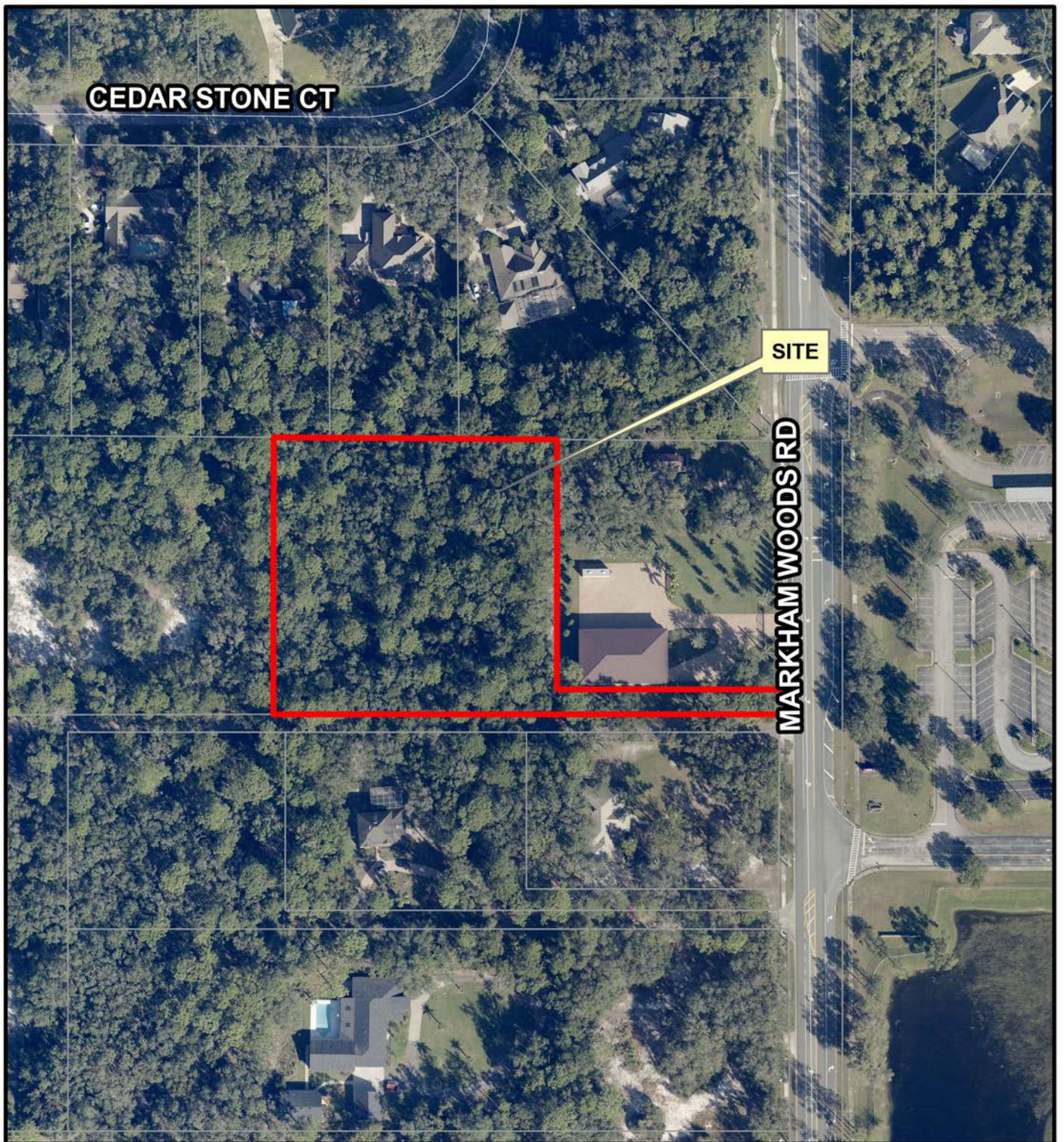
	Amend/Rezone #	From	To
FLU	12.24SS.04	PUBG	SE
Zoning	-	-	-



CONS A-1 RC-1 PD PLI

Date: 5/20/2025

Name PZ24-10000001



FLU No: 12.24SS.04
From: PUBG To: SE

Parcels
Site



Winter 2025 Color Aerials

Date: 5/20/2025

Name PZ24-10000001Aerial

SEMINOLE COUNTY WEKIVA RIVER AREA CONSISTENCY FORM
QUESTIONS AND ANSWERS (ANSWERS IN BOLD ITALICS)

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

1. Water quantity, water quality and hydrology of the Wekiva River System. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

2. Wetlands associated with the Wekiva River System. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

4. Habitat within the Wekiva River Protection Area of species designated pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

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

1. Provisions to ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting as to maintain viable populations or species designated pursuant to Rule 68A, 39-27.003, 39-27.004 and 39-27.005, Florida Administrative Code within the Wekiva River Protection Area. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

2. Restrictions on clearing of native vegetation within the 100-year flood plain. ***The use of the property will have nominal to de minimus impact and is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

3. Prohibition of development that is not low-density in nature, unless that development has less effect on natural resources than low-density residential development. ***The use of the property is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to Section 373.415, Florida Statutes. ***The use of the property will not impact the Wekiva River with regard to development setbacks.***

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands. ***The use of the property will not be adjacent of publicly owned lands, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area. ***The use of the property will not result in the filling of wetlands or otherwise alter wetlands.***

7. Provisions encouraging clustering of residential development if it promotes protection of protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character. ***The use of the property will not be implement the concept of cluster development, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area. The proposed use anticipates the development of only 2 residential units on 2.6 acres of land.***

8. The density or intensity of development permitted on parcels of property adjacent to the Wekiva River System is not concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System. ***The use of the property will not be adjacent to the Wekiva River System, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

9. Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System are not subdivided so as to interfere with the implementation of protection zones as established pursuant to s. 373.415, any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable. ***The use of the property will not be adjacent to the surface waters and watercourses of the Wekiva River System, but is consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

10. Provisions of the Land Development Code of Seminole County regarding restrictions on the location of septic tanks and drainfields in the 100-year flood plain and discharges of stormwater to the Wekiva River System. ***The use of the property will not be within the 100-year flood plain and discharges of stormwater to the Wekiva River System, if any, would be nominal. In any event, the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

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

- (a) Coordinated greenway plans; and
- (b) Dedication of conservation easements; and
- (c) Land acquisition; and
- (d) Clustering of development; and
- (e) Density credits and density incentives which result in permanent protection of open space; and

(f) Low to very low density development (Section 369.321(3), FS Comprehensive Plan Amendments. ***The use of the property will not interfere with or work against any of the County's well stated Comprehensive Plan strategies and, in any event, the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

12. Subsection 163.3162(3)(i)2, FS, does not limit a county's powers to: a. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules adopted before July 1, 2003. b. Enforce wetlands, springs protection, or stormwater ordinances, regulations, or rules pertaining to the Wekiva River Protection Area. c. Enforce ordinances, regulations, or rules as directed by law or implemented consistent with the requirements of a program operated under a delegation agreement from a state agency or water management district. ***The use of the property will not interfere with or work against any of the County's well stated powers vested under the County's Comprehensive Plan and the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

13. Nothing within Subsection 163.3162(4)(d)1, FS relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of the Wekiva Study Area, as described in Section 369.316, FS. ***The use of the property will not implicate any of the County's Comprehensive Plan strategies (or those expressed otherwise by the County) relating agricultural enclaves and the use of the property will consistent with the historic low density/suburban estates character of development as planned for the Wekiva River Protection Area.***

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

*SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385*

SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

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STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS

1. Identification of Proposed Future Land Use Map Designation And Zoning Classification
2. Assessment of Consistency with Comprehensive Plan Goals, Objectives, and Policies
 - a. Demonstrate the Compatibility with Adjacent Land Uses
 - b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)
 - c. Demonstrate the Support and Furthering of County Comprehensive Plan Goals, Objectives and Policies
3. Assessment of Consistency with the Central Florida Regional Growth Vision
4. Assessment of Consistency with the East Central Florida Regional Planning Council's Strategic Regional Policy Plan
5. Completion of Data And Analysis Requirements:
 - a. Facility Capacity Impact Assessments
 - i. Utility Assessments
 - ii. School Board Assessment
 - iii. Transportation Assessment
 - b. Assessment of Need for Special Area Data and Analysis Evaluations

SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

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:** Aleksandar and Dragana Nikolic/Lonnie Groot

2. **PROJECT NAME:** Nikolic Future Land Use Amendment

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:
02-20-29-300-0130-0000

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 north of subject property(ies)

SE

FLU Designation to the south of subject property(ies)

SE

FLU Designation to the east of subject property(ies)

PML

FLU Designation to the west of subject property(ies)

SE and PML

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 cemetery land use is an enclave within an area that is suburban estates is nature in every respect. That is, the character of the area is very low density residential (1 dwelling unit to the acre) with an array of recreational uses such as the soccer complex and natural land uses such as the lands saved by actions of the County that was, at one time, proposed as the Plantation Development of Regional Impact. The planned use of the subject/Nikolic property would be, at most, 2 residential structures.

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:

Actually, the character of the area has NOT changed. The proposed use of the property (in accordance with the zoning classification assigned to the property and the general area which is predominantly assigned the Suburban Estates future land use designation. The currently assigned future land use designation is truly a misnomer. That is not asserted to be an error in the work of those who implement the County's Comprehensive Plan, but, instead, the result of some caution and historical confusion about the use of the property throughout history.

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>

<i>Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application</i>	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> <p>A review of the provisions of the Future Land Use Element indicate that this small scale future land use designation ais generally consistent with the community vision of the County and the well-founded historic FLUM policies and the growth management policies of the County. The proposed amendment is, at its very essence, a de minimus and curative land use change to address what must reasonably be considered an historic misnomer with regard to the future land use designation that has been assigned to the property. In that respect, and generally vis-a-vis the goals, objectives and policies of the Comprehensive Plan, the proposed amendment comports with the requirements of Objective FLU 1.6 pertaining to standards for review of proposed amendments to the FLUE. Further, the proposed amendment generally supports the overall provisions of Goal 2 of the FLUE relating to the protection of natural lands and the environment and, specifically, the Wekiva River Protection Area.</p>	

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; height: 150px; width: 100%;"></div>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. *School Board Assessment*

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. *Transportation Assessment*

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	
2. An amendment seeking to:	
• Change a future land use designation within the East Rural Area	
• Change the Rural Charter Boundary	
• Change the Urban/Rural Boundary	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	✓
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

**SPECIAL AREAS
STANDARDS OF REVIEW**

NOTE:

*Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.*

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled "Definitions of Future Land Use Designations and Overlays".

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes ____ No <input checked="" type="checkbox"/></p>
<p style="text-align: center;"><i>Note here any attachments to reference:</i></p> <div style="border: 1px solid black; height: 150px; margin-top: 10px;"></div>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area— <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <p>Not applicable.</p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <p>Not applicable.</p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Not applicable.

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Not applicable.

Home Rule Charter Rural Boundary Map Amendment

If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.

Provided?

Yes ____ No ☒

Urban/Rural Boundary Map Amendment

If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.

Provided?

Yes ____ No ☒

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards																						
<p>Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i></p> <p style="text-align: center;">$A/(B + C) = D$</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; vertical-align: top;">A.</td> <td style="width: 45%; vertical-align: top;">Current total County employment*</td> <td style="width: 20%; border: 1px solid black; height: 20px;"></td> <td style="width: 20%; vertical-align: top;">Divided by</td> </tr> <tr> <td style="vertical-align: top;">B.</td> <td style="vertical-align: top;">Total Housing Units*</td> <td style="border: 1px solid black; height: 20px;"></td> <td></td> </tr> <tr> <td style="vertical-align: top;">C.</td> <td style="vertical-align: top;">Number of new units under the proposed future land use change</td> <td style="border: 1px solid black; height: 20px;"></td> <td></td> </tr> <tr> <td style="vertical-align: top;">D.</td> <td style="vertical-align: top;">Total with amendment</td> <td style="border: 1px solid black; height: 20px;"></td> <td style="vertical-align: top;">B + C</td> </tr> <tr> <td style="vertical-align: top;">E.</td> <td style="vertical-align: top;">Jobs-to-housing ratio</td> <td style="border: 1px solid black; height: 20px;"></td> <td></td> </tr> </table>			A.	Current total County employment*		Divided by	B.	Total Housing Units*			C.	Number of new units under the proposed future land use change			D.	Total with amendment		B + C	E.	Jobs-to-housing ratio		
A.	Current total County employment*		Divided by																			
B.	Total Housing Units*																					
C.	Number of new units under the proposed future land use change																					
D.	Total with amendment		B + C																			
E.	Jobs-to-housing ratio																					
<p><i>*Source: Florida Bureau of Economic and Business Research,-most recent year available</i></p>																						

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p> <p style="text-align: right;">Yes ____ No <input checked="" type="checkbox"/></p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p> <p style="text-align: right;">Yes <input checked="" type="checkbox"/> No ____</p>

**The proposal must conform to the Seminole County Comprehensive Plan and
to these requirements of Part II, Chapter 369, Florida Statutes:**

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

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

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

This future land use amendment is, in the final and essential analysis, a de minimis amendment which corrects a misnomer in the assigned future land use. That historical land use was based upon reasonable caution that the property may have contained a cemetery use. It has been concluded that it does not. The proposed change to SE would be consistent with Goal 7 of the FLUE pertaining to property rights. The property should not have a Public future land use designation assigned to the property as there is no historical or evidentiary basis for retaining that misnomer. Controlling State law supports the privately owned property being put to a reasonable private use by the property owners. The property owners are only seeking a use which is consistent with the general area of the property.

5. Plan Amendments within The East Lake Sylvan Transition Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i></p>
<p>The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i></p>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards
<p>Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of <i>Policy FLU 1.3 Wetlands Protection</i> and <i>Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility</i>, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.</p> <p>The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:</p> <ul style="list-style-type: none"> • http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf • http://www.scpafl.org/ <p>NOTE: If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.</p> <p>NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <div style="border: 1px solid black; height: 350px; width: 100%;"></div>

AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM PUBLIC, QUASI-PUBLIC TO SUBURBAN ESTATES; 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 2025-__ 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 August 6, 2025, 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 September 23, 2025, 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	Nikolic Home SSFLUMA	12.24SS02 (Z2024-024)	Public, Quasi-Public to Suburban Estates	08/06/2025	09/23/2025

(b) The associated rezoning request was completed by means of Ordinance Number 2025-_____.

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 23rd day of September, 2025

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A

Amendment 12.24SS02

LEGAL DESCRIPTION

The North 1/2 of the Northeast 1/4 of the Northeast1/4 of the Northwest 1/4 (less the North 295.25 feet of the East 295.25 feet and also less the road right-of-way) all lying in Section 2 Township 20 South, Range 29 East, in Seminole County Florida.

**MINUTES OF NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

The meeting was called to order at 6:00 p.m. on March 3, 2025 at the offices of Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746.

The 12 people in attendance, aside from Lonnie Groot, the attorney representing the applicants, are listed in the attached speaker forms. The persons contacted relating to the community meeting are listed on the attached 2 lists one mailing going to 30 addresses occurring on January 29, 2025 and the mailing going to 148 addresses occurring on February 12, 2025.

Lonnie Groot offered each attendee a copy of the complete application packet. 5 complete application packets were distributed. 11 attendees were provided with a copy of the community meeting notice which had been mailed. Mr. David Germana arrived just as the community meeting was terminating, but he is being emailed a complete application packet.

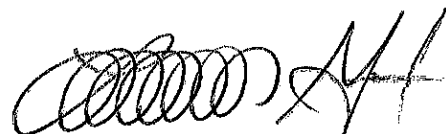
Lonnie Groot explained the status of the Nikolic property from a future land use designation and a zoning classification perspective using the map that was included in the community meeting notice. The general summary was that an application was submitted by the property owner for a future land use designation amendment from PUB-G to SE (Public to Suburban Estates) which future land use designations are assigned by Seminole County in accordance with the provisions of the *Seminole County Comprehensive Plan*. Further, it was explained that the Public future land use designation was assigned to the property because there was some concern that a cemetery was located on the property, but that evidence proves to the contrary. It was noted that the SE future land use designation limits any lots created to 1 acre in size as does the current zoning of Agriculture (A-1).

The comments provided by the attendees are summarized as follows:

- (1). There was considerable distrust articulated because there is a belief that "event center"/farm located at the end of the dirt road is being misused as on the basis of a false agricultural approval/use.
- (2). There is concern about the potential for finding gravesites on the property.
- (3). There is concern about whether 2 houses could be developed on the property (the comment of Public Works is recognized relative to access on Markham Woods Road being an issue and the issue relating to splitting the property without such access).
- (4). There is concern that the development of the property would be a church.

All of the attendees providing their email addresses requested that the County notify them of the public hearing dates when the application will be heard.

The community meeting ended at about 7:05 p.m.

A handwritten signature in black ink, appearing to be a stylized name or set of initials, located at the bottom right of the page.

FIRST MAILING 1/29/25

EVENSON, LORIE A
1566 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

FINN, WILLIAM & FINN, MARIA
1546 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

STOCKMAN, PAMELA B ENH LIFE EST & STOCKMAN, ROBERT
F ENH LIFE EST
1737 CEDAR STONE CT
LAKE MARY, FL 32746-4615

UMLAUF, MARY E & KENNETH M
1563 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

GERARD, ROBERT A & JEAN R
1554 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

RUSSELL, WILLIAM G HEIR
1950 NE 120TH AVE
WILLISTON, FL 32696-8341

MC ARDLE, MICHAEL F & DEANNA L
1707 CEDAR STONE CT
LAKE MARY, FL 32746-4615

BOWEN, REWAN C & NANCY C
1762 BRACKENHURST PL
LAKE MARY, FL 32746-4609

CIAPPA, ERNEST A JR
1724 CEDAR STONE CT
LAKE MARY, FL 32746-4615

HEATHROW MASTER ASSN INC
C/O SENTRY MGMT, INC
2180 W SR 434 STE 5000
LONGWOOD, FL 32779-5041

ANSARI, AYESHA A
1539 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

TOSCANO, JOSEPH & CARRIE A
1574 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

ANTRUM, JAMIE
24 MARGARET RD
ORMOND BEACH, FL 32176-3543

PATEL, DARSHAN & JAINA
3535 MICHIGAN ST
LAKE MARY, FL 32746-4605

TIFF/REC & PARKS WEKIVA SPGS ST PK/ARVIDA PAR
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-0001

RUSSELL, JOEL D ENH LIFE EST & RUSSELL, JUANITA S
ENH LIFE EST
5760 MARKHAM WOODS RD
LAKE MARY, FL 32746-4603

SIMONE, JOSEPH J
1531 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

BOGART, DAVID & LISA S
1558 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

VAUGHN, ROBERT L III
1610 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1963

LUNENBURG PROPERTIES LLC
330 N BABCOCK ST
MELBOURNE, FL 32935-7324

WESLEY, BEVIN & JACLYN
6345 MARKHAM WOODS RD
LAKE MARY, FL 32746-4606

SAWYER, RICHARD C ENH LIFE EST
1754 CEDAR STONE CT
LAKE MARY, FL 32746-4615

GERGIS, SHERRY & ARMINEOUS, ANTHONY
1774 BRACKENHURST PL
LAKE MARY, FL 32746-4609

TEJANI, SAYEDA M & MOHAMEDTAKI A
1727 BRACKENHURST PL
LAKE MARY, FL 32746-4608

EUELL, ALFRED JR & ANNETTE B
1708 FOUNTAINHEAD DR
LAKE MARY, FL 32746-4402

WATKINS, PRISCILLA & WATKINS, ROBERT L III
1619 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1964

ROBERT PHILLIP SASS REV LIVING TRUST
1768 BRACKENHURST PL
LAKE MARY, FL 32746-4609

CARISBROOKE LOT 44 LLC
1223 E CONCORD ST
ORLANDO, FL 32803-5408

HANSLA, JONATHAN & MICHELLE
1708 BRACKENHURST PL
LAKE MARY, FL 32746-4609

SK WILLIAMSON REV TRUST
1607 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1964

SECOND MAILING LIST 2/12/25

2/12/25

OwnerNam Address1 Address2 CityStateZip
 SK WILLIAMSON REV TI 1607 CHER LAKE MARY, FL 32746-1964
 CRESTWOOD ESTATES PO BOX 80 DALLAS, TX 75380-3555
 HEATHROW C/O SENTRY 2180 W SR LONGWOOD, FL 32779-5041
 CONFIELD, STEVEN M 3550 MICH LAKE MARY, FL 32746-4601
 ABDELNOUR, TAWFEEL 1575 CHER LAKE MARY, FL 32746-1984
 DEARTH, DANA & MARC 1748 CEDAR LAKE MARY, FL 32746-4615
 CARISBROOK C/O SENTRY 2180 W ST LONGWOOD, FL 32779-5041
 NIKOLIC, ALEKSANDAR 1111 OUTL DELTONA, FL 32725-8344
 STACY, DAVID & SUSAN 1562 CHER LAKE MARY, FL 32746-1983
 HIDDEN OAKS FARM O 1437 SARA WINTER PARK, FL 32792-2100
 ROJAS, SEAN & WARD, 1650 CHER LAKE MARY, FL 32746-1963
 GUILFOYLE, AMY L 1625 CHER LAKE MARY, FL 32746-1962
 PAMELA SERAI REV LIV 1626 CHER HEATHROW, FL 32746-1963
 METHVEN, ROBERT J 3515 MICH LAKE MARY, FL 32746-4605
 EBERHARDT, JEFFREY L 1617 CHER LAKE MARY, FL 32746-1962
 MARTIN, MONICA 1601 CHER LAKE MARY, FL 32746-1962
 MULLER, ALES & DEBO 1738 BRAC LAKE MARY, FL 32746-4609
 SCHRIEBER, STEVEN & 1714 BRAC LAKE MARY, FL 32746-4609
 PUJALS, KAREN M ENH 1535 CHER LAKE MARY, FL 32746-1984
 PATEL, AKU ENH LIFE E 101 TEDWC LONGWOOD, FL 32779-4612
 HENAO, WILLIAM & MA 1582 CHER LAKE MARY, FL 32746-1983
 GERMANA, EUGENE & I 1724 FOUN LAKE MARY, FL 32746-4402
 MASSIE, JOSHUA & LIN 1761 CEDAR LAKE MARY, FL 32746-4615
 PRYTULA, GEORGE & C 1655 CHER HEATHROW, FL 32746-1964
 KLATT, WILLIAM H & MA 1719 CEDAR LAKE MARY, FL 32746-4615
 HOWE, CHRIS A 1740 FOUN LAKE MARY, FL 32746-4402
 ZAMPINI, DINO G & FR 1614 CHER LAKE MARY, FL 32746-1963
 MANAHAN, RAYMOND 1191 KERSI LAKE MARY, FL 32746-1933
 NARGIS G DEWJI FAMIL 1786 BRAC LAKE MARY, FL 32746-4609
 TOWERS, KIMBERLY 1720 BRAC LAKE MARY, FL 32746-4609
 AYERS, GAI EST 3477 MICH LAKE MARY, FL 32746-4624
 WHITLOCK, VERONICA 3565 RICE LONGWOOD, FL 32779-3081
 VETTER, LOUIS LIFE ES 1659 CHER LAKE MARY, FL 32746-1964
 JOHN K SPOLSKI REV LI 136 N HIGH LAKE MARY, FL 32746-3210
 DAYRIT, ARLIN M & HEL 1643 CHER LAKE MARY, FL 32746-1964
 POVLUCK, JASON J & JU 1030 HENL LAKE MARY, FL 32746-1972
 GERMANA, DAVID A & K 1731 CEDAR LAKE MARY, FL 32746-4615
 YAREM, ANDREW & AM 1613 CHER HEATHROW, FL 32746-1962
 COFFIELD, CYNTHIA R 1743 CEDAR LAKE MARY, FL 32746-4615
 GUARDIAN LEGACY TRI 4 MASON H WARREN, NJ 07059-4603
 BLONSICK, JOHN S III 8 1593 CHER LAKE MARY, FL 32746-1906
 THOMAS, JENNIFER H 8 1599 CHER LAKE MARY, FL 32746-1984
 TORRES, FERNANDO & 1732 BRAC LAKE MARY, FL 32746-4609

LIU, GANG 1606 CHER LAKE MARY, FL 32746-1963
 TREUIL, TARA 1598 CHER LAKE MARY, FL 32746-1983
 KAPUR, NAVIN S & SRIV 1615 CHER HEATHROW, FL 32746-1964
 FRANCO, NICOLE A & F 1570 CHER LAKE MARY, FL 32746-1983
 MANIAR, NIMISH M & SI 3442 MICH LAKE MARY, FL 32746-4602
 SKINNER, SCOTT R & JL 1534 CHER LAKE MARY, FL 32746-1983
 MEARS, MICHELLE & VJ 1701 CEDA LAKE MARY, FL 32746-4615
 LUNENBURG PROPERT 330 N BABC MELBOURNE, FL 32935-7324
 GERGIS, SHERRY & AR 1774 BRAC LAKE MARY, FL 32746-4609
 CIAPPA, ERNEST A JR 1724 CEDA LAKE MARY, FL 32746-4615
 FRAIFELD, MOISES & SI 1633 CHER LAKE MARY, FL 32746-1962
 RAVI, PRABHAKAR K & I 1547 CHER LAKE MARY, FL 32746-1984
 CARISBROOKE LOT 44 1223 E COI ORLANDO, FL 32803-5408
 NORMA A S 7025 COUN STE 1071 P LAKE MARY, FL 32746-4721
 MM ALBRIGHT FAMILY I 1744 BRAC LAKE MARY, FL 32746-4609
 NAPIERATA, SCOTT & JI 429 S SCOI SANFORD, FL 32771-4918
 SOJERI, BEHROOZ & TC 1756 BRAC LAKE MARY, FL 32746-4609
 CHATER, MICHELLE & J 1543 CHER LAKE MARY, FL 32746-1984
 SPALTER, PAMELA S & I 3438 MICH LAKE MARY, FL 32746-
 MCAVOY FINANCIAL AS 355 SADDL LAKE MARY, FL 32746-4333
 CHAMBERS, NORREL A 5740 MARK LAKE MARY, FL 32746-4603
 RUSSELL, WILLIAM G H 1950 NE 12 WILLISTON, FL 32696-8341
 WESLEY, BEVIN & JACL 6345 MARK LAKE MARY, FL 32746-4606
 SKWARLO, BRUCE E & I 1538 CHER LAKE MARY, FL 32746-1983
 METHVEN, ROBERT J 3515 MICH LAKE MARY, FL 32746-4605
 SHAH, UMANG & VRUN 3434 MICH LAKE MARY, FL 32746-4602
 RUSSELL, J ENH LIFE E 5760 MARK LAKE MARY, FL 32746-4603
 GRETHE FAMILY LIVING 1550 CHER LAKE MARY, FL 32746-1983
 CUPPER, R & VOGUIT, 1748 FOUN LAKE MARY, FL 32746-4402
 LIGHTBOURN, RYAN R 1736 CEDA LAKE MARY, FL 32746-4615
 HINKLEY, MICKEY & TAI 1542 CHER LAKE MARY, FL 32746-1983
 SPAULDING, THOMAS 1638 CHER LAKE MARY, FL 32746-1963
 SAWYER, RICHARD C E 1754 CEDA LAKE MARY, FL 32746-4615
 BERNSTEIN, DAVID J EN 1530 CHER HEATHROW, FL 32746-1983
 EUELL, ALFRED JR & A 1708 FOUN LAKE MARY, FL 32746-4402
 HEATHROV C/O SENTER 2180 W SR LONGWOOD, FL 32779-5041
 CARISBROO C/O SENTER 2180 W ST/ LONGWOOD, FL 32779-5041
 KOCKEN, KEVIN R & HE 1739 BRAC LAKE MARY, FL 32746-4608
 HEATHROV C/O SENTER 2180 W SR LONGWOOD, FL 32779-5041
 HZ REALTY INVESTMEN 1812 WING LONGWOOD, FL 32779-2706
 POLLACK, ADAM & JAC 1609 CHER LAKE MARY, FL 32746-1962
 BOWEN, REWAN C & N 1762 BRAC LAKE MARY, FL 32746-4609
 HEATHROV C/O SENTER 2180 W SR LONGWOOD, FL 32779-5041
 WARD, LINDA N & FRAI 1675 CHER LAKE MARY, FL 32746-1986

TSARUK, YANEK 1658 CHER LAKE MARY, FL 32746-1963
 RASQUINHA, PAYAL 1603 CHER LAKE MARY, FL 32746-1964
 LOFTIS, JUSTIN M 1670 CHER LAKE MARY, FL 32746-1963
 VESSELS OF OIL MINIS 1787 BRAC LAKE MARY, FL 32746-4608
 HANSLA, JONATHAN & 1708 BRAC LAKE MARY, FL 32746-4609
 PEREZ, HUBERTO & CA 3495 MICH LAKE MARY, FL 32746
 STOCKMAN F ENH LIFE 1737 CEDA LAKE MARY, FL 32746-4615
 ROMERO, DANIEL A EN 5645 MARK LAKE MARY, FL 32746-4019
 GRANDE, DOMONIC & 1623 CHER LAKE MARY, FL 32746-1964
 BLACKMON, CHRISTIN 1700 FOUN LAKE MARY, FL 32746-4402
 TIITF/REC & PARKS WEI DEP 3900 C TALLAHASSEE, FL 32399-0001
 THORPE, KRISTOPHER 1713 CEDA LAKE MARY, FL 32746-4615
 NOWICKI, MATTHEW J 1587 CHER LAKE MARY, FL 32746-1984
 GERARD, ROBERT A & J 1554 CHER LAKE MARY, FL 32746-1983
 WESLEY, BEVIN & JACL 6345 MARK LAKE MARY, FL 32746-4606
 KRUMMICK, RYAN C & J 1642 CHER HEATHROW, FL 32746-1963
 ZIMLICH, THOMAS M & 1602 CHER LAKE MARY, FL 32746-1963
 ROBERT PHILLIP SASSI 1768 BRAC LAKE MARY, FL 32746-4609
 FENIMORE, SHANNON 1586 CHER LAKE MARY, FL 32746-1983
 TEJANI, SAYEDA M & MC 1727 BRAC LAKE MARY, FL 32746-4608
 RYBAK, GILBERT W & BI 1551 CHER LAKE MARY, FL 32746-1984
 DESTEFANO, ANDREW 1646 CHER LAKE MARY, FL 32746-1963
 LEEMAN, JAMES & JESS 1622 CHER LAKE MARY, FL 32746-1963
 VEMULA, RAVI & VELIG 1629 CHER LAKE MARY, FL 32746-1962
 MCMURDY, JOSEPH D 1630 CHER LAKE MARY, FL 32746-1963
 CYRUS, JASON D & ALI 1725 CEDA LAKE MARY, FL 32746-4615
 TIITF/REC & PARKS WEI DEP 3900 C TALLAHASSEE, FL 32399-0001
 MC ARDLE, MICHAEL F 1707 CEDA LAKE MARY, FL 32746-4615
 SEMINOLE COUNTY SC 400 E LAKE SANFORD, FL 32773-7125
 RANSBURG, HERBERT I 1749 CEDA LAKE MARY, FL 32746-4615
 ADAMS, BRUCE R & KAI 1763 BRAC LAKE MARY, FL 32746-4608
 WELCH, ROBERT JR & E 1780 BRAC LAKE MARY, FL 32746-4609
 BOGART, DAVID & LISA 1558 CHER LAKE MARY, FL 32746-1983
 UMLAUFT, MARY E & KE 1563 CHER LAKE MARY, FL 32746-1984
 EVENSON, LORI A 1566 CHER LAKE MARY, FL 32746-1983
 THR FLORII C/O RYAN I PO BOX 491 SCOTTSDALE, AZ 85261-4900
 LOYAL, BRENDA K & MI 1590 CHER LAKE MARY, FL 32746-1983
 ISLAND LAI Attn: FRED 5348 CART LAKE MARY, FL 32746-4013
 ZAIDI, ALI A & SUMBUL 1605 CHER LAKE MARY, FL 32746-1962
 PATEL, DARSHAN & JAI 3535 MICH LAKE MARY, FL 32746-4605
 FLEMING, CHRISTOPHI 1621 CHER LAKE MARY, FL 32746-1962
 BRANDON, PATRICK R 1589 CHER LAKE MARY, FL 32746-1906
 MYERS, MICHAEL B & J 1100 FIELD LAKE MARY, FL 32746-4616
 HEATHROV C/O SENTRY 2180 W SR LONGWOOD, FL 32779-5041

JOYCE A SWEGLE TRUS 1730 CEDA LAKE MARY, FL 32746-4615
CARISBROOK C/O SENTRY 2180 W ST/ LONGWOOD, FL 32779-5041
VAUGHN, ROBERT L III 1610 CHER LAKE MARY, FL 32746-1963
VON HERBULIS, ROBERT 1716 FOUNTAIN LAKE MARY, FL 32746-4402
WILLIAMS, ANTHONY K 1597 CHER HEATHROW, FL 32746-1906
ANSARI, AYESHA A 1539 CHER LAKE MARY, FL 32746-1984
FINN, WILLIAM & FINN, 1546 CHER LAKE MARY, FL 32746-1983
SIMONE, JOSEPH J 1531 CHER LAKE MARY, FL 32746-1984
TORRES, ANGEL P 1634 CHER LAKE MARY, FL 32746-1963
LAMBIE, DAVID S 1755 CEDA LAKE MARY, FL 32746-4615
COLPAERT, BRAD M & M 1742 CEDA LAKE MARY, FL 32746-4615
GARGUS, DANIEL & LOUISE 1726 BRAC LAKE MARY, FL 32746-4609
WATKINS, PRISCILLA & 1619 CHER LAKE MARY, FL 32746-1964
DINA IBRAHIM REV TRUST 1750 BRAC LAKE MARY, FL 32746-4609
DERVISH, TURGUT ENF 1732 FOUNTAIN LAKE MARY, FL 32746-4402
TOSCANO, JOSEPH & C 1574 CHER LAKE MARY, FL 32746-1983
MARTINEZ, MARIA I & S, 1618 CHER LAKE MARY, FL 32746-1963

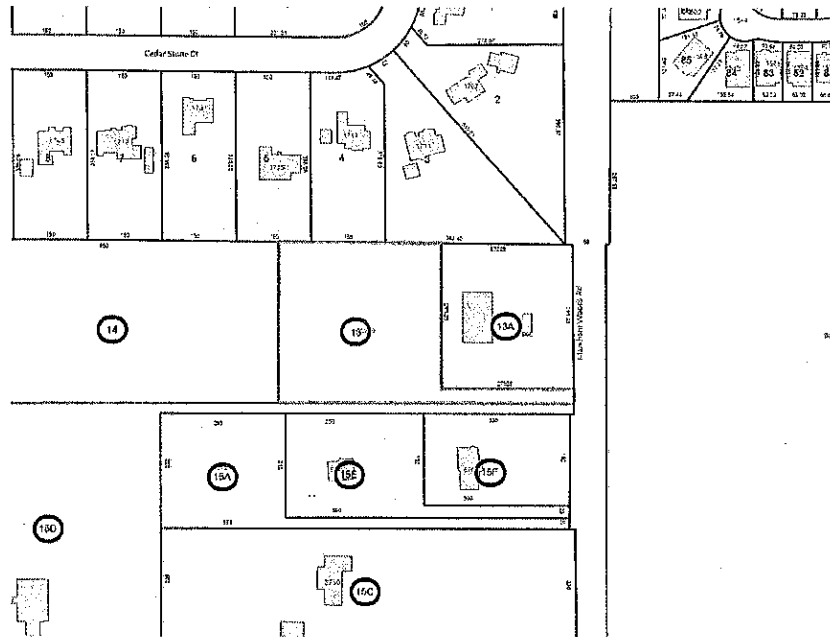
NIKOLIC PROPERTY LAND USE AMENDMENT COMMUNITY MEETING

Date: March 3, 2025

Time: 6:00 p.m.

Location: Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746

YOU ARE INVITED TO ATTEND A COMMUNITY MEETING RELATING TO THE PROPERTY DEPICTED IN THE MAP BELOW:



Tax Parcel Identification Number: 02-20-29-300-0130-0000

Owners: Aleksandar Nikolic and Dragana Nikolic

Proposal: Future Land Use Designation Amendment from PUB-G to SE (Public to Suburban Estates). The Public future land use designation was assigned to the property because there was some concern that a cemetery was located on the property. Evidence proves to the contrary. The SE future land use designation limits any lots created to 1 acre in size as does the current zoning of Agriculture (A-1). Materials will be available for distribution at the meeting.

This meeting is required pursuant to the provisions of the *Land Development Code of Seminole County*.

Please feel free to call Lonnie Groot at 386-748-3685 with any questions.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: David Germana
Address: 1731 Cedar Stone Ct City: Lake Mary State: FL Zip: 32746
Phone: 4073418383 E-Mail: davegermana@aol.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: Maria Klatt
Address: 1719 Cedarstone Ct City: Lake Mary State: FL Zip: 32746
Phone: 407-923-3138 Email: mariaklatt723@gmail.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERABLE:

- ② Concerned with building commercial
- ③ disturbed the center
- ④ houses
- ④ Concerned owners are planning
- ⑤ to build a church
- ⑤ school zone
- ⑥ 7'd Traffic

First/Last Name: LEROY JOHNSON Island Lake Cemetery
Address: 5348 CARTER RD City: LAKE MARSH State: FL Zip: 32746
Phone: 407 792 8055 E-Mail: leroyngail@gmail.com

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

First/Last Name: Anita G Johnson
Address: 5348 Carter Rd. City: Lake Mary State: FL Zip: 32746
Phone: 469-223-2998 E-Mail: Leroy n Gail@gmail.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: JOHN SPOLSKI
Address: 136 N. HIGH ST. City: LAKE MARY State: FL Zip: 32746
Phone: 407-322-8424 E-Mail: SPOLSKI@SPOLSKI.COM

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

When this property be used for (1) house
or (2) or a church?

DUE TO THE EVENT CENTER BEING APPROVED
UNDER THE GUISE OF AGRI-TOURISM
ALL OF THE NEIGHBOIRS ARE CONCERNED
ABOUT WHAT IT WILL BE USED FOR.

JRussFam@aol.com

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name:

Address:

Phone:

E-Mail:

Sue Russell
5760 Markham Woods City: Oak Ridge State: FL Zip: 32746

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

We live by the 5 acre road access
which became an event center and was
d'd to be a "farm" —
this property the meeting is about
can have a house, 2nd "house" could
be a church, which has been indicated —
we would be right across from it — we
already have enough traffic!

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: Kristopher Thorpe
Address: 1713 Cedar Stone CT City: Lake Mary State: FL Zip: 32746
Phone: 386-479-3303 E-Mail: thorpek@msn.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

- AT MOST 2 Houses - AT MOST

- NO Church

- Cemetery ~~can~~ Bodies ?? Scan Report was weak !!

- Road use ?? Just a dirt trail

First/Last Name: Pam Stockman
Address: 1737 CedarStone Ct. City: Lake Mary State: FL Zip: 32746
Phone: _____ E-Mail: pamstockman@gmail.com

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: FRED PERITO
Address: 1225 COUNTRY PL City: LAKE HAVAS State: AZ Zip: 86406
Phone: 929-224-4045 E-Mail: _____

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

fred 0507@att.net

Please send me info on /
Public hearings. 6

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: BILL KLATT
Address: 1719 CEDAR STONE City: LAKE MARY State: FL Zip: 32746
Phone: 407-444-0333 E-Mail: _____

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

1) HOW DID ALEKSANDAR GO FROM A CHURCH
TO A RESIDENTIAL PROPERTY BUILD?

PLEASE FOLLOW UP WITH AN OFFICIAL ANSWER.

2) WHAT WOULD BE THE PRICE OF THIS LOT IF
FOR SALE?

NIKOLIC PROPERTY LAND USE AMENDMENT COMMUNITY MEETING

Date: March 3, 2025

Time: 6:00 p.m.

Location: Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746

YOU ARE INVITED TO ATTEND A COMMUNITY MEETING RELATING TO THE PROPERTY DEPICTED IN THE MAP BELOW:



Tax Parcel Identification Number: 02-20-29-300-0130-0000

Owners: Aleksandar Nikolic and Dragana Nikolic

Proposal: Future Land Use Designation Amendment from PUB-G to SE (Public to Suburban Estates). The Public future land use designation was assigned to the property because there was some concern that a cemetery was located on the property. Evidence proves to the contrary.

This meeting is required pursuant to the provisions of the *Land Development Code of Seminole County*.

Please feel free to call Lonnie Groot at 386-748-3685 with any questions.

**MINUTES OF NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

The meeting was called to order at 6:00 p.m. on March 3, 2025 at the offices of Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746.

The 12 people in attendance, aside from Lonnie Groot, the attorney representing the applicants, are listed in the attached speaker forms. The persons contacted relating to the community meeting are listed on the attached 2 lists one mailing going to 30 addresses occurring on January 29, 2025 and the mailing going to 148 addresses occurring on February 12, 2025.

Lonnie Groot offered each attendee a copy of the complete application packet. 5 complete application packets were distributed. 11 attendees were provided with a copy of the community meeting notice which had been mailed. Mr. David Germana arrived just as the community meeting was terminating, but he is being emailed a complete application packet.

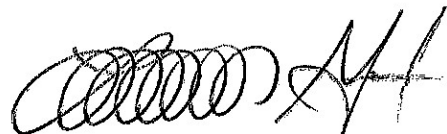
Lonnie Groot explained the status of the Nikolic property from a future land use designation and a zoning classification perspective using the map that was included in the community meeting notice. The general summary was that an application was submitted by the property owner for a future land use designation amendment from PUB-G to SE (Public to Suburban Estates) which future land use designations are assigned by Seminole County in accordance with the provisions of the *Seminole County Comprehensive Plan*. Further, it was explained that the Public future land use designation was assigned to the property because there was some concern that a cemetery was located on the property, but that evidence proves to the contrary. It was noted that the SE future land use designation limits any lots created to 1 acre in size as does the current zoning of Agriculture (A-1).

The comments provided by the attendees are summarized as follows:

- (1). There was considerable distrust articulated because there is a belief that "event center"/farm located at the end of the dirt road is being misused as on the basis of a false agricultural approval/use.
- (2). There is concern about the potential for finding gravesites on the property.
- (3). There is concern about whether 2 houses could be developed on the property (the comment of Public Works is recognized relative to access on Markham Woods Road being an issue and the issue relating to splitting the property without such access).
- (4). There is concern that the development of the property would be a church.

All of the attendees providing their email addresses requested that the County notify them of the public hearing dates when the application will be heard.

The community meeting ended at about 7:05 p.m.

A handwritten signature in black ink, appearing to be a stylized name, possibly "Lonnie Groot", written over a series of horizontal lines.

FIRST MAILING 1/29/25

EVENSON, LORIE A
1566 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

FINN, WILLIAM & FINN, MARIA
1546 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

STOCKMAN, PAMELA B ENH LIFE EST & STOCKMAN, ROBERT
F ENH LIFE EST
1737 CEDAR STONE CT
LAKE MARY, FL 32746-4615

UMLAUF, MARY E & KENNETH M
1563 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

GERARD, ROBERT A & JEAN R
1554 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

RUSSELL, WILLIAM G HEIR
1950 NE 120TH AVE
WILLISTON, FL 32696-8341

MC ARDLE, MICHAEL F & DEANNA L
1707 CEDAR STONE CT
LAKE MARY, FL 32746-4615

BOWEN, REWAN C & NANCY C
1762 BRACKENHURST PL
LAKE MARY, FL 32746-4609

CIAPPA, ERNEST A JR
1724 CEDAR STONE CT
LAKE MARY, FL 32746-4615

HEATHROW MASTER ASSN INC
C/O SENTRY MGMT, INC
2180 W SR 434 STE 5000
LONGWOOD, FL 32779-5041

ANSARI, AYESHA A
1539 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

TOSCANO, JOSEPH & CARRIE A
1574 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

ANTRUM, JAMIE
24 MARGARET RD
ORMOND BEACH, FL 32176-3543

PATEL, DARSHAN & JAINA
3535 MICHIGAN ST
LAKE MARY, FL 32746-4605

TIFF/REC & PARKS WEKIVA SPGS ST PK/ARVIDA PAR
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-0001

RUSSELL, JOEL D ENH LIFE EST & RUSSELL, JUANITA S
ENH LIFE EST
5760 MARKHAM WOODS RD
LAKE MARY, FL 32746-4603

SIMONE, JOSEPH J
1531 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1984

BOGART, DAVID & LISA S
1558 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1983

VAUGHN, ROBERT L III
1610 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1963

LUNENBURG PROPERTIES LLC
330 N BABCOCK ST
MELBOURNE, FL 32935-7324

WESLEY, BEVIN & JACLYN
6345 MARKHAM WOODS RD
LAKE MARY, FL 32746-4606

SAWYER, RICHARD C ENH LIFE EST
1754 CEDAR STONE CT
LAKE MARY, FL 32746-4615

GERGIS, SHERRY & ARMINEOUS, ANTHONY
1774 BRACKENHURST PL
LAKE MARY, FL 32746-4609

TEJANI, SAYEDA M & MOHAMEDTAKI A
1727 BRACKENHURST PL
LAKE MARY, FL 32746-4608

EUELL, ALFRED JR & ANNETTE B
1708 FOUNTAINHEAD DR
LAKE MARY, FL 32746-4402

WATKINS, PRISCILLA & WATKINS, ROBERT L III
1619 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1964

ROBERT PHILLIP SASS REV LIVING TRUST
1768 BRACKENHURST PL
LAKE MARY, FL 32746-4609

CARISBROOKE LOT 44 LLC
1223 E CONCORD ST
ORLANDO, FL 32803-5408

HANSLA, JONATHAN & MICHELLE
1708 BRACKENHURST PL
LAKE MARY, FL 32746-4609

SK WILLIAMSON REV TRUST
1607 CHERRY BLOSSOM TER
LAKE MARY, FL 32746-1964

SECOND MAILING LIST 2/12/25

2/12/25

OwnerNam	Address1	Address2	CityStateZip
SK WILLIAMSON REV TR	1607 CHER LAKE MARY,	FL 32746-1964	
CRESTWOOD ESTATES PO BOX 80	DALLAS, TX 75380-3555		
HEATHROW C/O SENTRY	2180 W SR LONGWOOD, FL 32779-5041		
CONFIELD, STEVEN M	3550 MICH LAKE MARY, FL 32746-4601		
ABDELNOUR, TAWFEEL	1575 CHER LAKE MARY, FL 32746-1984		
DEARTH, DANA & MARC	1748 CEDAR LAKE MARY, FL 32746-4615		
CARISBROOK C/O SENTRY	2180 W ST/ LONGWOOD, FL 32779-5041		
NIKOLIC, ALEKSANDAR	1111 OUTL DELTONA, FL 32725-8344		
STACY, DAVID & SUSAN	1562 CHER LAKE MARY, FL 32746-1983		
HIDDEN OAKS FARM O	1437 SARA WINTER PARK, FL 32792-2100		
ROJAS, SEAN & WARD,	1650 CHER LAKE MARY, FL 32746-1963		
GUILFOYLE, AMY L	1625 CHER LAKE MARY, FL 32746-1962		
PAMELA SERAI REV LIV	1626 CHER HEATHROW, FL 32746-1963		
METHVEN, ROBERT J	3515 MICH LAKE MARY, FL 32746-4605		
EBERHARDT, JEFFREY L	1617 CHER LAKE MARY, FL 32746-1962		
MARTIN, MONICA	1601 CHER LAKE MARY, FL 32746-1962		
MULLER, ALES & DEBO	1738 BRAC LAKE MARY, FL 32746-4609		
SCHRIEBER, STEVEN &	1714 BRAC LAKE MARY, FL 32746-4609		
PUJALS, KAREN M ENH	1535 CHER LAKE MARY, FL 32746-1984		
PATEL, AKU ENH LIFE E	101 TEDWC LONGWOOD, FL 32779-4612		
HENAO, WILLIAM & MA	1582 CHER LAKE MARY, FL 32746-1983		
GERMANA, EUGENE & I	1724 FOUN LAKE MARY, FL 32746-4402		
MASSIE, JOSHUA & LIN	1761 CEDAR LAKE MARY, FL 32746-4615		
PRYTULA, GEORGE & C	1655 CHER HEATHROW, FL 32746-1964		
KLATT, WILLIAM H & MA	1719 CEDAR LAKE MARY, FL 32746-4615		
HOWE, CHRIS A	1740 FOUN LAKE MARY, FL 32746-4402		
ZAMPINI, DINO G & FR	1614 CHER LAKE MARY, FL 32746-1963		
MANAHAN, RAYMOND	1191 KERSI LAKE MARY, FL 32746-1933		
NARGIS G DEWJI FAMIL	1786 BRAC LAKE MARY, FL 32746-4609		
TOWERS, KIMBERLY	1720 BRAC LAKE MARY, FL 32746-4609		
AYERS, GAI EST	3477 MICH LAKE MARY, FL 32746-4624		
WHITLOCK, VERONICA	3565 RICE LONGWOOD, FL 32779-3081		
VETTER, LOUIS LIFE ES	1659 CHER LAKE MARY, FL 32746-1964		
JOHN K SPOLSKI REV LI	136 N HIGH LAKE MARY, FL 32746-3210		
DAYRIT, ARLIN M & HEL	1643 CHER LAKE MARY, FL 32746-1964		
POVLICK, JASON J & JU	1030 HENL LAKE MARY, FL 32746-1972		
GERMANA, DAVID A & K	1731 CEDAR LAKE MARY, FL 32746-4615		
YAREM, ANDREW & AM	1613 CHER HEATHROW, FL 32746-1962		
COFFIELD, CYNTHIA R	1743 CEDAR LAKE MARY, FL 32746-4615		
GUARDIAN LEGACY TR	4 MASON H WARREN, NJ 07059-4603		
BLONSICK, JOHN S III	8 1593 CHER LAKE MARY, FL 32746-1906		
THOMAS, JENNIFER H	8 1599 CHER LAKE MARY, FL 32746-1984		
TORRES, FERNANDO &	1732 BRAC LAKE MARY, FL 32746-4609		

LIU, GANG 1606 CHER LAKE MARY, FL 32746-1963
 TREUIL, TARA 1598 CHER LAKE MARY, FL 32746-1983
 KAPUR, NAVIN S & SRIV 1615 CHER HEATHROW, FL 32746-1964
 FRANCO, NICOLE A & F 1570 CHER LAKE MARY, FL 32746-1983
 MANIAR, NIMISH M & SI 3442 MICH LAKE MARY, FL 32746-4602
 SKINNER, SCOTT R & JL 1534 CHER LAKE MARY, FL 32746-1983
 MEARS, MICHELLE & VJ 1701 CEDA LAKE MARY, FL 32746-4615
 LUNENBURG PROPERT 330 N BABC MELBOURNE, FL 32935-7324
 GERGIS, SHERRY & AR 1774 BRAC LAKE MARY, FL 32746-4609
 CIAPPA, ERNEST A JR 1724 CEDA LAKE MARY, FL 32746-4615
 FRAIFELD, MOISES & SI 1633 CHER LAKE MARY, FL 32746-1962
 RAVI, PRABHAKAR K & I 1547 CHER LAKE MARY, FL 32746-1984
 CARISBROOKE LOT 44 1223 E COF ORLANDO, FL 32803-5408
 NORMA A S 7025 COUN STE 1071 P LAKE MARY, FL 32746-4721
 MM ALBRIGHT FAMILY I 1744 BRAC LAKE MARY, FL 32746-4609
 NAPIERATA, SCOTT & JI 429 S SCOT SANFORD, FL 32771-4918
 SOJERI, BEHROOZ & TC 1756 BRAC LAKE MARY, FL 32746-4609
 CHATER, MICHELLE & J 1543 CHER LAKE MARY, FL 32746-1984
 SPALTER, PAMELA S & I 3438 MICH LAKE MARY, FL 32746-
 MCAVOY FINANCIAL AS 355 SADDL LAKE MARY, FL 32746-4333
 CHAMBERS, NORREL A 5740 MARK LAKE MARY, FL 32746-4603
 RUSSELL, WILLIAM G H 1950 NE 12 WILLISTON, FL 32696-8341
 WESLEY, BEVIN & JACL 6345 MARK LAKE MARY, FL 32746-4606
 SKWARLO, BRUCE E & I 1538 CHER LAKE MARY, FL 32746-1983
 METHVEN, ROBERT J 3515 MICH LAKE MARY, FL 32746-4605
 SHAH, UMANG & VRUN 3434 MICH LAKE MARY, FL 32746-4602
 RUSSELL, J ENH LIFE E 5760 MARK LAKE MARY, FL 32746-4603
 GRETHE FAMILY LIVING 1550 CHER LAKE MARY, FL 32746-1983
 CUPPER, R & VOGUIT, 1748 FOUN LAKE MARY, FL 32746-4402
 LIGHTBOURN, RYAN R 1736 CEDA LAKE MARY, FL 32746-4615
 HINKLEY, MICKEY & TAI 1542 CHER LAKE MARY, FL 32746-1983
 SPAULDING, THOMAS 1638 CHER LAKE MARY, FL 32746-1963
 SAWYER, RICHARD C E 1754 CEDA LAKE MARY, FL 32746-4615
 BERNSTEIN, DAVID J EN 1530 CHER HEATHROW, FL 32746-1983
 EUDELL, ALFRED JR & F 1708 FOUN LAKE MARY, FL 32746-4402
 HEATHROV C/O SENTR 2180 W SR LONGWOOD, FL 32779-5041
 CARISBRO C/O SENTR 2180 W ST/ LONGWOOD, FL 32779-5041
 KOCKEN, KEVIN R & HE 1739 BRAC LAKE MARY, FL 32746-4608
 HEATHROV C/O SENTR 2180 W SR LONGWOOD, FL 32779-5041
 HZ REALTY INVESTMEN 1812 WING LONGWOOD, FL 32779-2706
 POLLACK, ADAM & JAC 1609 CHER LAKE MARY, FL 32746-1962
 BOWEN, REWAN C & N 1762 BRAC LAKE MARY, FL 32746-4609
 HEATHROV C/O SENTR 2180 W SR LONGWOOD, FL 32779-5041
 WARD, LINDA N & FRAI 1675 CHER LAKE MARY, FL 32746-1986

TSARUK, YANEK 1658 CHER LAKE MARY, FL 32746-1963
 RASQUINHA, PAYAL 1603 CHER LAKE MARY, FL 32746-1964
 LOFTIS, JUSTIN M 1670 CHER LAKE MARY, FL 32746-1963
 VESSELS OF OIL MINIS 1787 BRAC LAKE MARY, FL 32746-4608
 HANSLA, JONATHAN & 1708 BRAC LAKE MARY, FL 32746-4609
 PEREZ, HUBERTO & CA 3495 MICH LAKE MARY, FL 32746
 STOCKMAN F ENH LIFE 1737 CEDA LAKE MARY, FL 32746-4615
 ROMERO, DANIEL A EN 5645 MARK LAKE MARY, FL 32746-4019
 GRANDE, DOMONIC & 1623 CHER LAKE MARY, FL 32746-1964
 BLACKMON, CHRISTIN 1700 FOUN LAKE MARY, FL 32746-4402
 TIITF/REC & PARKS WEI DEP 3900 C TALLAHASSEE, FL 32399-0001
 THORPE, KRISTOPHER 1713 CEDA LAKE MARY, FL 32746-4615
 NOWICKI, MATTHEW J 1587 CHER LAKE MARY, FL 32746-1984
 GERARD, ROBERT A & J 1554 CHER LAKE MARY, FL 32746-1983
 WESLEY, BEVIN & JACL 6345 MARK LAKE MARY, FL 32746-4606
 KRUMMICK, RYAN C & J 1642 CHER HEATHROW, FL 32746-1963
 ZIMLICH, THOMAS M & 1602 CHER LAKE MARY, FL 32746-1963
 ROBERT PHILLIP SASSI 1768 BRAC LAKE MARY, FL 32746-4609
 FENIMORE, SHANNON 1586 CHER LAKE MARY, FL 32746-1983
 TEJANI, SAYEDA M & MC 1727 BRAC LAKE MARY, FL 32746-4608
 RYBAK, GILBERT W & BI 1551 CHER LAKE MARY, FL 32746-1984
 DESTEFANO, ANDREW 1646 CHER LAKE MARY, FL 32746-1963
 LEEMAN, JAMES & JESS 1622 CHER LAKE MARY, FL 32746-1963
 VEMULA, RAVI & VELIG 1629 CHER LAKE MARY, FL 32746-1962
 MCMURDY, JOSEPH D 1630 CHER LAKE MARY, FL 32746-1963
 CYRUS, JASON D & ALI 1725 CEDA LAKE MARY, FL 32746-4615
 TIITF/REC & PARKS WEI DEP 3900 C TALLAHASSEE, FL 32399-0001
 MC ARDLE, MICHAEL F 1707 CEDA LAKE MARY, FL 32746-4615
 SEMINOLE COUNTY SC 400 E LAKE SANFORD, FL 32773-7125
 RANSBURG, HERBERT I 1749 CEDA LAKE MARY, FL 32746-4615
 ADAMS, BRUCE R & KAI 1763 BRAC LAKE MARY, FL 32746-4608
 WELCH, ROBERT JR & E 1780 BRAC LAKE MARY, FL 32746-4609
 BOGART, DAVID & LISA 1558 CHER LAKE MARY, FL 32746-1983
 UMLAUFT, MARY E & KE 1563 CHER LAKE MARY, FL 32746-1984
 EVENSON, LORI A 1566 CHER LAKE MARY, FL 32746-1983
 THR FLORII C/O RYAN I PO BOX 491 SCOTTSDALE, AZ 85261-4900
 LOYAL, BRENDA K & MI 1590 CHER LAKE MARY, FL 32746-1983
 ISLAND LAI Attn: FRED 5348 CART LAKE MARY, FL 32746-4013
 ZAIDI, ALI A & SUMBUL 1605 CHER LAKE MARY, FL 32746-1962
 PATEL, DARSHAN & JALI 3535 MICH LAKE MARY, FL 32746-4605
 FLEMING, CHRISTOPHI 1621 CHER LAKE MARY, FL 32746-1962
 BRANDON, PATRICK R 1589 CHER LAKE MARY, FL 32746-1906
 MYERS, MICHAEL B & J 1100 FIELD LAKE MARY, FL 32746-4616
 HEATHROV C/O SENTRY 2180 W SR LONGWOOD, FL 32779-5041

JOYCE A SWEGLE TRUS 1730 CEDA LAKE MARY, FL 32746-4615
CARISBROOK C/O SENTRY 2180 W ST/ LONGWOOD, FL 32779-5041
VAUGHN, ROBERT L III 1610 CHER LAKE MARY, FL 32746-1963
VON HERBULIS, ROBERT 1716 FOUNTAIN LAKE MARY, FL 32746-4402
WILLIAMS, ANTHONY K 1597 CHER HEATHROW, FL 32746-1906
ANSARI, AYESHA A 1539 CHER LAKE MARY, FL 32746-1984
FINN, WILLIAM & FINN, 1546 CHER LAKE MARY, FL 32746-1983
SIMONE, JOSEPH J 1531 CHER LAKE MARY, FL 32746-1984
TORRES, ANGEL P 1634 CHER LAKE MARY, FL 32746-1963
LAMBIE, DAVID S 1755 CEDA LAKE MARY, FL 32746-4615
COLPAERT, BRAD M & M 1742 CEDA LAKE MARY, FL 32746-4615
GARGUS, DANIEL & LOUISE 1726 BRAC LAKE MARY, FL 32746-4609
WATKINS, PRISCILLA & 1619 CHER LAKE MARY, FL 32746-1964
DINA IBRAHIM REV TRUST 1750 BRAC LAKE MARY, FL 32746-4609
DERVISH, TURGUT ENF 1732 FOUNTAIN LAKE MARY, FL 32746-4402
TOSCANO, JOSEPH & C 1574 CHER LAKE MARY, FL 32746-1983
MARTINEZ, MARIA I & S, 1618 CHER LAKE MARY, FL 32746-1963

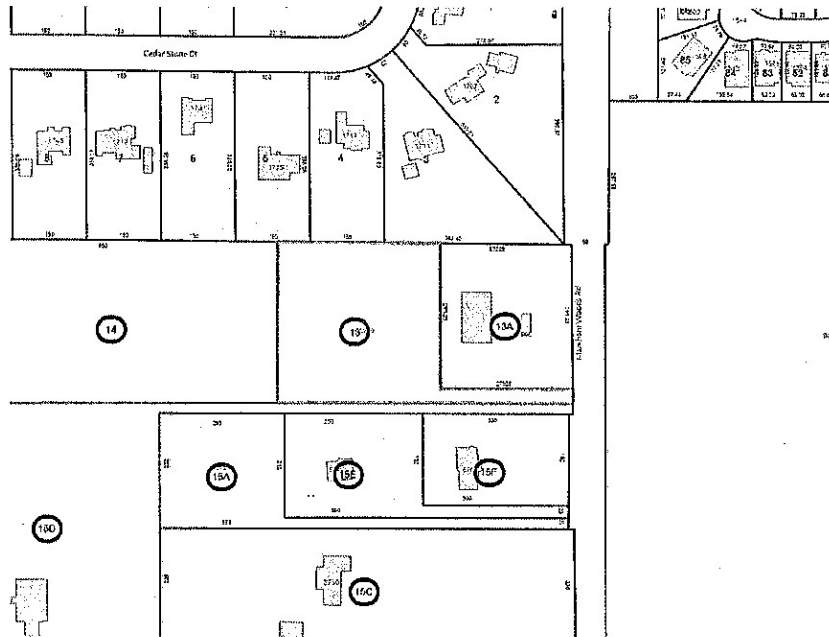
NIKOLIC PROPERTY LAND USE AMENDMENT COMMUNITY MEETING

Date: March 3, 2025

Time: 6:00 p.m.

Location: Stenstrom, McIntosh, Colbert & Whigham, P.A.; 300 International Parkway; Suite 100; Lake Mary, Florida 32746

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Please feel free to call Lonnie Groot at 386-748-3685 with any questions.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: David Germana
Address: 1731 Cedar Stone Ct City: Lake Mary State: FL Zip: 32746
Phone: 4073418383 E-Mail: davegermana@aol.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: Maria Klatt
Address: 1719 Cedarstone Ct City: Lake Mary State: FL Zip: 32746
Phone: 407-923-3138 Email: mariaklatt723@gmail.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

- ② Concerned with building commercial
- ③ disturbed the cemetery
- ④ houses
- ④ Concerned owners are planning to build a church
- ⑤ school zone
- ⑥ T'd Traffic

First/Last Name: LEROY JOHNSON Island Lake Cemetery
Address: 5348 CARTER RD City: LAKE MARSH State: FL Zip: 32746
Phone: 407 792 8055 E-Mail: leroyngail@gmail.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

First/Last Name: Anita G Johnson
Address: 5348 Carter Rd. City: Lake Mary State: FL Zip: 32746
Phone: 469-223-2998 E-Mail: LeroyN.Gail@gmail.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: JOHN SPOLSKI
Address: 136 N. HIGH ST. City: LAKE MARY State: FL Zip: 32746
Phone: 407-322-8424 E-Mail: SPOLSKI@SPOLSKI.COM

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

When this property be used for (1) house
or (2) or a church?

DUE TO THE EVENT CENTER BEING APPROVED
UNDER THE GUISE OF AGRI-TOURISM
ALL OF THE NEIGHBOIRS ARE CONCERNED
ABOUT WHAT IT WILL BE USED FOR.

JRussFam@aol.com

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name:

Address:

Phone:

E-Mail:

Sue Russell
5760 Markham Woods City: Oak Ridge State: FL Zip: 32746

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

We live by the 5 acre road access
which became an event center and was
d'd to be a "farm" —
this property the meeting is about
can have a house, 2nd "house" could
be a church, which has been indicated —
we would be right across from it — we
already have enough traffic!

Jrussfam@aol.com

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: JOHN D RUSSELL
Address: 5760 MARKHAM WOODS City: LAKE MARY State: KY Zip: 32746
Phone: 407 466 9269 E-Mail: jrussfam@aol.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

Lined area for handwritten comments.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: Kristopher Thorpe
Address: 1713 Cedar Stone CT City: Lake Mary State: FL Zip: 32746
Phone: 386-479-3303 E-Mail: thorpek@msn.com

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRABLE:

- AT MOST 2 Houses - AT MOST

- NO Church

- Cemetery ~~can~~ Bodies ?? Scan Report was weak !!

- Road use ?? Just a dirt trail

First/Last Name: Pam Stockman
Address: 1737 CedarStone Ct. City: Lake Mary State: FL Zip: 32746
Phone: _____ E-Mail: pamstockman@gmail.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: FRED PERITO
Address: 1225 COUNTRY PL City: LAKE HAVAS State: AZ Zip: 86406
Phone: 929-224-4045 E-Mail: _____

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

fred 0507@att.net

Please send me info on /
Public hearings. 6

**SPEAKER LOG/NIKOLIC PROPERTY FUTURE LAND USE AMENDMENT
COMMUNITY MEETING - MARCH 3, 2025**

First/Last Name: BILL KLATT
Address: 1719 CEDAR STONE City: LAKE MARY State: FL Zip: 32746
Phone: 407-444-0333 E-Mail: _____

COMMENTS BELOW AND ON BACK IF WRITTEN COMMENTS ARE PREFERRED:

1) HOW DID ALEKSANDAR GO FROM A CHURCH
TO A RESIDENTIAL PROPERTY BUILD?

PLEASE FOLLOW UP WITH AN OFFICIAL ANSWER.

2) WHAT WOULD BE THE PRICE OF THIS LOT IF
FOR SALE?

LEGAL MEMORANDUM OF APPLICANT

TO: Seminole County
FROM: Lonnie N. Groot, Lonnie N. Groot, P.L.
DATE: July 23, 2024
SUBJECT: Legal And Comprehensive Plan Analysis Relative To *Seminole County Comprehensive Plan*; Nikolic Home Small Scale Future Land Use Map/Designation Amendment; Naviline Project Number: 24-10000001

I. QUESTION PRESENTED:

Whether the proposed small scale amendment to the *Seminole County Comprehensive Plan* is consistent with the statutory and regulatory framework governing local government comprehensive plans as set forth in controlling State law, including, but not limited to, Section 163.3177, *Florida Statutes*, which is part of Florida's *Community Planning Act*, which is codified as Part II, entitled "Growth Policy; County and Municipal Planning; Land Development Regulation," of Chapter 163, entitled "[Intergovernmental Programs](#)," of the *Florida Statutes*], and whether it maintains internal consistency with the other elements of the *Seminole County Comprehensive Plan*. It is beyond dispute that, additionally, the proposed small scale amendment has been well processed by Seminole County Planning Staff in accordance with controlling State law and the Implementation Element of the *Seminole County Comprehensive Plan* itself as well as the implementing processes and procedures set forth in the *Land Development Code of Seminole County*.

II. SHORT ANSWER:

Yes, the proposed small scale amendment to the *Seminole County Comprehensive Plan* complies with procedural requirements, is supported by appropriate data and analysis, and does not conflict with other elements of the existing *Seminole County Comprehensive Plan*. Additionally, the proposed small scale plan amendment is consistent with the goals, objectives and policies of the *Seminole County Comprehensive Plan* in light of Seminole County's planning framework and any and all applicable State or regional review criteria.

III. BACKGROUND:

The property owners of the subject real property filed an application for a small scale amendment to the *Seminole County Comprehensive Plan* in order redesignate approximately 2.60 acres of real property, located on the west side of Markham Woods Road, approximately ½ mile south of Markham Road, from the Public-Quasi Public future land use designation to the Suburban Estates future land use designation. The Suburban Estates future land use designation allows a maximum density of one (1) dwelling unit per net buildable acre. The existing zoning classification assigned to the subject real property is A-1 (Agriculture) which allows a minimum lot size of one (1) acre and permits

single family residential uses. The A-1 zoning classification is supported under the proposed Suburban Estates future land use designation and is a consistent zoning classification within that future land use designation. Given the status of the subject real property as being privately owned and not being placed to any public or quasi-public use, the Suburban Estates law use designation is an appropriate, or consistent, future land use designation to be assigned to real property which is privately owned and developable for private residential uses. On the other hand, the Public, Quasi-Public future land use designation is not appropriate, or consistent, in that the intent of that future land use designation is to identify locations for a variety of public and quasi-public uses, transportation, communication, and utilities and is appropriate for real property which is designated in areas where public and quasi-public uses are established and in areas reserved for future public use. That is not the case with regard to the subject privately owned parcel of real property.

Under controlling Florida law, local governments are required to adopt and maintain a comprehensive plan that guides future growth and development. Any amendments to the plan must be consistent with both the local comprehensive plan's overall goals and with State requirements. Section 163.3167, *Florida Statutes*. To accomplish that goal, it is clear that the subject application should be approved.

IV. LEGAL ANALYSIS:

The proposed amendment to the *Seminole County Comprehensive Plan* is a small scale amendment which is a type of comprehensive plan amendment which applies to parcels of land which are fifty (50) acres or less in size located in urban areas and one hundred (100) acres or less in size when located in certain other areas. Small scale amendments are limited to changes to a future land use map for site-specific small scale development activities such as in this case - - single family residential development. No text changes are proposed to the *Seminole County Comprehensive Plan* in conjunction with the proposed small scale amendment. Section 163.3187, *Florida Statutes*.

Section 163.3194, *Florida Statutes*, relates to the legal status of comprehensive plans and provides that after a comprehensive plan is adopted/enacted in conformity with State law, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element, as adopted.

The proposed small scale amendment supports the goals, objectives, and policies of *Seminole County Comprehensive Plan*. Seminole County Planning Staff has done a professional job in conducting a review and analysis of the proposed amendment and the draft staff report that has been provided to the undersigned indicates support for the proposed amendment as should be the case. Seminole County engages in a well-reasoned and implemented intergovernmental coordination process and external consistency of the proposed small scale amendment has been demonstrated. For example, Section 187.201 (14) (a), *Florida Statutes* (of the *State Comprehensive Plan*), established the following goal, with regard to property rights:

Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

Seminole County has expanded upon that State established goal in addressing the legislative intent expressed in Section 163.3161(10), *Florida Statutes*, and Section 187.101(3), *Florida Statutes*, to the effect that governmental entities must respect judicially acknowledged and constitutionally protected private property rights, and that each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision-making. In the *Property Rights Element* of the *Seminole County Comprehensive Plan* a goal has been adopted mandating that "Seminole County will make decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property." And, more specifically, in Objective PR 1: relating to "Private Property Rights Decision Making," it is stated that that "[t]he County shall consider the following property rights in local decision making":

- (1). The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
- (2). The right of the property owner to the quiet enjoyment of the property, to the exclusion of all others.
- (3). The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to State law and local ordinances.
- (4). The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- (5). The right of a property owner to dispose of their property through sale or gifts.

Further, Seminole County recognizes the provisions of the *Bert J. Harris, Jr., Private Property Rights Protection Act*, Section 70.001, *Florida Statutes*, as amended. The objectives of the Property Rights Element require Planning Staff when it makes a recommendation relative to any land use decision to consider the provisions of the *Bert J. Harris Act* and other general principles of law relating to the appropriate regulation of land without said regulation resulting in the taking of private property rights. Seminole County Planning Staff has professionally applied its sound and generally accepted land use planning and development practices and principles in arriving at the positive recommendation for the application as set forth in the Planning Agenda Memorandum that has been provided to the undersigned.

Policy FLU 5.3.2 in the *Future Land Use Element* of the *Seminole County Comprehensive Plan* provides as follows:

Public, Quasi-Public

Purpose and Intent

The purpose and intent of this land use is to identify locations for a variety of public and quasi-public uses, transportation, communication, and utilities. Public and quasi-public uses are designated on the **Exhibit FLU: Future Land Use Map** in areas where public and quasi-public uses are established and in areas reserved for future public use. The maximum intensity permitted in this designation is 0.65 floor area ratio.

Uses

- A** Public and private recreation, education, and library facilities;
- B** Public elementary schools, public middle schools, and public high schools;
- C** Public and private cemeteries and mausoleums;
- D** Public safety facilities; and
- E** Water, sewer, telephone, electric, gas, communication, and transportation facilities

Maintaining the Public, Quasi-Public future land use designation on the subject privately owned real property would be contrary to the five (5) property rights consideration acknowledged for protection in the *Property Rights Element* of the *Seminole County Comprehensive Plan* (as outlined above) as well as an array of other controlling legal provisions and principles deriving from State and Federal law. Maintaining the current Quasi-Public future land use designation on the subject real property would be an arbitrary and capricious action which would not be consistent with the history and policies of Seminole County with respect to the protection of property rights and would not be consistent with sound and generally accepted land use planning and development practices and principles.

V. REQUEST:

The property owners request that the Seminole County Planning and Zoning Commission proceed with the public hearing process and, in accordance with its duties as set forth in Section 163.3174, *Florida Statutes*, Chapter 7 *Land Development Code* of *Seminole County*, and Section 30.3.1 of the *Land Development Code* of *Seminole County*, and recommend that the Board of County Commissioners of Seminole County adopt, approve

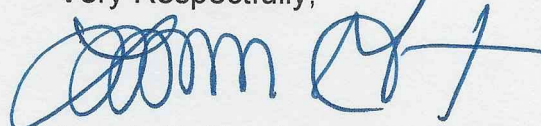
and enact the proposed small scale amendment to the *Seminole County Comprehensive Plan*.

VI. CONCLUSION:

As a legal professional who was proud to serve Seminole County Government for fifteen (15) years and was part of the team that initially developed the *Comprehensive Plan* that initially became required by what was then commonly known as the *Growth Management Act*, and who has watched Seminole County since leaving County Government in 2000 as it grappled with the challenges of managing growth in a highly desirable location with an array of beautiful natural amenities and resources; I can affirm that taking the action requested will not adversely impact that sound planning vision and will ensure that reasonable property rights are afforded to the property owners. I will submit a resume/vita at a subsequent time.

Thank you very much for your attention to this matter. We appreciate your time in providing a professional evaluation of this proposal as set forth in the application under consideration and will attempt to fully answer any questions that may arise.

Very Respectfully,

A handwritten signature in blue ink, appearing to read 'Lonnie N. Groot', with a stylized flourish at the end.

Lonnie N. Groot
Lonnie N. Groot, P.L.
3047 South Atlantic Avenue
Suite 1103
Daytona Beach Shores, Florida 32118

VITA/RESUMÉ OF LONNIE N. GROOT

BAR AND RELATED MEMBERSHIPS:

Florida Bar Member. Admitted to practice in all State courts in the State of Florida; the United States Supreme Court; the United States Court of Claims; the United States Court of Military Appeals and the United States Court of International Trade.

Board Certified by The Florida Bar in the area of City, County and Local Government Law for many years, but recently declined to be recertified..

AV rated by Martindale-Hubbell.

EDUCATION:

J.D., Florida State University, College of Law, Tallahassee, Florida 1976.

B.S., Florida State University, 1973 (Criminology Major/Government Minor).

OTHER LEGAL EDUCATION:

Completed Special Master's Training with the Florida Conflict Resolution Consortium. Completed Circuit Mediator Training. Attended numerous continuing legal education courses on local government law, growth management law, land use law, administrative and environmental law and numerous other subjects. Graduate of Judge Advocate General's School, Charlottesville, Virginia, and also attended numerous other short courses at the school; numerous advanced courses at Judge Advocate General's School; numerous courses U.S. Army Infantry Officers Basic Course.

EMPLOYMENT HISTORY:

Employment in the Legal Field:

April 1, 2022 – Present:

Open for general consulting in land use matters and related matters. One bit of work was serving as special magistrate for and the City of Cocoa Beach which I have resigned from in order to avoid any dual office holding issues.

September 1, 2021 – May 30, 2025 (Firm Closure):

Returned to Of Counsel relationship, Stenstrom, McIntosh, Colbert & Whigham, P.A., Lake Mary, Florida, but most legal work is accomplished for the City of Sanford.

October, 2019 – August, 2023:

Of Counsel, Paul, Elkind, Branz and Paul, P.A., DeLand, Florida. Emphasis in municipal law for the City of DeLand with additional work for Halifax Hospital and real estate clients. I provide part-time consulting services to the firm.

October 1, 2008 – March 31, 2021:

Of Counsel, Stenstrom, McIntosh, Colbert & Whigham, P.A., Lake Mary, Florida. Emphasis in municipal law, governmental and land use law. Served as primary legal counsel to several cities. Have served as special magistrate for Seminole County, the City of Palm Coast, Flagler County and the City of Sanford. Served as one of the three attorneys serving on the legal expert review panel for the Brevard County, Florida Charter review issues (second appointment to this position). Also, represent, from time-to-time, other local governments in various capacities. Additionally, engage in a general practice focusing on real estate and development matters.

August 14, 2008 – September 30, 2008:

Self-employed practice of law. Retained as expert witness in land use litigation; transitional matters.

March 1, 2008 – August 13, 2008:

Of Counsel in the law office of Williams, Wilson & Sexton, Tallahassee, Florida. Worked mostly on a diverse array of Gadsden County governmental matters. Worked on development issues and retained as expert witness in land use and planning matters.

December 1, 2006 –February 29, 2008:

City Attorney; City of Palm Coast, Florida. Chief legal officer and Charter officer of the City.

July 1, 2001 - November 30, 2006:

Of Counsel, Stenstrom, McIntosh, Colbert, Whigham & Partlow, P.A., Lake Mary, Florida. Emphasis in municipal law, governmental and land use law. The Firm serves or has served as the City Attorney or legal counsel to numerous municipalities and other governmental entities, such as the Seminole County Supervisor of Elections, Seminole Community College, the Orange/Seminole County Wastewater Transmission Authority, Seminole County, Sanford, Oviedo, Lake Mary, Casselberry, DeLand, Daytona Beach Shores, Orange City, Lake Helen, Lake County, Maitland, Edgewood, Palm Coast, Titusville, and Citrus County. Appointed Acting City Manager of Oviedo for a period of two months. Served as Acting City Manager for Sanford on two occasions. Served as one of the three attorneys serving on the legal expert review panel for the Brevard County Charter Review Commission.

January, 2000 to June 30, 2001:

Partner, Shutts & Bowen, LLP. Specializing in land use, governmental affairs, and real property matters. City Attorney for the City of Lake Helen. Represented the Florida Republican Party in litigation involving Seminole County and Martin County after the 2000 Presidential Election.

July, 1985 to December 1999:

Deputy County Attorney/Assistant County Attorney, Seminole County, Florida. Served as General Counsel for the Seminole County Expressway Authority. In addition to representing the Board of County Commissioners of Seminole County, represented and advised, from time-to-time, the Clerk of Circuit Court, Supervisor of Elections, Seminole County Tax Collector, Seminole County Property Appraiser, Seminole County Code Enforcement Board, Seminole County Canvassing Board, Metropolitan Transportation Agency and the City of Lake Mary.

While with Seminole County, had major involvement in major land use/comprehensive planning cases, drafted major parts of the Seminole County Comprehensive Plan and implementing land development regulations, and was lead counsel to all of the County's planning and land use departments and divisions.

July, 1979 to July, 1985:

Army Lawyer, Judge Advocate General's Corps. Served as Judge Advocate, U.S. Army Missile Command, Redstone Arsenal, Alabama; U.S. Army Command, Berlin, Germany; and the XVIII Airborne Corps at Fort Bragg, North Carolina. Criminal Prosecutor and defense counsel, military magistrate, legal assistance attorney, claims and hospital advisor, and administrative law attorney.

Instructional Employment:

- | | |
|----------------|--|
| 2021 – Present | Guest lecturer on real estate at Seminole State College. |
| 2019 - 2021: | Adjunct professor in Real Estate Law at Seminole State College. |
| 2012 - 2016 | Adjunct professor in College of Business at Embry Riddle Aeronautical University in Daytona Beach, Florida. |
| 2012 - 2015: | Adjunct professor in Business Law at Seminole State College at Heathrow Campus. |
| 1989 - 1992: | Adjunct instructor in real property law for Seminole Community College (Legal Assistant Program). |
| 1987: | Part-time instructor for Florida Institute of Legal Assistants. |
| 1980 to 1982: | Part-time evening programs instructor teaching law courses at Campbell University, Fayetteville State University and Methodist College, all in Fayetteville, North Carolina. |

September, 1974 to March, 1975: College of Law legal writing instructional assistant.

I have sat with the Board of County Commissioners of Seminole County, the Seminole County Expressway Authority (for which I served as General Counsel), the Planning and Zoning Commission (Local Planning Agency) of Seminole County, the Seminole County Code Enforcement Board, the City of Lake Helen City Commission, the City of Lake Helen Planning and Land Development Regulation Commission, the City Council of the City of Palm Coast, the Planning and Land Development Regulation Board of the City of Palm Coast, the City of Palm Coast Code Enforcement Board, the City Council of the City of Oviedo, the Planning and Zoning Commission of the City of Oviedo, the City Council of the City of Orange City, the Planning and Zoning Commission of the City of Orange City, the City Commission of the City of Casselberry, the City of Casselberry Code Enforcement Board, the City of Daytona Beach Shores City Council, the City of Daytona Beach Shores Planning Board, the City of Daytona Beach Shores Code Enforcement

Board, the City of Daytona Beach Shores Board of Adjustments, the City of DeLand City Commission, the City of DeLand Planning and Zoning Commission, the City of Edgewood City Commission, the Gadsden County Board of County Commissioners, the City of Lake Mary City Commission, the City of Lake Mary Code Enforcement Board, the City of Sanford City Commission, the City of Sanford Planning and Zoning Commission, the City of Sanford Code Enforcement Board, the City of Maitland Code Enforcement Board, the City of Maitland Lakes Advisory Committee, the Mt. Dora City Commission and Planning Board; and the City of Kissimmee Code Enforcement Board. I have also advised numerous ad hoc or interim committees such as those relating to redistricting, impact fees, etc.

I have also been involved in many special magistrate activities for various jurisdictions and have drafted a wide array of ordinances, forms, etc. involving the code enforcement processes of various jurisdictions. I serve as a code enforcement special magistrate for the City of Palm Coast. And, of course, I advise governmental code enforcement staffs on a routine basis.

In addition to the above activities and providing other legal services to those local governments, I have served as General Counsel for the Supervisor of Elections for Seminole County.

I have drafted hundreds of ordinances, state legislation in both Florida and Montana and the original version of the proposed ex parte communication constitutional amendment that was submitted to Florida's voters. I have drafted legislation while an employee of the Florida State Legislature and the Montana State Legislature. I have also drafted legislation while working for various local governments. I have drafted legislation that provided for amendments to the City of Palm Coast City Charter and that totally revised the City of Lake Helen City Charter. I have drafted ordinances ranging from the most complex to the most routine, but ensure that each ordinance is drafted to comport with State law and reflects highly upon the local governing body enacting the ordinance. Examples of complex ordinance enactments include numerous provisions of comprehensive plans, adult use ordinances, and a wide array of land development regulations. Additionally, I have drafted complex development agreements and joint facilitation of public infrastructure agreements. I have experience in drafting virtually any ordinance or agreement that pertains to municipal governance. I have particular expertise derived from many years of work with diverse comprehensive plans and various planning bodies. I have drafted numerous city and county charter amendments.

I handled several land use matters that ultimately went before the Governor and Cabinet for resolution relating to the Wekiva River Protection Area. I have also been involved in appeals before the Florida Supreme Court and other appellate courts relating to land use issues. I have been lead counsel in many land use appeals in the circuit courts, other courts, and other administrative forums.

I have, of course, been involved in a wide and diverse range of administrative matters relating to local government administrative law including, but not limited to, code

enforcement, employment and personnel, procurement, grants, financial issues, land acquisition, community development, and the general administrative role of a local government.

I have been very much involved in right-of-way acquisition, natural lands acquisitions and other real property acquisitions.

Other Employment:

Volunteer speechwriter and ghost writer for former F.S.U. football coach Bill Peterson.

House Parent for developmentally disabled adults, Helena, Montana, November, 1976 to May 1977.

Student Assistant, Florida State University, 1972-1973.

Computer Operator, Florida State Government (various agencies), 1967-1972.

News carrier (St. Petersburg Times).

Construction jobs during high school years.

PUBLIC SERVICE:

Appointed by Governor Crist to serve on the East Central Florida Regional Planning Council. Appointed by Governor Bush to serve on the Judicial Nominating Commission for the Seventh Judicial Circuit. Member of the Board of Directors of the Daytona Beach Shores Community Foundation and the Board of Directors of Boys and Girls Club of Volusia/Flagler. Active in Florida Law Related Education programs including membership on the former Board of Directors of Florida Law Related Education, Inc. Former volunteer at Marine Science Center and Daytona Beach Shores Cultural and Entertainment Board. Former member of Sanford Housing Authority, City of Deltona City Manager Selection Committee, numerous Volusia County School committees, three time County Council appointee to the Deltona Municipal Services District Advisory Board, County Council appointee to the Forever Volusia Natural Lands Acquisition Committee, and City of Deltona Charter Review Commission. Volunteer Mediator, Seminole County Bar Association, Board of Advisors, Boston Avenue School for the Handicapped (DeLand, Florida), Board of Directors, Southwest Volusia County YMCA, and various other *ad hoc* activities.

AWARDS:

President's Volunteer Service Award (2010); National Association of Counties Award for Innovative Litigation Strategies in Eminent Domain Litigation (1997); George Washington Medals of Honor, 1983 and 1984 (Freedom's Foundation of Valley Forge, Pennsylvania); Army Commendation Medal, 1985 (U.S. Army Missile Command); Meritorious Service Medal, 1982 (XVIII Airborne Corps); Army of Occupation Medal, 1983 (Berlin); Army Service Ribbon, 1979 (JAG School); and various other certificates and commendations for job performance and public service.

PUBLICATIONS:

"Suspension and Recall of Municipal Officials," 2002 Florida Municipal Attorneys Annual Seminar; column in Brechner Report; Article "Fights Between The Family; Watch Your Steps!" (regarding Chapter 164, Florida Statutes), County Attorney's Newsletter (August, 1990); Article "Comprehensive Planning: "Local Zoning and the DRI Process, "11th Annual Local Government Law in Florida Seminar (The Florida Bar, 1988). Drafted Model Specification for Sexual Harassment Charge, U.S. Army "Trial Counsel Journal" (1983). Numerous newspaper articles on law and public policy subjects as well as book reviews.

PERSONAL:

Resident of City of Daytona Beach Shores. Born September 6, 1950, Tampa, Florida; married; seven daughters.

REFERENCES:

Harry Jennings, Former Mayor, Daytona Beach Shores (386-322-0924).

Pat Northey, Former Member Volusia County Council (386-789-1021).

The Honorable Dominic Persampiere, Former Mayor, City of Oviedo (322-262-5091).

Steve Henken, former City Council Member, City of Oviedo (407-731-6192).

Peggy Rice, former City Council Member, City of Daytona Beach Shores (386-295-9370).

Norton Bonaparte, City Manager, City of Sanford (407-688-5001).

Former Judge Donna McIntosh, Sanford, Florida (407-665-4993.

Former Judge Clay Simmons, Lake Mary, Florida (407-314-9269).

Additional references provided on request

Topic: Nikolic Home SSFLUMA PZ24-1000001

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

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

- Summary of proposed ordinance or resolution.

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

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

- ☐ Yes.
☐ No.

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

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

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

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

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

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

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

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-645

Title:

The Cigar Lounge Special Exception - Consider amending an existing Special Exception for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district on 2.29 acres, located on the northwest corner of W. State Road 426 and Via Loma Drive; BS2024-05 (Ryan LaBarre, Applicant) District1 - Dallari (**Hilary Padin, Planner**)

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Jose Gomez, Development Services Director

Contact/Phone Number:

Hilary Padin/407-665-7331

Background:

The Applicant currently operates an existing cigar lounge in a shopping plaza via a Special Exception approved on October 25, 2010 for on-premise consumption of beer and wine as an accessory use to the tobacco products offered for sale on site. The Applicant is requesting to amend the Special Exception to allow for expansion of the operation into the adjacent unit to continue serving beer and wine.

The cigar lounge has increased from 1,350 square feet to 2,500 square feet in size and seats twenty-five (25) patrons, with no outdoor seating. The hours of operation are currently Monday through Wednesday from 12:30 pm to 9:00 pm, Thursday through Saturday from 12:30 pm to 11:00 pm and Sunday from 1:00 pm to 8:00 pm.

Section 30.6.6.2(d) of the Seminole County Land Development Code (SCLDC) states that any establishment selling alcoholic beverages for consumption on-premise shall

maintain separations from all churches and schools. The cigar lounge meets all separation requirements and will continue to meet these requirements with the proposed expansion.

Staff Findings:

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

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

Staff Analysis:

The cigar lounge is an existing use within an existing shopping center and has operated under the existing Special Exception approval for fifteen (15) years. The establishment expanded into the adjacent suite, which was a tile shop prior to, in the plaza approximately ten (10) years ago and has continued to operate in that manner. The shopping center also includes a restaurant that serves liquor and other retail commercial uses. Therefore, it is not detrimental to the character or inconsistent with the trend of development of the area as it is an existing use and compatible with other retail uses in the area.

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

Staff Analysis:

The establishment is located within an existing shopping center, where traffic calculations have already been performed to support the commercial uses. The site fronts a main thoroughfare, with an entrance from W. State Road 426, and a second entrance from Via Loma Drive with the required parking provided onsite; 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:

Staff Analysis:

The subject property has a Future Land Use (FLU) designation of Higher Intensity Planned Development - Transitional (HIP-TR). Pursuant to the

Seminole County Comprehensive Plan, the purpose and intent of this designation is to provide a variety of land uses, development intensities, target industry development and supportive residential uses. This Land Use permits neighborhood and community shopping centers, convenience stores, and retail sales, and supports the existing PD (Planned Development) zoning classification known as the Loma Vista PD, which allows for the use of an alcoholic beverage establishment when approved via the special exception process. Further, the requested Special Exception would not increase the Floor Area Ratio above 0.35, which is the maximum allowed intensity in the HIP-TR Future Land Use; therefore, the request is consistent with the Seminole County Comprehensive Plan.

(4) Will not adversely affect the public interest:

Staff Analysis:

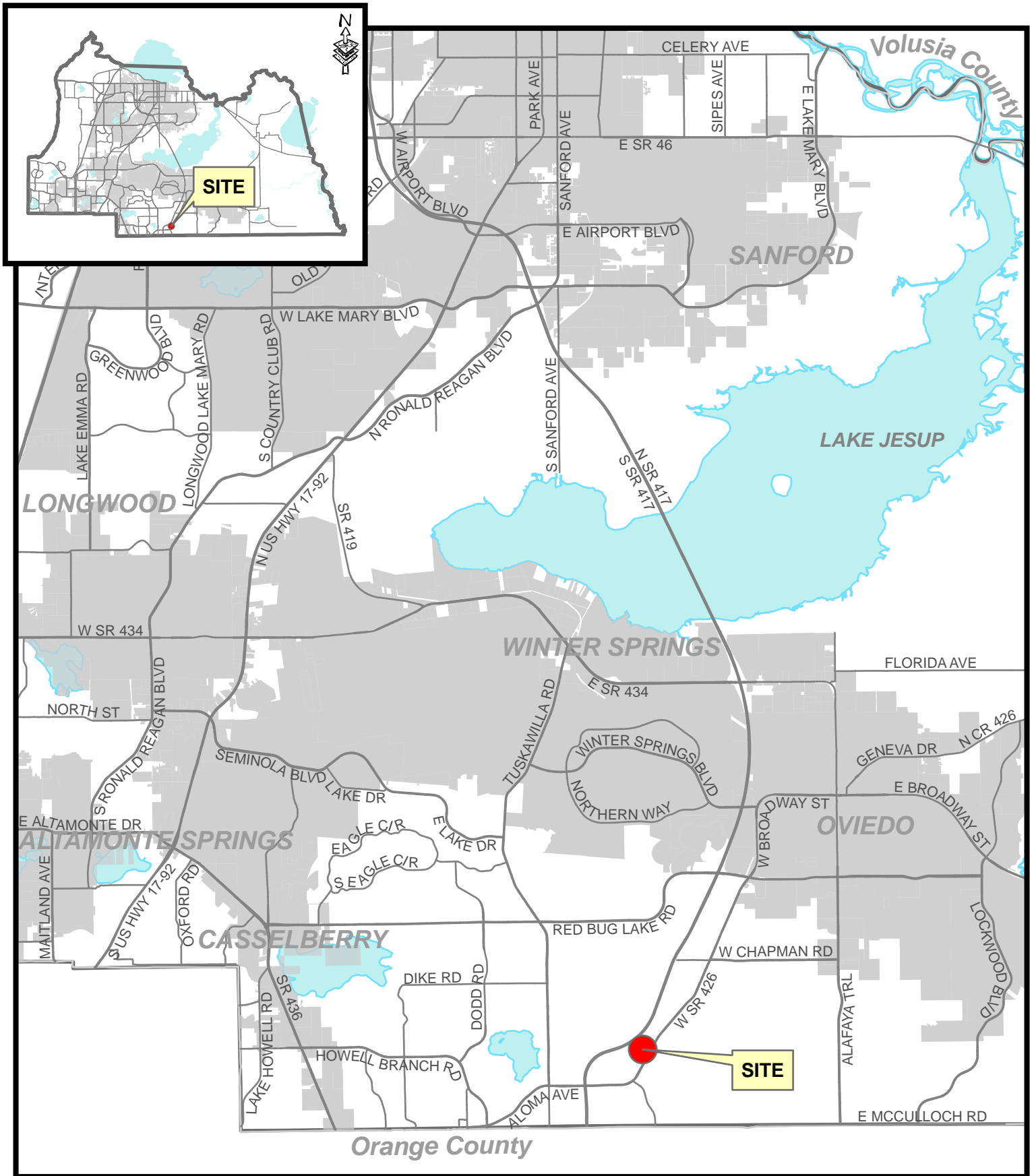
The Loma Vista Planned Development allows uses permitted within the C-1 (Retail Commercial) district, where alcoholic beverage establishments are allowed with the granting of a special exception. The existing use as a cigar lounge has been established in this location since 2010. Within this planned shopping center and all along W. State Road 426, exists numerous restaurants and establishments that also serve alcohol. Therefore, the granting of the subject Special Exception will not adversely affect the public interest.

Community Meeting

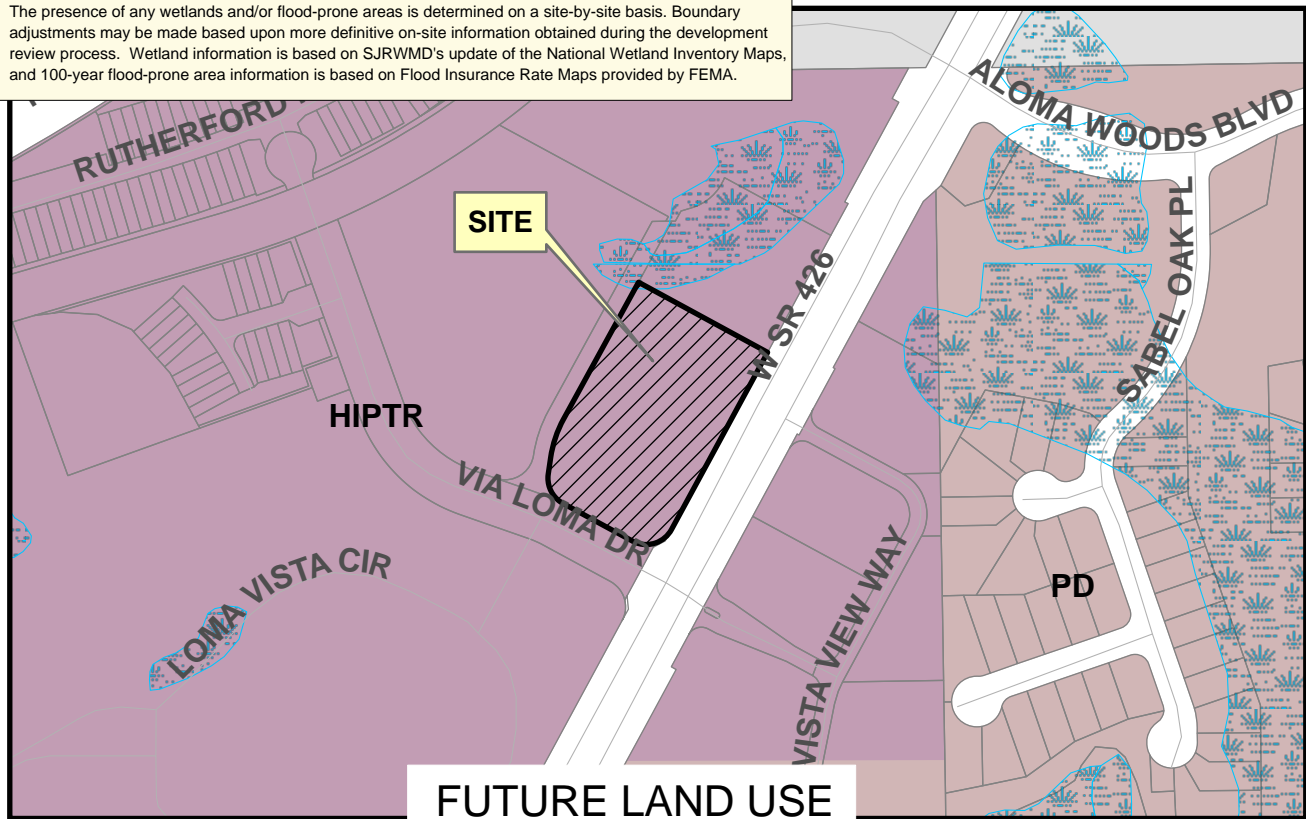
In compliance with Seminole County Land Development Code Sec. 30.3.5 - Community meeting procedures, the Applicant conducted a community meeting on July 15, 2025. Details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Board of County Commissioners approve the amendment of an existing Special Exception to allow, with the conditions stated in the Development Order, an alcoholic beverage establishment to expand in the PD (Planned Development) district on 2.29 acres, located on the northwest corner of W. State Road 426 and Via Loma Drive.



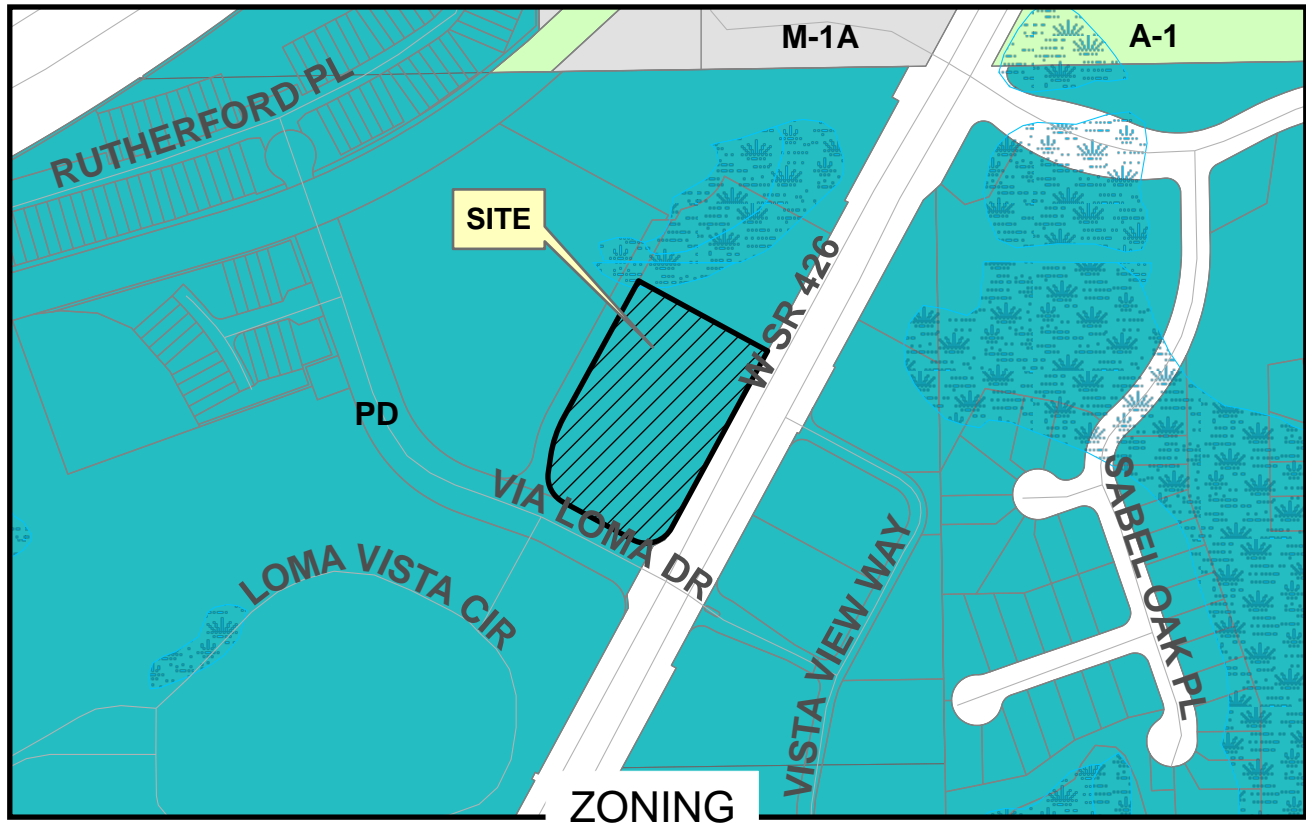
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 HIPTI
 IND
 PD

Project Name: The Cigar Lounge
 Project No.: BS2024-005
 Applicant: Ryan Labarre

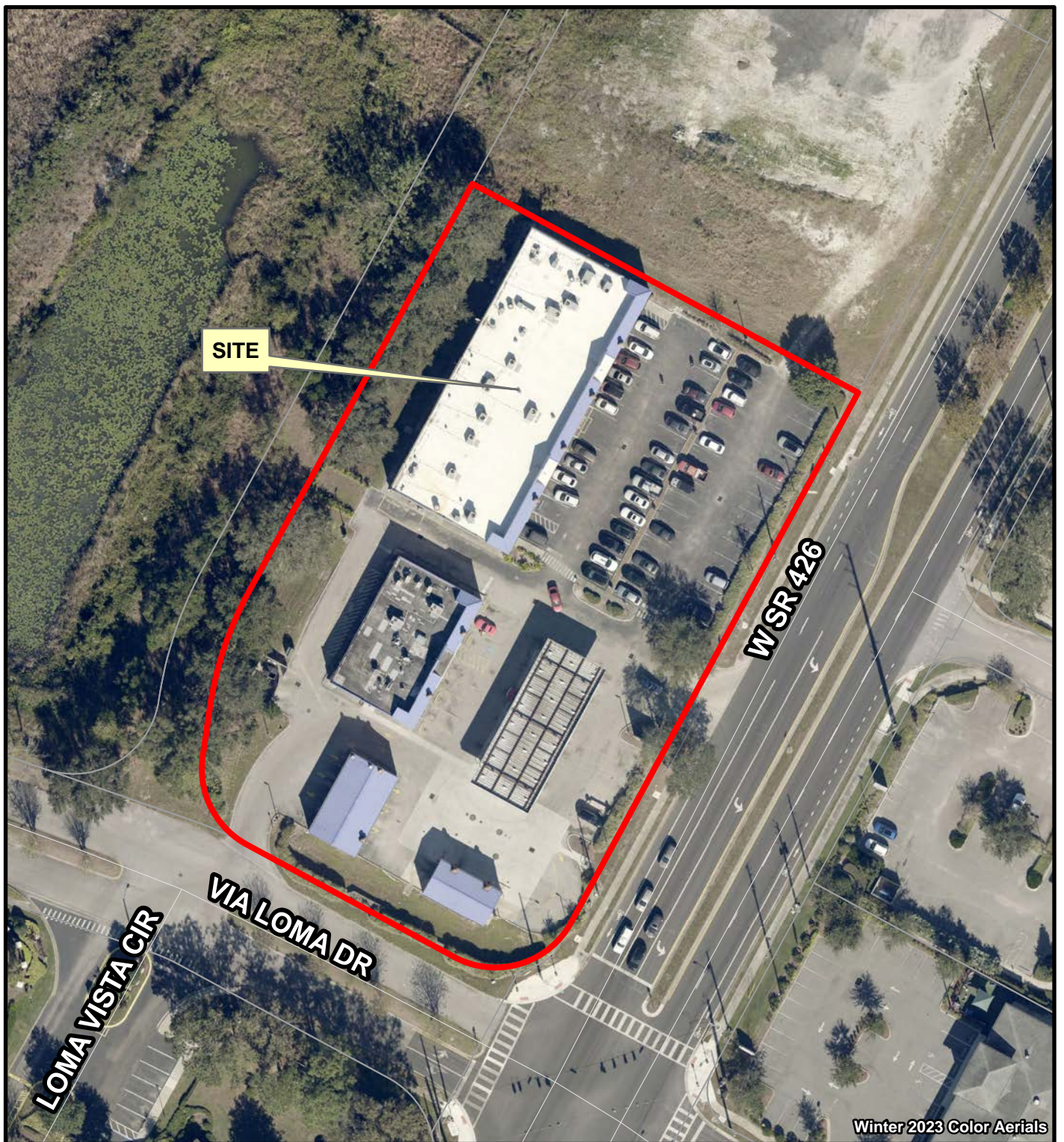
Project Future Land Use: HIPTI
 Project Zoning: PD





Site
 CONS
 A-1
 M-1A
 PD

Date: 6/24/2025

Name BS2024-005FLUandZoning



<p>Project Name: The Cigar Lounge Project No.: BS2024-005 Applicant: Ryan Labarre</p> <p>Project Location: 2960 W SR 426, Ste 1032 Oviedo, FL 32765</p>		 Site
---	---	--

Date: 6/24/2025

Name BS2024-005Aerial

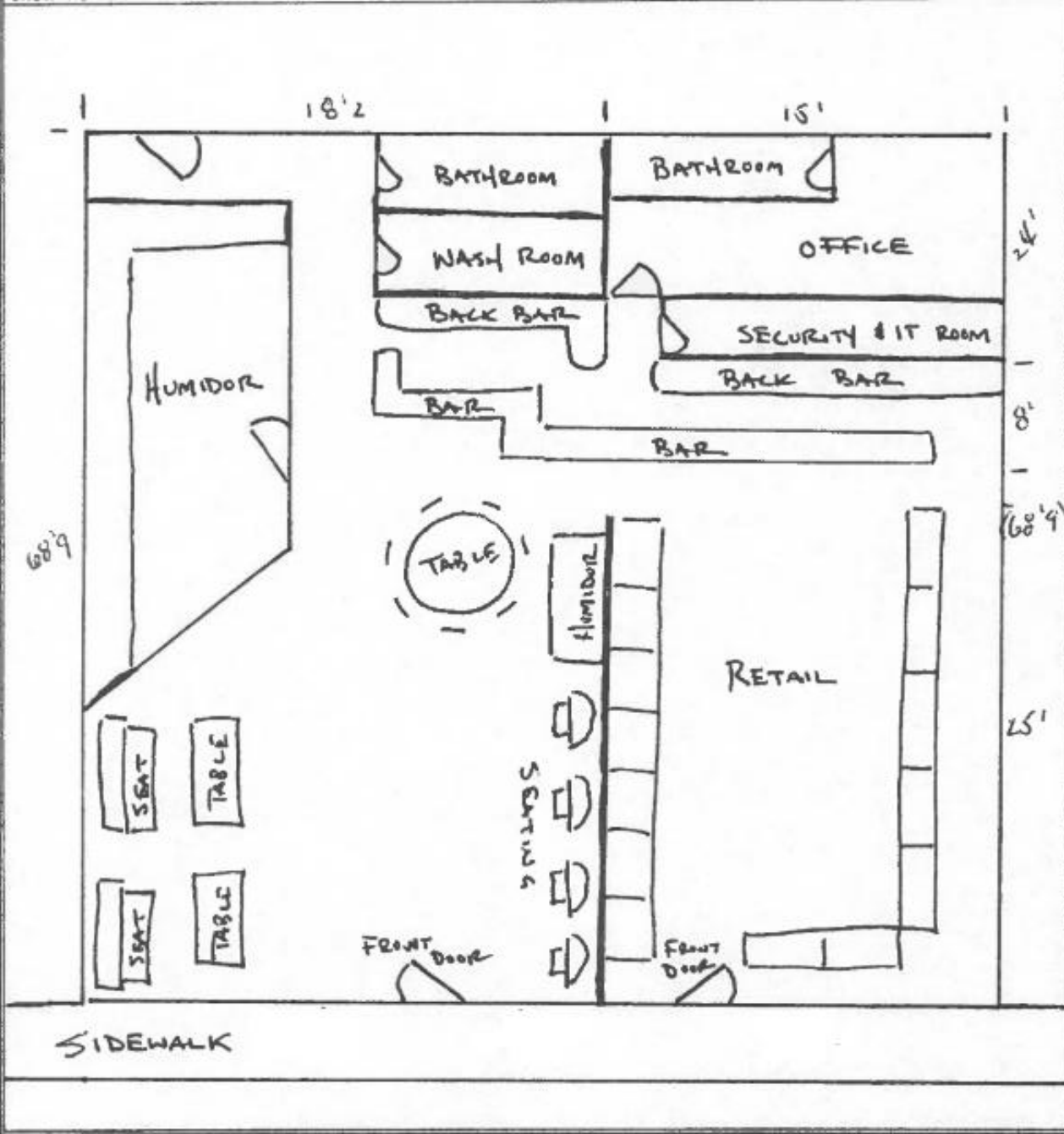
**SECTION 4 - DESCRIPTION OF PREMISES TO BE LICENSED
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

ALOMA GROUP LLC

- | | | | |
|----|------------------------------|--|--|
| 1. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the proposed premises movable or able to be moved? |
| 2. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is there any access through the premises to any area over which you do not have dominion and control? |
| 3. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Is the business located within a Specialty Center? If yes, check the applicable statute:
<input type="checkbox"/> 561.20(2)(b)1, F.S. or <input type="checkbox"/> 561.20(2)(b)2, F.S. |
| 4. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Are there any mobile vehicles used to sell or serve alcoholic beverages? |
| 5. | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Are there more than 3 separate rooms or enclosures with permanent bars or counters? |

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show the details of each floor.



Aloma Group LLC:

ismokecigarlounge@gmail.com

gussrahal1@gmail.com

2960 West SR 426

Suite 1032

Oviedo, FL 324765

Seminole County Special Exception request

Project #24-32000005

Statement of Request:

We are a small business, Cigar Lounge, which we bought just over a year ago. When we bought the business, it had an active alcohol license which we assumed we could just transfer to our name. When we applied for the transfer, we were told that we needed to apply for a special exception, and this is what we are doing now. All we are looking to get is a beer and wine license.

The business sells cigars for on premise and off premise use. The suite is part of the commercial center know as Pit Stop. It is 2500 square feet, which consists of the original 1330 cigar lounge and an added 1170 square feet for a e-cig sales. The Hours of operations area as follows:

Sun 1 pm-8 pm

Mon-Wed 12:30 pm - 9 pm

Thru-Sat 12:30 pm – 11 pm

The seating capacity is 20 to 25 people, any outdoor seating will be removed to meet the necessary ordinance. There is an open space out in front of the location that is only for open space.

We have 4 employees

Since the site has had alcohol for numerous years prior to us taking over I do not see any concerns that will impact adjacent properties. There is also a restaurant next door that sells alcohol.

Once all the requirements have been met will set up the required meeting for the community.

Guss Rahal

Operation Manager

**SEMINOLE COUNTY
AMENDED AND RESTATED
APPROVAL DEVELOPMENT ORDER**

On September 9, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 LOMA VISTA PB 59 PGS 27 TO 30

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

A. FINDINGS OF FACT

Property Owner: JAWAD OVIEDO LLC
7630 BLUE QUAIL LN
ORLANDO, FL 32835

Project Name: THE CIGAR LOUNGE - SPECIAL EXCEPTION

Requested Development:

Amending an existing Special Exception (DO# 10-32000012) for an alcoholic beverage establishment to allow for expansion in the PD (Planned Development) district.

The findings reflected in the record of the September 9, 2025, Board of County Commissioner's meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

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

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

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

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

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

- a. The Special Exception granted applies only to the alcoholic beverage establishment as depicted on the Special Exception Site Plan.
- b. The layout of the proposed use will be substantially consistent with that which is depicted on the Special Exception Site Plan, attached hereto as "Exhibit A".
- c. The Cigar Lounge may not occupy more than 2,500 square feet and cannot expand without approval from the Board of County Commissioners.
- d. The seating is capped at twenty-five (25) seats and may not be increased without approval from the Board of County Commissioners.
- e. No outdoor seating is permitted.
- f. The Cigar Lounge is limited to beer and wine (2COP) sales and cannot upgrade their license type without approval from the Board of County Commissioners.
- g. The hours of operation are Monday through Wednesday from 12:30 pm to 9:00 pm, Thursday through Saturday from 12:30 pm to 11:00 pm and Sunday from 1:00 pm to 8:00 pm.
- h. All alcoholic beverage establishments shall comply with Seminole County Code Section 15.17 unless otherwise provided for herein.
- i. The development must continue to comply with the Loma Vista PD requirements as stated in Development Order 99-1004 and the associated Developer's Commitment Agreement.

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

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

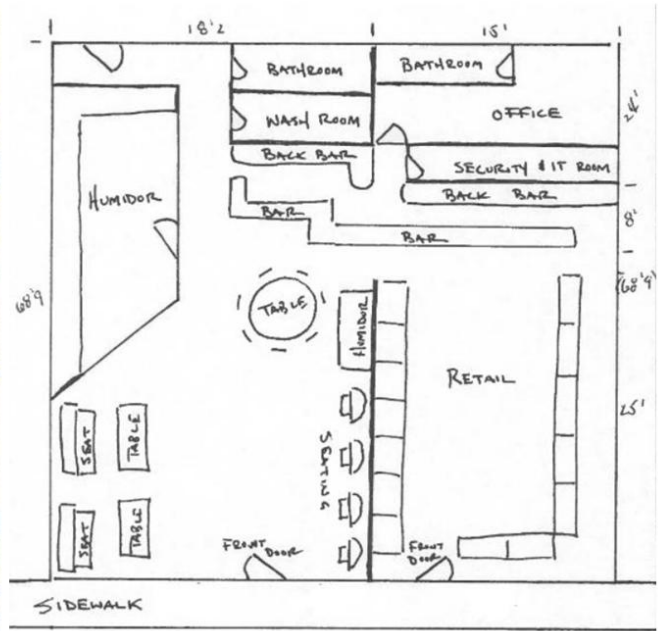
(6) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

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

Done and Ordered on the date first written above.

By: _____
Jay Zembower, Chairman
Board of County Commissioners

EXHIBIT A



Community Meeting Notice

Public Invitation – Seminole County, Florida

NOTICE OF COMMUNITY MEETING

Date: July 15, 2025

Time: 6:00 PM

Location: iSmoke Cigar Lounge

2960 W State Road 426, Oviedo, FL 32765

Subject:

Application for Beer and Wine License

The owners of iSmoke Cigar Lounge have applied for a license to serve beer and wine at their establishment, located at the address above. In accordance with Seminole County requirements, a community meeting will be held to discuss this application and gather public input.

Purpose of Meeting:

- To inform nearby residents and business owners of the pending application
- To provide an opportunity for community members to ask questions or express concerns
- To ensure transparency and gather feedback before licensing decisions are made

Public Participation:

- All interested members of the public are invited to attend and participate.
- Comments, questions, and feedback are encouraged.

For more information regarding this special exemption, please contact Seminole County Planning and Development at 407-665-7331.

Your voice matters. Join us to stay informed and involved in our community.

ACEVEDO, NYDIA
5922 BIG PINE CT
OVIEDO, FL 32765

ALOMA SQUARE OWNERS HOA
5405 DIPLOMAT CIR
STE 100
ORLANDO, FL 32810

ALOMA WOODS/ESTATES HOA
1511 E STATE ROAD 434
STE 3001
WINTER SPGS, FL 32708

ALSALHANI, ZAID & OBADA
5573 RUTHERFORD PL
OVIEDO, FL 32765

ANDREWS, BARBARA F
PO BOX 65
GOLDENROD, FL 32733

AVID@LOMA VISTA OWNER LLC
712 PONCA TRL
MAITLAND, FL 32751

BLUE WATER CRE LLC
5500 VISTA VIEW WAY
OVIEDO, FL 32765

DIAZ, YANSEL ENH LIFE EST
5565 RUTHERFORD PL
OVIEDO, FL 32765

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

FAROH, TROY A
5926 BIG PINE CT
OVIEDO, FL 32765

FLISKAS LLC
9049 236TH AVE NE
REDMOND, WA 98053

GOFER, LLONA
5529 RUTHERFORD PL
OVIEDO, FL 32765

HOLCOMB, GREGORY
5918 BIG PINE CT
OVIEDO, FL 32765

IH3 PROP FL LP C/O RYAN LLC
PO BOX 4900 INVITATION HOMES
SCOTTSDALE, AZ 85261

JRH RANCH LLC
229 PASADENA PL
ORLANDO, FL 32803

KENNEDY, KENDRA
5541 RUTHERFORD PL
OVIEDO, FL 32765

LIN FAMILY LIVING TRUST
5313 MOUNT VEEDER WAY
OVIEDO, FL 32765

LINSCOTT, MELANIE Z
5923 BIG PINE CT
OVIEDO, FL 32765

LOMBARDI, LINDSEY L
5940 GOLDEN PINE CT
OVIEDO, FL 32765

MARLETTE, JAUDON E
5545 RUTHERFORD PL
OVIEDO, FL 32765

MAYA P LLC
6012 ALOMA WOODS BLVD
OVIEDO, FL 32765

PROVENANCE AT LOMA VISTA HOA
2180 W SR 434 STE 5000
LONGWOOD, FL 32779

RAAD LLC
411 MAITLAND AVE
STE 1001
ALTAMONTE SPG, FL 32701

RANDY E DUNCAN & LORI H DUNCAN
5668 BEAR STONE RUN
OVIEDO, FL 32765

REDDY AKAVARAM, SHYAM
73 MAYO CT
OVIEDO, FL 32765

RENDON, KARLI M & JAVIER A
5549 RUTHERFORD PL
OVIEDO, FL 32765

RIVERA, EDITH
5577 RUTHERFORD PL
OVIEDO, FL 32765

SANCHEZ, ALDEMAR
5553 RUTHERFORD PL
OVIEDO, FL 32765

SEMINOLE CO LOMA VISTA
PO BOX 940279
MAITLAND, FL 32794

SEMINOLE CO HOA
700 W MORSE BLVD
STE 101
WINTER PARK, FL 32789

TEE JAY I LLC
1990 S ALMA SCHOOL RD
CHANDLER, AZ 85286

TIITF/GREENWAYS & TRAILS
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

TPH II REAL ESTATE HOLDINGS LLC
3040 S TUSKAWILLA RD
OVIEDO, FL 32765

VALENTINE, TRACY A
5537 RUTHERFORD PL
OVIEDO, FL 32765

VERNON, NIKKI
5305 MOUNT VEEDER WAY
OVIEDO, FL 32765

Community Meeting Minutes: iSmoke Cigar Lounge Beer & Wine License Application

Document for Recording Meeting Proceedings

Meeting Details

- Date: July 14th, 2025
- Time: 6:00 PM *Meeting Begins 6:07*
- Location: iSmoke Cigar Lounge, 2960 W State Rd 426 #1040, Oviedo, FL 32765
- Meeting Facilitator: Ryan Labarre

Sign-In Sheet

- Name | Address (Optional) | Email/Phone (Optional) | Affiliation/Organization

- Huzefa Frosh 617-498-3517
- Michael Toccalino
- Steven Darrow 954 649 2445
- Luis Constantino
- Jackson Stock
- Bill Gracet
- JC Broyle
- Israel Ramirez
- *[Signature]*
RYAN LABARRE
MATTHEW SIMS

Attendance Estimate

- Estimated Number of Attendees: 8

Agenda

- Welcome and Introductions
- Purpose of Meeting: Review of application by iSmoke Cigar Lounge for a beer and wine license

- Overview of License Application Process
- Presentations and Comments from Speakers
- Community Q&A and Discussion
- Next Steps and Adjournment

Speakers and Summary of Comments

- Speaker 1: Ryan LaSarre
- Affiliation/Organization: ISMORE Cigar Lounge - owner
- Summary of Comments:
- DISCUSSED PLANS FOR Beer AND wine license. No structural changes.
- _____
- _____
- Speaker 2: TC
- Affiliation/Organization: CUSTOMER
- Summary of Comments:
- MENTIONED he would like to see the return of Beer and wine
- as the previous owners had the Beer and wine
- _____
- Speaker 3: STEVEN Darrow
- Affiliation/Organization: CUSTOMER
- Summary of Comments:
- MENTIONED he would like for the cigar lounge to
- Serve Beer and wine
- _____
- Speaker 4: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____
- Speaker 5: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____

- _____
- Speaker 6: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____
- _____
- Speaker 7: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____
- _____
- Speaker 8: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____
- _____
- Speaker 9: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____
- _____
- Speaker 10: _____
- Affiliation/Organization: _____
- Summary of Comments:
- _____
- _____
- _____

General Notes

- Meeting began 6:07
- Meeting ended 6:23

- _____

Action Items/Next Steps

- PUBLIC hearing _____
- _____
- _____

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 25, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 4 LOMA VISTA PB 59 PGS 27 TO 30

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

FINDINGS OF FACT

Property Owner: ALI H JAWAD
2960 426 SR W
OVIEDO FL 32765

Project Name: W SR 426 (2960)

Special Exception Approval:

To allow on-premise consumption of beer and wine as an accessory use associated with The Cigar Lounge in PUD (Planned Unit Development) district.

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 owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Order

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:

1. The Special Exception granted will apply to on-premise consumption limited to beer and wine as an accessory use associated with The Cigar Lounge in Unit 1032.
2. The Cigar Lounge will occupy 1,330 square feet with 20 seats. Any expansion to the use will require an amendment to the special exception.
3. The hours of operation are from noon to 10 PM, seven days a week.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee.
5. The 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. SCLDC 30.45

(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

(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: Tina Williamson
Tina Williamson
Acting Planning & Development Manager

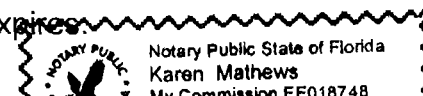
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of November, 2010.

Karen Mathews
Notary Public, in and for the County and State
Aforementioned

My Commission Expires





SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-666

Title:

Village on the Green Small Scale Future Land Use Map Amendment and PD Major Amendment - Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development), for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road; (Z2025-03/02.25SS.02) (Brooks Stickler, Kimley Horn and Associates, Applicant) District3 - Constantine (**Annie Sillaway, Principal Planner**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services

Authorized By:

Joy Giles - Planning Manager

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant is requesting a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development, and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development) for the addition of 6.83 acres to be incorporated into the Village on the Green PD. The Applicant proposes an addition of forty (40) independent living dwelling units, both duplex and single-family units, a 5,500 square foot amenities building, and two (2) sport courts.

The subject site was approved as part of the Sabal Point PD in 1979 with entitlements

for single family residential, multi-family, a golf course, and office and commercial uses on 3,050 acres.

In 2018, the Board of County Commissioners approved a PD Major Amendment Rezone on 75.76 acres of the Sabal Point PD, now known as the Village on the green PD; with entitlements for a continuum of care facility of 144 beds providing skilled nursing care for assisted living and memory care, along with 514 independent living units for residents fifty-five (55) years and older, with a maximum density of 10.78 dwelling units per net buildable acre, and a maximum 138,100 square feet for the health care facility and a 35,076 square foot clubhouse.

The Applicant is proposing to incorporate an additional 6.83 acres, designated as POD E from the remaining Sabal Point PD into the Village on the Green PD for the addition of forty (40) independent living dwelling units, comprising of both duplex and single-family units. The existing Village on the Green proposes to add a 5,500 square foot amenities building, and two (2) sports courts within the southern portion of POD B2. The overall development will maintain a maximum density of 7.09 dwelling units per net buildable acre and a maximum Floor Area Ratio (F.A.R.) to 0.60.

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

East: Future Land Use: High Density Future Land Use and Planned Development

Zoning: R-3 (Multiple Family Dwelling - Crown Point by the Springs Condos), Planned Development (Fairway Villas), Planned Development (The Springs - Deerwood Estates), Planned Development (The Springs - The Live Oak Village)

West: Future Land Use: Planned Development - Sabal Point

Zoning: PD (Planned Development) - Sabal Point (permitting Office and C-1 (Retail Commercial)

North: Future Land Use: Planned Development

Zoning: PD (Planned Development) - Sabal Point

South: Wekiva Springs Road

Site Analysis

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there appears to be approximately 4.80 acres of floodplains on the existing Village on the Green subject property; however, the newly incorporated 6.83 acre parcel referred to as POD E does not contain any

floodplain.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there does not appear to be any wetlands on the existing Village on the Green or the newly incorporated 6.83 acre parcel referred to as POD E.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the southern portion of POD B2 located on the existing Village on the Green site. A listed species survey may be required prior to final engineering approval.

Utilities:

The site is located in the Sunshine utility service area and will be required to connect to public utilities. Water and sewer capacity is available to serve the proposed development.

Transportation/Traffic:

The development proposes a new access point onto Wekiva Springs Road from the newly incorporated 6.83 acre parcel referred to as POD E, while maintaining access via Sabal Palm Drive. Sabal Palm Drive is classified as an Urban Minor Arterial and Local roadway. Wekiva Springs Road is currently operating at a level of service (LOS) "C." Minor roadway and safety improvements are planned between Sabal Palm Drive and Fox Valley Drive, including the addition of a westbound right-turn lane at the Sabal Point Elementary School entrance. These improvements are included in the County's five-year Capital Improvement Program. The design phase has been completed, and the project was advertised for construction on May 21, 2025.

The subject site is on Wekiva Springs Road and on a curve and there are discussions of a gate into the site. The County Engineer has concerns with access to the site at this location and concerns with possible queueing out onto Wekiva Springs Road. Based on these traffic safety concerns, a right-turn lane or other entrance requirements may be required at Final Engineering.

Sidewalks:

There is not an existing sidewalk along Wekiva Springs Road. The Developer will be required to construct a six (6) foot wide sidewalk along Wekiva Springs Road. Additional right-of-way (ROW) may be required to facilitate these and other possible roadway improvements.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin. A portion of the site has a Master Drainage Basin system. Due to the basin having a limited downstream capacity, the site will have to be designed to hold water quality and the pre vs post volumetric difference for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers:

The Master Development Plan illustrates a fifteen (15) foot wide landscape buffer along the south and southeast perimeter, and a ten (10) foot wide landscape buffer is proposed along the west boundary of the newly incorporated 6.83 acre parcel referred to as POD E. The amenity area, encompassing the amenities building and sport courts, shall maintain the previously approved ten (10) foot wide buffer along its southern boundary of POD B2.

Open Space:

A minimum of twenty-five (25) percent open space is provided in compliance with Seminole County Land Development Code (SCLDC) Sec. 30.1.4.2.2.

Public School Capacity Determination:

Per Policy PSF (Public School Facility) 4.3, any age restricted community with no permanent residents under the age of 18 is exempt from school concurrency.

Consistency with the Land Development Code

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

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compliance with the Seminole County Land Development Code (SCLDC) review criteria for Planned Developments as follows:

SCLDC Sec. 30.8.5.3 - Review Criteria

- (a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is

consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide.

Staff Analysis:

The requested Small Scale Future Land Use Map Amendment and PD Major Amendment Rezone for the addition of forty (40) independent living units, is consistent with the Seminole County Comprehensive Plan. The evidence of consistency with the Future Land Use Element, is as follows:

Per Objective FLU 4.4 (A) Purpose and Intent, the proposed development supports flexibility and master planning inherent in Planned Development designations.

Per Policy FLU 4.4 (B) Uses, does permit a range of unit types and densities, which is provided in POD E by providing single family dwelling units and duplex units.

Per Policy FLU 2.5.1 (B) Efficient Land Use Patterns, states encouraging redevelopment of vacant or underutilized sites in the central areas of the County. The proposed redevelopment of a previous office building and parking areas and integrating POD E into the existing Village on the Green PD, demonstrates efficient land utilization and infill development and how it meets the current Future Land Use policies.

- (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

Staff Analysis:

The proposed development incorporates Crime Prevention Through Environmental Design (CPTED): The Developer proposes to install a secure perimeter fence with adequate landscape buffers between adjacent land uses that differ in density. This includes a fenced site with controlled single-point gate access, restricting entry and egress exclusively to residents and their authorized guests and providing a ten (10) foot wide buffer along the west between the adjacent commercial parcel and POD E and a fifteen (15) foot wide buffer along the east adjacent to the existing Crown Point Springs Condos. This design minimizes unauthorized access, thereby reducing opportunities for external criminal activity and enhancing overall site safety.

The reduction in vehicle miles traveled per household: The proposed development is situated within the designated Urban Centers and Corridors Overlay. By expanding housing opportunities (including a range of housing types for senior citizens) and providing convenient access to on-site amenities (amenities building, sport courts), as well as leveraging existing pedestrian infrastructure to nearby retail and grocery stores, the project is anticipated to reduce household vehicle miles traveled. The provision for golf cart usage within the Village on the Green further supports reduced vehicular dependence on internal and proximate trips.

(c) In addition, any proposed development under the PD ordinance must address the following goals:

- (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
- (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.

Staff Analysis:

The proposed development will optimize land utilization compared to the existing office development, while significantly enhancing on site tree canopy in compliance with the Seminole County Land Development Code. Approximately

ninety (90) percent of the existing tree canopy within the northeast section of the development will be preserved, in addition to the majority of trees located along the perimeter of the development. Furthermore, the redevelopment plan incorporates the planting of new trees along internal roadways, featuring native canopy and understory species selected from the approved species list stipulated within the Seminole County Land Development Code.

The development will feature internal pedestrian infrastructure. This includes sidewalks, walking trails, and dedicated golf cart access points, ensuring seamless multimodal connectivity throughout the entire Village on the Green community. The proposed development will also bridge the gap in pedestrian access from the Village on the Green community to Wekiva Springs Road through sidewalk access.

- (d) The PD application shall include a narrative addressing the following:
- (1) How the proposed development addresses the goals of the Comprehensive Plan.
 - (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.
 - (3) How the proposed development provides an innovative approach to land development.
 - (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.

Staff Analysis:

The Applicant has demonstrated compliance with SCLDC Sec. 30.8.5.3 (d) - Review Criteria.

The Applicant is meeting subsections (e) through (g), including the Residential PD Design Standards, Residential Neighborhood Improvements, and Common Usable Open Space requirements, as demonstrated in the Architectural Rendering included in the agenda package.

Consistency with the Comprehensive Plan

The purpose and intent of the Planned Development land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. The Planned Development future land use designation shall promote flexibility and creativity in the development design, especially where needed to implement adopted policies of the Comprehensive Plan. It may also be used to promote affordable/workforce housing, pedestrian-oriented development, and protection of natural resources such as

wetlands, lakes, and other natural amenities.

Under Policy FLU 2.9 Determination of Compatibility in the Planned Development Zoning Classification, the County is required to 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.

The proposed PD (Planned Development) zoning classification and associated Master Development Plan and Development Order addresses compatibility with the existing surrounding development. The proposed PD defines the specific use and hours of operation for the site; establishes a maximum building square footage and maximum number of dwelling units; a maximum building height; and provides adequate buffering for compatibility with the adjacent neighbors.

Per the Seminole County Comprehensive Plan FLU Objective 1.6 Standards of Review - Category 1, Land Use Amendments are evaluated utilizing the following criteria and are addressed as follows:

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

Staff Analysis:

The proposed development provides strategic infill redevelopment of underutilized land for example, instead of contributing to outward sprawl, the development proposes the conversion of an existing commercial parcel (previously a call center with extensive impervious surface) into a residential use, which will connect to existing infrastructure, revitalizes developed areas and provides more permeable surface with the new residential development. By expanding the existing "Village on the Green PD" rather than creating a disconnected, standalone development, the integrated portion to be incorporated into the existing Village on the Green development demonstrates an innovative approach to growth management, by providing additional independent senior living to a community that already offers various levels of senior care, by supporting a continuum of aging in place. The proposed development of "independent living for seniors" allows for "aging in place" within a familiar community. Following the changes brought on by COVID, the demand for office space in the surrounding area has declined, leading to a shift toward providing more affordable housing for the aging community.

- B. Whether public facilities and services will be available concurrent with the

impacts of development at adopted levels of service.

Staff Analysis

Public facilities such as water and sewer are already existing and provided by Sunshine Water, which has reserved capacity for the parcel that will be incorporated into the existing Village on the Green. The newly incorporated parcel POD E is proposing new access onto Wekiva Springs Road, while maintaining the existing Village on Green access via Sabal Palm Drive. Sabal Palm Drive is classified as an Urban Minor Arterial and Local roadway. Wekiva Springs Road is currently operating at a level of service (LOS) "C". The current 67,125 square foot office building estimated 119 AM peak hour trips and 119 PM peak trips, while the proposed forty (40) single family and duplex units anticipate approximately fifteen (15) AM peak hour trips and twenty (20) PM peak trips. The proposed redevelopment of POD E is anticipated to result in a net decrease in trip generation in comparison to the existing office building.

- 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 Analysis

The subject site, that includes POD E and the southern portion of POD B2 located in the existing Village on the Green, is suitable for the intended use. These areas do not contain any wetlands or floodplains and therefore, are not subject to floodplain or wetland regulations. However, based on the County maps, there may be karst features present on the property which will require a minimum twenty-five (25) foot, average fifty (50) foot natural undisturbed buffer within the developed site adjacent to karst features and shall be placed in a conservation easement.

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

Staff Analysis:

The existing Village on the Green and the newly incorporated POD E are located within the Wekiva Study Area and the High Aquifer Recharge Area and is compatible with the Wekiva Study Area in that it limits density and complies with the standards set forth in the Wekiva Study Area, Chapter 369, Part III of the Florida Statutes.

The Developer must comply with the Environmental Design Standards outlined in Division 3 of the Wekiva Study Area regulations and Sec. 30.10.1 of the Seminole County Land Development Code. These standards are required to be demonstrated at the time of Final Engineering.

The subject site is located in a high recharge area. Per Policy FLU 2.3.12, the Developer must demonstrate at the time of Final Engineering that the impervious surface area does not exceed sixty (60) percent for any future development.

- 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 Analysis

The proposed development seeks a Future Land Use amendment from High Density Residential to Planned Development, creating a balanced buffer between the existing adjacent office building and the medium-density residential neighborhoods. This amendment allows the development to enhance compatibility by incorporating increased setbacks, landscaping, open space, and thoughtful building orientation. These design features reduce potential impacts and facilitate a smooth transition between different land uses, minimizing conflicts related to density, traffic, and aesthetics.

- 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.

Staff Analysis:

The site is part of the existing Sabal Point Planned Development and has a Future Land Use designation of Planned Development. Existing facilities including water and sewer infrastructure are already in place. Any future improvements associated with the development of the site are not expected to exceed the minimum requirements for infrastructure.

- (2) Dedications or contributions in excess of Land Development Code requirements.

Staff Analysis:

The site is on Wekiva Springs Road and on a curve and there are discussions of a gate into the site. The County Engineer has concerns with access to the site at this location and concerns with possible queueing out onto Wekiva Springs Road. Based on these traffic safety concerns, a right-turn lane or other entrance requirements may be required at Final Engineering.

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

Staff Analysis:

Not applicable

- (4) Economic development (enabling higher paying jobs).

Staff Analysis:

Not applicable

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

Staff Analysis:

The current 67,125 square foot office building estimated 119 AM peak hour trips and 119 PM peak trips, while the proposed forty (40) single family and duplex units anticipate approximately fifteen (15) AM peak hour trips and twenty (20) PM peak trips. The proposed redevelopment of POD E is anticipated to result in a net decrease in trip generation in comparison to the existing office building.

- (6) Mass transit and a variety of transportation choices.

Staff Analysis:

Not Applicable

- (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 Analysis:

Policy FLU 5.4 Enhancement of Residential Neighborhoods - The proposed project supports this policy by increasing the housing supply through the redevelopment of an underutilized office site along the SR 434 corridor. By repurposing underutilized land with thoughtful design and modern standards, this development supports the Central Florida Regional Growth Vision. It also provides adequate buffering between the existing commercial uses to the west and residential neighborhoods to the east. The current site is primarily covered with impervious surfaces; redevelopment of residential units will provide more native vegetation, trees, and pervious areas, by enhancing the site's environmental quality.

Policy FLU 2.5.1 Efficient Land Use Patterns. The development of forty (40) residential units which minimize urban sprawl by converting an underutilized office land use into a less intensive use that will protect natural resources and is using the existing infrastructure on site.

Staff finds the proposed Planned Development Future Land Use designation and PD

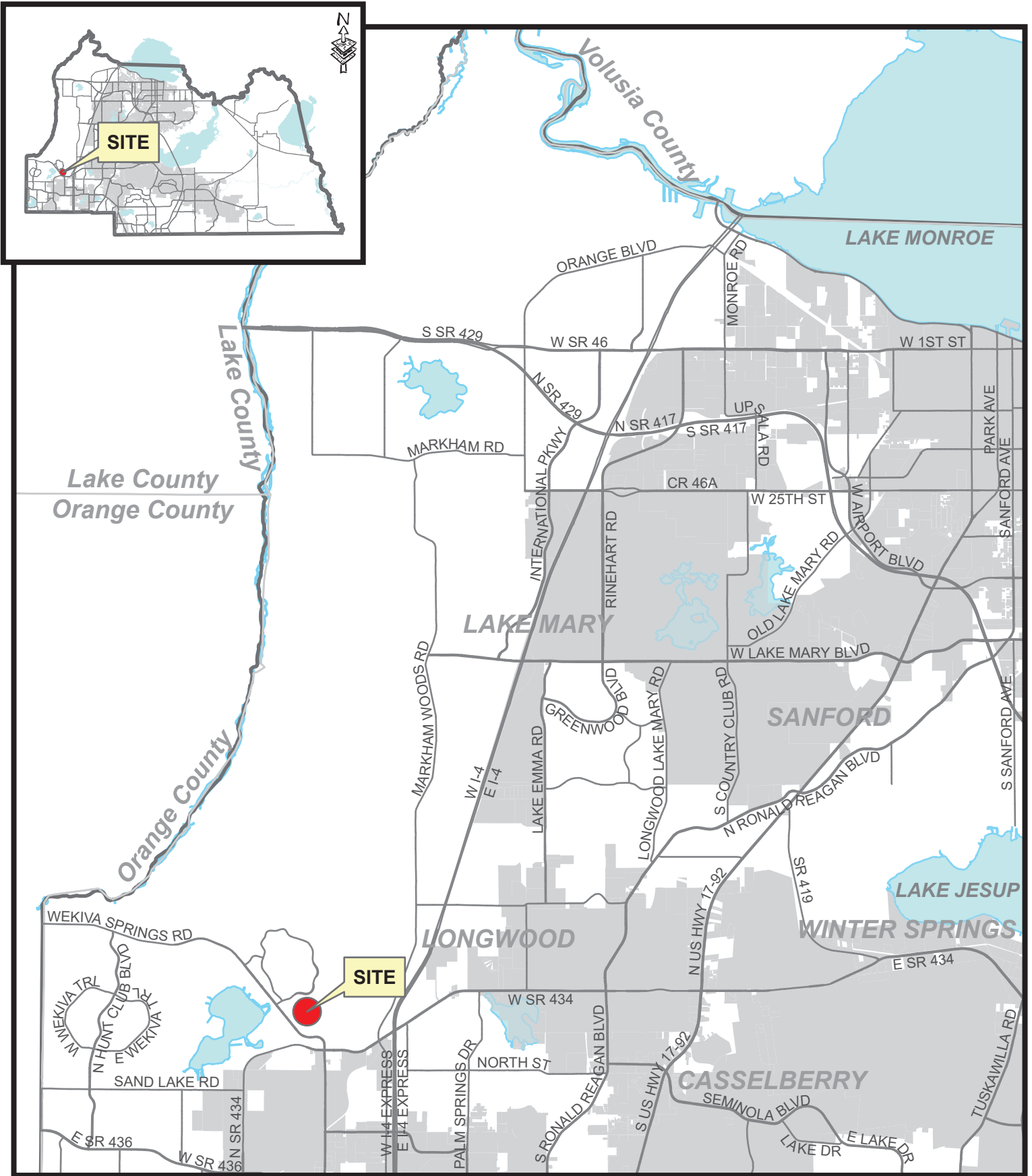
(Planned Development) Zoning classification to be consistent with the Comprehensive Plan.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on May 8, 2025; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Planning and Zoning Commission recommend the Board of County Commissioners adopt the proposed Small Scale Future Land Use Map Amendment and concurrent Rezone as per the following two motions:

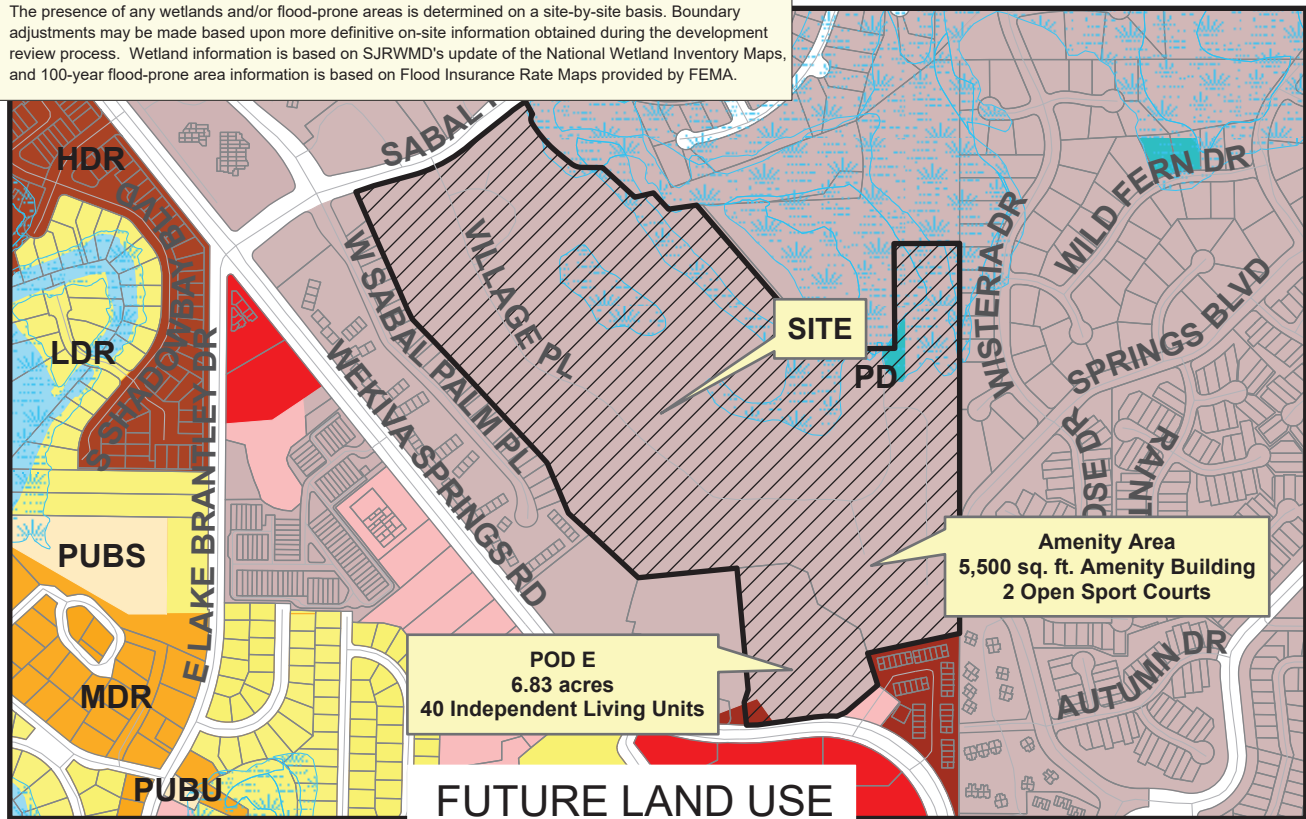
- 1.) Based on Staff's findings and the testimony and evidence received at the hearing, the Planning and Zoning Commission finds the request meets the identified portions of the Comprehensive Plan and recommends the Board adopt the requested Small Scale Future Land Use Map Amendment from High Density Residential to Planned Development; and
- 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 adopt the requested Rezone from R-3 (Multiple Family Dwelling) to PD (Planned Development), and approve the associated Development Order and Master Development Plan.



Date: 6/26/2025

Name Z2025-003SiteMap

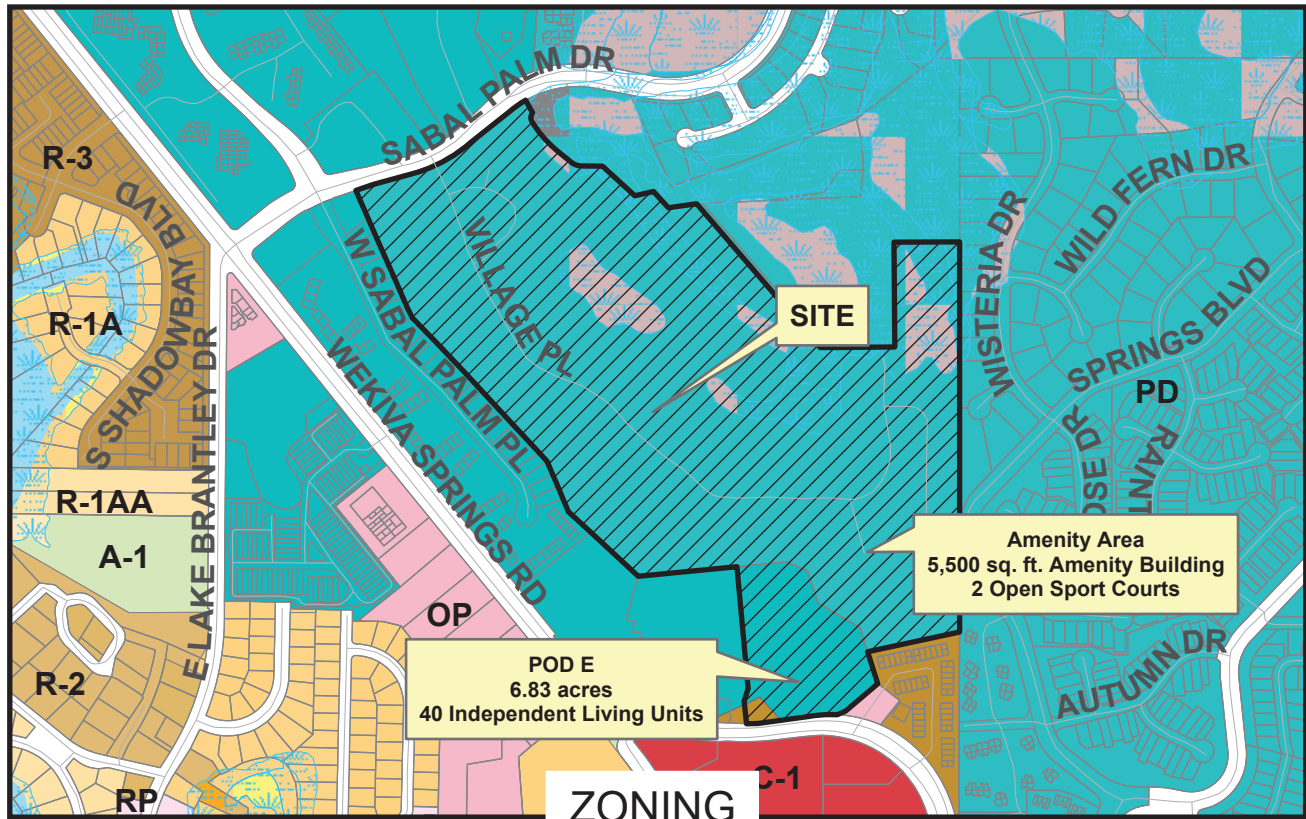
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 COM
 HDR
 LDR
 MDR
 OFF
 PD
 PUBS

Applicant: Brooks Stickler, Kimley-Horn and Associates
 Physical STR: 3 & 4-21-29
 Gross Acres: 83 +/- BCC District: 3
 Existing Use: retirement community
 Special Notes: Max. Net Density = 5.85 du/ac

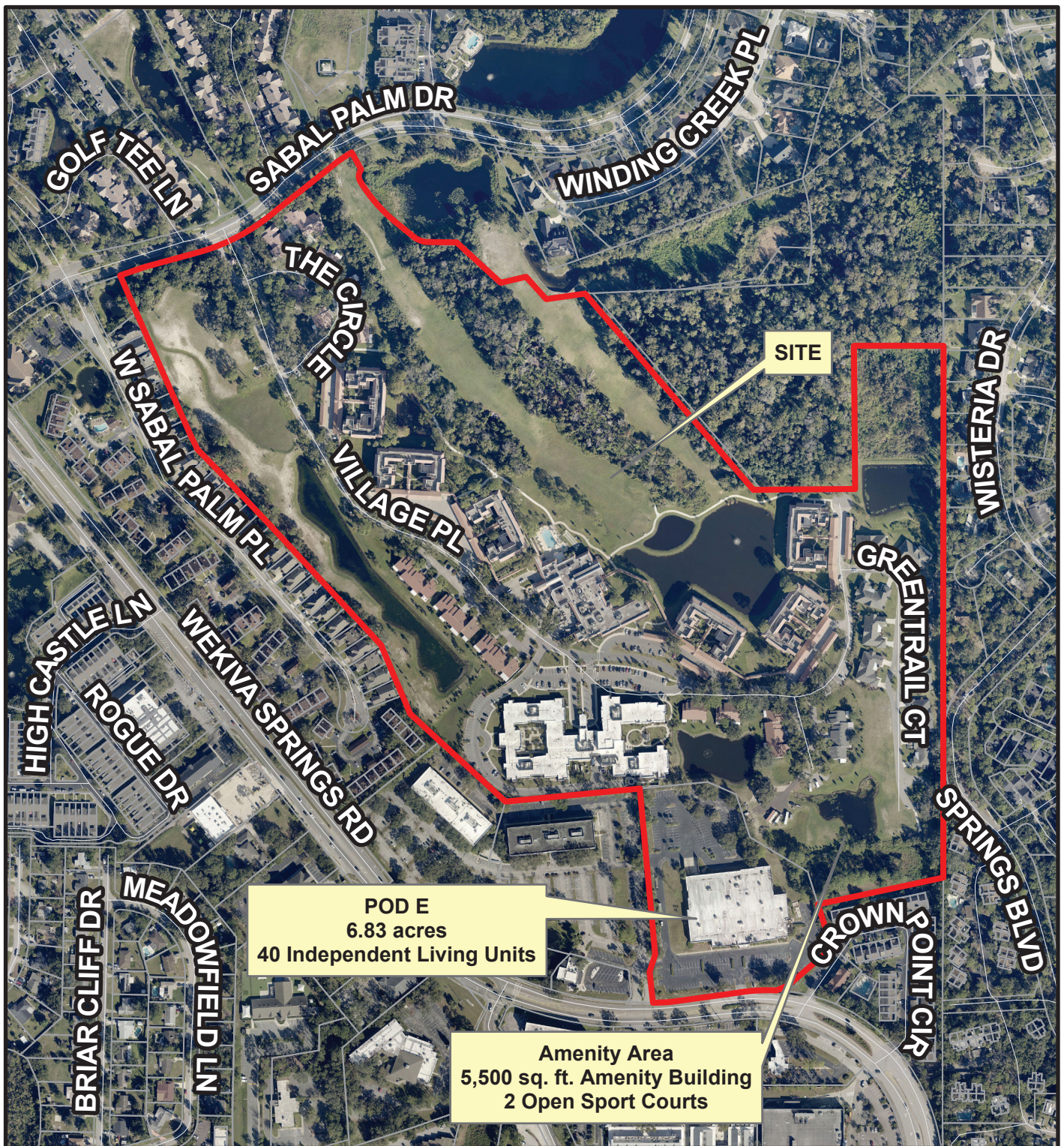
	Amend/Rezone #	From	To
FLU	02.25SS.02	HDR/PD	PD
Zoning	Z2025-003	R-3/PD	PD



Date: 6/25/2025

Site
 A-1
 R-1A
 R-3
 OP
 C-2
 CONS
 R-1AA
 R-2
 RP
 C-1
 PD

Name Z2025-003



FLU No: 02.25SS.02
From: HDR/PD To: PD

Rezone No: Z2025-003
From: R-3/PD To: PD

 Parcels

 Site



Winter 2025 Color Aerials



LEGAL DESCRIPTION PER (TITLE COMMITMENTS)		06/26/2025 KHA		05/28/2025 KHA		04/11/2025 KHA		DATE		BY	
PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):											
<p>A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT---OF---WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS; NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 11°21'04" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON---TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT---OF---WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON---TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°47'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1161.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID C. EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN SOUTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF 412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.</p>											
PARCEL 2 (POD E PARCEL, PROJ #25-205000002):											
THE LAND IS DESCRIBED AS FOLLOWS:											
(FEE SIMPLE PARCEL)											
<p>A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT---OF---WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT---OF---WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 58 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.</p>											
SHEET NUMBER											
MP1.0											

REVISED AND RESTATED SEMINOLE COUNTY DEVELOPMENT ORDER

On September 9, 2025, Seminole County executed this Revised and Restated Village on the Green PD Development Order replacing in its entirety Development Order #18-20500008, issued on August 28, 2018, and recorded in Seminole County Office Records Book 9207 Pages 940-949, relating to and touching and concerning the following described property:

See attached "Exhibit A"

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

FINDINGS OF FACT

Property Owner: Lifespace Communities, Inc.

Project Name: Village on the Green SSFLUMA and PD Major Amendment Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development) for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road.

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 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 development approval and the commitments made as to this development approval, are as follows:

A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".

B. Permitted Uses:

Areas of Development	Allowable Uses/ Maximum Units and Square Feet
POD A	Skilled Nursing 60 Beds
	Memory Care 18 Beds
	Assisted living 66 Beds
	Total Number of Beds 144 Beds
	Health Care Facility 138,100 sq. ft.
POD B1	Independent Living 12 Units
	Walkways
POD B2	Independent Living 28 Units
	Amenities/Restroom Building 5,500 sq. ft.
	Sport Courts 2 courts
	Walking Trail
POD C	Independent Living 113 units
POD D	Independent Living 120 units
POD E	Independent Living 40 units
Existing Development*	Clubhouse 41,639 sq. ft.
	Independent Living 241 Units
	Recreational Area with walkway 4.2 acres

*Accessory structures such as guard houses and maintenance structures are permitted.

C. Maximum Density:

- a. Maximum of 7.09 dwelling units per net buildable acre for the total net buildable acres of 78.08, based on the total 554 Independent Living units in PODS B1, B2, C, D, E and Existing Development; and
- b. Maximum F.A.R. (Floor Area Ratio) for the overall Village on the green is 0.60.

- D. All residential units will be age-restricted to allow for residents who are fifty-five (55) years of age or older.
- E. Maximum Building Height is sixty-five (65) feet for B1, B2, C, D and Existing Development, and maximum thirty-five (35) feet for the amenity/recreational building, duplexes, and single-family residences in POD E and POD A.
- F. Twenty-five percent (25%) common usable open space is required, including buffers, passive and active recreation areas, green space, retention ponds.
- G. Minimum Perimeter Building Setbacks:
 - a. For portions of the development adjacent to residential, the minimum setback thirty-five (35) feet; and
 - b. For portions of the development that front Sabal Palm Drive, the minimum setback twenty-five (25) feet.
 - c. POD E (bordering Crown Point by the Springs Condos and Wekiva Springs Road): twenty-five (25) feet.
 - d. POD B2 (bordering Crown Point by the Springs Condos and Fairway Villas): thirty-five (35) feet.
- H. Minimum Perimeter Buffers are as follows:
 - Buffer 'A' (Southwest): Ten (10) foot wide landscape buffer along the southwest perimeter; landscape components shall provide an opacity rating of 0.2.
 - Buffer 'B' (East): Fifteen (15) foot wide landscape buffer along the east perimeter; landscape components shall provide an opacity rating of 0.4.
 - Buffer 'C' (Northeast): Ten (10) foot wide landscape buffer along the northeast perimeter; landscape components shall provide an opacity rating of 0.2.
 - Buffer 'D' (Northeast): Fifteen (15) foot wide landscape buffer along the northwest perimeter; landscape components shall provide an opacity rating of 0.3.
 - Buffer 'E' (Northwest): Ten (10) foot wide landscape buffer along the northwest perimeter; landscape components shall provide an opacity of 0.1.
 - Buffer 'F' (North): Fifteen (15) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.4.
 - Buffer 'G' (Northwest): Ten (10) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.1.

- Buffer 'H' (Southeast): Fifteen (15) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.3.
- Buffer 'I' (South): Fifteen (15) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.3.
- Buffer 'J' (Southwest): Ten (10) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.2.

Specific buffer components will be established at Final Development Plan. Existing vegetation within buffer areas is permitted to count towards landscape planting requirements.

- I. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).
- J. The development will provide a minimum of 815 parking spaces. The minimum parking space stall size is nine (9) feet by eighteen (18) feet. POD B2 will provide a minimum of eight (8) parking spaces for the amenity building.
- K. One (1) parking space will be provided within POD E for the future guard house.
- L. The maximum impervious for the overall site will not exceed sixty (60) percent of the total site acreage in accordance with SCLDC Sec. 30.10.1.
- M. The Developer must comply with the Environmental Design standards outline in Division 3 of the Wekiva Study Area regulations as established on SCLDC Sec. 30.10.5.14.
- N. The development will provide a pedestrian circulation system within the development. Sidewalks that must comply with the Land Development Code of Seminole County.
- O. Signage must comply with the Land Development Code of Seminole County.
- P. The property will not be subdivided and a single management company will provide for the management of all common areas.
- Q. Dark Sky lighting will be utilized and meet the Seminole County Land Development Code. All lighting poles are limited to sixteen (16) feet in height and light spillage shall not exceed 0.5 foot candles at the property line.
- R. The overall Village on the Green development will have two primary access points: one (1) entrance with gated access onto Wekiva Springs Road, and one (1) existing access point onto Sabal Palm Drive.
- S. The stormwater system shall be designed to meet Seminole County and SJRWD requirements.
- T. The project may be phased. Phasing will be shown at the time of the Final Development Plan.

- U. The proposed internal driveways will be private.
- V. The proposed development will be required to meet the minimum bicycle parking requirements in accordance with SCLDC 30.11.7.4.
- W. The amenity center is only open to the Village on the Green community as a private amenity for the community.
- X. A turn lane off of Wekiva Springs Road may be required at Final Engineering.
- Y. In the case of a conflict between the written conditions A through X in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through X 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 Village on the Green SSFLUMA and PD Major Amendment Rezone (as referenced in Exhibit A), on September 9, 2025.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

EXHIBIT A
Legal Description

PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT--OF--WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS: NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 11°21'04" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON--TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON--TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF

SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°47'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1611.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN NORTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF

412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

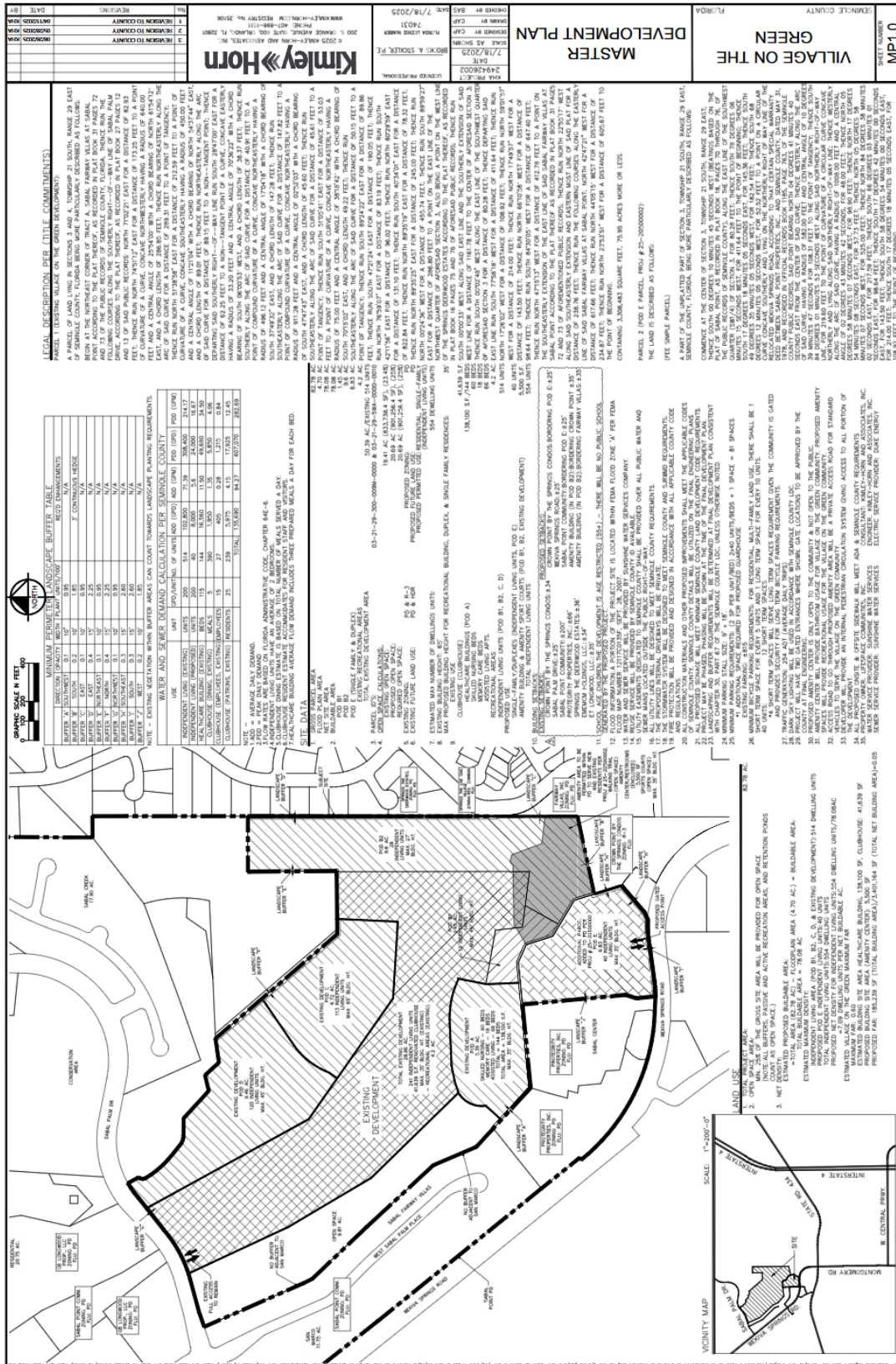
CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.
PARCEL 2 (NEWLY PROPOSED PARCEL POD E):

A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE

OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT- OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Master Development Plan



AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF 500 VILLAGE PLACE AND 140 WEKIVA SPRINGS ROAD BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM HIGH DENSITY RESIDENTIAL AND PLANNED DEVELOPMENT TO PLANNED DEVELOPMENT; 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 August 6, 2025, 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 September 9, 2025, 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	Village on the Green SSFLUMA and PD Major Amendment	02.25SS.02/ Z2025-03	High Density Residential and Planned Development to Planned Development Maximum F.A.R. 0.60 Maximum Density 7.09 du/ac for a total of 554 units	08/06/2025	9/9/2025

(b) The associated rezoning request was completed by means of Ordinance Number 25-_____.

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 9th day of September, 2025

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A

Amendment 02.25SS.02

LEGAL DESCRIPTION

PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT--OF--WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS: NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 11°21'04" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON--TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON--TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A

POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°47'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1611.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN NORTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF 412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING

TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.

PARCEL 2 (NEWLY PROPOSED PARCEL POD E):

A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53

SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO 500 VILLAGE PLACE AND 140 WEKIVA SPRINGS ROAD LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE R-3 (MULTIPLE FAMILY DWELLING) AND PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Village on the Green SSFLUMA and PD Major Amendment, dated September 9, 2025.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development) pursuant to the provisions contained in Development Order #25-20500002, 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 #25-20500002 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 9th day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT A
DEVELOPMENT ORDER**

FILE NO.: PZ2025-03

DEVELOPMENT ORDER #

25-20500002

**REVISED AND RESTATED SEMINOLE COUNTY
DEVELOPMENT ORDER**

On September 9, 2025, Seminole County executed this Revised and Restated Village on the Green PD Development Order replacing in its entirety Development Order #18-20500008, issued on August 28, 2018, and recorded in Seminole County Office Records Book 9207 Pages 940-949, relating to and touching and concerning the following described property:

See attached "Exhibit A"

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

FINDINGS OF FACT

Property Owner: Lifespace Communities, Inc.

Project Name: Village on the Green SSFLUMA and PD Major Amendment Rezone

Requested Development Approval: Consider a Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family Dwelling) and PD (Planned Development) to PD (Planned Development) for the addition of 6.83 acres, forty (40) residential units, an amenities building and two (2) sport courts to the existing Village on the Green Planned Development for a total of approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Road.

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 Sillaway, AICP
Principal Planner
1101 East First Street
Sanford, Florida 32771

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

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:

A. Development must comply with the Master Development Plan attached hereto as "Exhibit B".

B. Permitted Uses:

Areas of Development	Allowable Uses/ Maximum Units and Square Feet
POD A	Skilled Nursing 60 Beds
	Memory Care 18 Beds
	Assisted living 66 Beds
	Total Number of Beds 144 Beds
	Health Care Facility 138,100 sq. ft.
POD B1	Independent Living 12 Units
	Walkways
POD B2	Independent Living 28 Units
	Amenities/Restroom Building 5,500 sq. ft.
	Sport Courts 2 courts
	Walking Trail
POD C	Independent Living 113 units
POD D	Independent Living 120 units
POD E	Independent Living 40 units
Existing Development*	Clubhouse 41,639 sq. ft.
	Independent Living 241 Units
	Recreational Area with walkway 4.2 acres

*Accessory structures such as guard houses and maintenance structures are permitted.

C. Maximum Density:

- Maximum of 7.09 dwelling units per net buildable acre for the total net buildable acres of 78.08, based on the total 554 Independent Living units in PODS B1, B2, C, D, E and Existing Development; and
- Maximum F.A.R. (Floor Area Ratio) for the overall Village on the green is 0.60.

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- D. All residential units will be age-restricted to allow for residents who are fifty-five (55) years of age or older.
- E. Maximum Building Height is sixty-five (65) feet for B1, B2, C, D and Existing Development, and maximum thirty-five (35) feet for the amenity/recreational building, duplexes, and single-family residences in POD E and POD A.
- F. Twenty-five percent (25%) common usable open space is required, including buffers, passive and active recreation areas, green space, retention ponds.
- G. Minimum Perimeter Building Setbacks:
- For portions of the development adjacent to residential, the minimum setback thirty-five (35) feet; and
 - For portions of the development that front Sabal Palm Drive, the minimum setback twenty-five (25) feet.
 - POD E (bordering Crown Point by the Springs Condos and Wekiva Springs Road): twenty-five (25) feet.
 - POD B2 (bordering Crown Point by the Springs Condos and Fairway Villas): thirty-five (35) feet.
- H. Minimum Perimeter Buffers are as follows:
- Buffer 'A' (Southwest): Ten (10) foot wide landscape buffer along the southwest perimeter; landscape components shall provide an opacity rating of 0.2.
- Buffer 'B' (East): Fifteen (15) foot wide landscape buffer along the east perimeter; landscape components shall provide an opacity rating of 0.4.
- Buffer 'C' (Northeast): Ten (10) foot wide landscape buffer along the northeast perimeter; landscape components shall provide an opacity rating of 0.2.
- Buffer 'D' (Northeast): Fifteen (15) foot wide landscape buffer along the northwest perimeter; landscape components shall provide an opacity rating of 0.3.
- Buffer 'E' (Northwest): Ten (10) foot wide landscape buffer along the northwest perimeter; landscape components shall provide an opacity of 0.1.
- Buffer 'F' (North): Fifteen (15) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.4.
- Buffer 'G' (Northwest): Ten (10) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.1.

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Buffer 'H' (Southeast): Fifteen (15) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.3.

Buffer 'I' (South): Fifteen (15) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.3.

Buffer 'J' (Southwest): Ten (10) foot wide landscape buffer along the perimeter; landscape components shall provide an opacity rating of 0.2.

Specific buffer components will be established at Final Development Plan. Existing vegetation within buffer areas is permitted to count towards landscape planting requirements.

- I. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).
- J. The development will provide a minimum of 815 parking spaces. The minimum parking space stall size is nine (9) feet by eighteen (18) feet. POD B2 will provide a minimum of eight (8) parking spaces for the amenity building.
- K. One (1) parking space will be provided within POD E for the future guard house.
- L. The maximum impervious for the overall site will not exceed sixty (60) percent of the total site acreage in accordance with SCLDC Sec. 30.10.1.
- M. The Developer must comply with the Environmental Design standards outline in Division 3 of the Wekiva Study Area regulations as established on SCLDC Sec. 30.10.5.14.
- N. The development will provide a pedestrian circulation system within the development. Sidewalks that must comply with the Land Development Code of Seminole County.
- O. Signage must comply with the Land Development Code of Seminole County.
- P. The property will not be subdivided and a single management company will provide for the management of all common areas.
- Q. Dark Sky lighting will be utilized and meet the Seminole County Land Development Code. All lighting poles are limited to sixteen (16) feet in height and light spillage shall not exceed 0.5 foot candles at the property line.
- R. The overall Village on the Green development will have two primary access points: one (1) entrance with gated access onto Wekiva Springs Road, and one (1) existing access point onto Sabal Palm Drive.
- S. The stormwater system shall be designed to meet Seminole County and SJRWd requirements.
- T. The project may be phased. Phasing will be shown at the time of the Final Development Plan.

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- U. The proposed internal driveways will be private.
- V. The proposed development will be required to meet the minimum bicycle parking requirements in accordance with SCLDC 30.11.7.4.
- W. The amenity center is only open to the Village on the Green community as a private amenity for the community.
- X. A turn lane off of Wekiva Springs Road may be required at Final Engineering.
- Y. In the case of a conflict between the written conditions A through X in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through X 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

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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 Village on the Green SSFLUMA and PD Major Amendment Rezone (as referenced in Exhibit A), on September 9, 2025.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

FILE NO.: PZ2025-03

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EXHIBIT A
Legal Description

PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT--OF--WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS: NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 11°21'04" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON--TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON--TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF

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SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°47'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1611.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN NORTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF

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DEVELOPMENT ORDER #

25-20500002

412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.
PARCEL 2 (NEWLY PROPOSED PARCEL POD E):

A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE

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DEVELOPMENT ORDER #

25-20500002

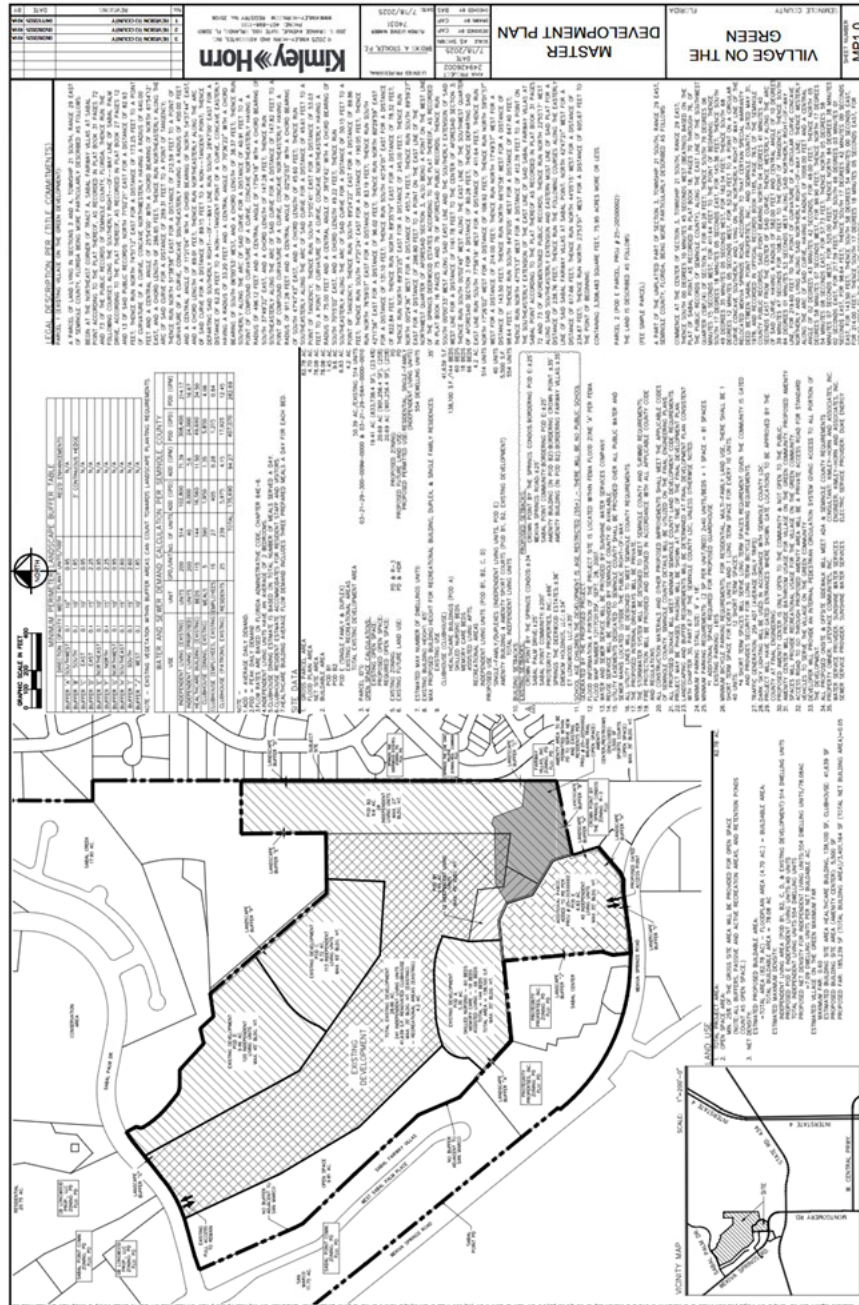
OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT- OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.

FILE NO.: PZ2025-03

DEVELOPMENT ORDER #

25-20500002

EXHIBIT B
Master Development Plan



**EXHIBIT B
LEGAL DESCRIPTION**

PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT--OF--WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS: NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 11°21'04" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON--TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON--TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF

SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°47'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1611.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN NORTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST

FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF 412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.

PARCEL 2 (NEWLY PROPOSED PARCEL POD E):

A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 411.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED WEKIVA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SABAL POINT PROPERTIES, INC., AND

SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT- OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 02 SECONDS EAST, FOR 217.59 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 01 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.

Community Meeting Summary

The development team for the Village on the Green SS FLUA and PD Major Amendment (Project # 25-2050002) held a community meeting on May 8, 2025, at 6:00 p.m. The required notice is attached. The notice was mailed to the property owners within 1000 ft buffer radius and identified on the attached printing labels via U.S. Mail on April 23, 2025.

Also attached is the sign-in sheet. Zero residents attended the Community Meeting.

COMMUNITY MEETING NOTICE

A Small-Scale Future Land Use Amendment and Major Amendment to the Village On the Green Planned Development (PD) has been filed with Seminole County Planning and Development Services. These applications impact the 7-acre parcel located at 140 Wekiva Springs Road, Longwood and identified as Parcel ID 03-21-29-300-009M-0000 (the "Property"). The Applicant is requesting an amendment of the future land use designation from (PD) Planned Development to PD (Planned Development) and an amendment to add the Property to the Village on the Green PD. The PD Major Amendment would allow redevelopment as age-restricted residential units to be integrated into the existing Village on the Green retirement community located at 500 Village Place, Longwood. The proposed development would be located on the north side of Wekiva Springs Road, east of Village on the Green and west of The Springs.

The development team is hosting a community meeting to present information about the proposed project on May 8, 2025 beginning at 6:00 p.m. until 7:00 p.m. in the Florida Meeting Room at the Embassy Suites located at 225 Shorecrest Drive, Altamonte Springs, Florida 32701.

If you have any questions and cannot attend, please contact Lauren Korn via email at Lauren.Korn@lowndes-law.com. We look forward to talking to you.

PROPOSED PROJECT SITE



CROWN POINT BY THE SPRINGS
CONDO ASSN INC
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

ET LONGWOOD LLC
8027 FORSYTH BLVD
1100
SAINT LOUIS, MO 63105-1734

MILLENIUM INV HOLDINGS CORP II
PO BOX 917359
LONGWOOD, FL 32791-7359

PROTEGRITY PROPERTIES INC
260 WEKIVA SPRINGS RD
STE 1040
LONGWOOD, FL 32779-5947

REGAN WARREN R
ROQUE-REGAN JOSEPHINE
183 CROWN POINT CIR
LONGWOOD, FL 32779-6007

OWNBY SOFIA
185 CROWN POINT CIR
LONGWOOD, FL 32779-6007

MORENO IVONNE J
181 CROWN POINT CIR
LONGWOOD, FL 32779-6007

MORRIS LONGWOOD PROP LLC
5660 PEACHTREE INDUSTRIAL BLVD
NORCROSS, GA 30071-1412

ROHRBORN JACQUELINE F
178 CROWN POINT CIR
LONGWOOD, FL 32779-6002

CAPALBO PAMELA
179 CROWN POINT CIR
LONGWOOD, FL 32779-6007

SPRINGS PLAZA LONGWOOD LLC
2002 CLIPPER PARK RD
105
BALTIMORE, MD 21211-2701

SPRINGS PLAZA LONGWOOD LLC
250 RIVERCHASE PKWY E
STE 300
HOOVER, AL 35244-1832

C & M RENTAL INVESTMENTS LLC
548 OLYMPIC VLG
101
ALTAMONTE SPG, FL 32714-4624

HANIF MD ABU
177 CROWN POINT CIR
LONGWOOD, FL 32779-6007

JOHN G BONIELLO DEC OF TRUST
515 VILLAGE PL
LONGWOOD, FL 32779-6041

NEFF JOHN P
86 CHAUMONT DR
AMHERST, NY 14221-3512

CROWN POINT BY THE SPRINGS
CONDO ASSN INC
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746-6024

MURPHY MARY K
170 CROWN POINT CIR
LONGWOOD, FL 32779-6002

DALMAU COMMERCIAL PROPERTIES
LLC
4060 BERMUDA GROVE PL
LONGWOOD, FL 32779-6199

RIDGEWAY JOHN M
171 CROWN POINT CIR
LONGWOOD, FL 32779-6007

KRAMER CARLEY
173 CROWN POINT CIR
500
LONGWOOD, FL 32779-6007

IQBAL NAYEEMA
166 CROWN POINT CIR
LONGWOOD, FL 32779-6002

LEE JAEHYUNG
KIM SOO H
118 CROWN POINT CIR
LONGWOOD, FL 32779-3635

JORDAN SUSAN W
163 CROWN POINT CIR
163E
LONGWOOD, FL 32779-6005

RODRIGUEZ ROTESHA
122 CROWN POINT CIR
LONGWOOD, FL 32779-3635

CONNOR CHRISTOPHER C
14 CHARLES ST
HOLYOKE, MA 01040-6120

WILCOX DOUGLAS F II
GASPAR LETICIA O
164 CROWN POINT CIR
LONGWOOD, FL 32779-6002

MOLINA LINA
338 MAUDEHELEN ST
APOPKA, FL 32703-1680

GRONHOLZ RHAELEE
124 CROWN POINT CIR
124
LONGWOOD, FL 32779-3635

NEWBERRY SHERRY A
161 CROWN POINT CIR
161
LONGWOOD, FL 32779-6005

CYSNEIROS HILMA ROSA
126 CROWN POINT CIR
LONGWOOD, FL 32779-3671

REYNOLDS DANA
159 CROWN POINT CIR
LONGWOOD, FL 32779-6005

HOLT MELISSA
HOLT TRAVIS A
128 CROWN POINT CIR
LONGWOOD, FL 32779-6002

DILIP & HEMLATA BHANDARI TRUST
4483 MAYBECK TER
FREMONT, CA 94536-7010

MUNOZ PEGGY
MALDONADO ROBERT
157 CROWN POINT CIR
LONGWOOD, FL 32779-6005

PROTEGRITY PROPERTIES INC
260 WEKIVA SPRINGS RD
STE 1040
LONGWOOD, FL 32779-5947

DANNIC BRENDAN
9166 SABAL PALM CIR
WINDERMERE, FL 34786-8815

DILIP & HEMLATA BHANDARI TRUST
4483 MAYBECK TER
FREMONT, CA 94536-7010

KING BONNIE F
139 CROWN POINT CIR
LONGWOOD, FL 32779-6005

BURGOS OSCAR
BURGOS CARMEN
131 CROWN POINT CIR
131
LONGWOOD, FL 32779-6005

BRIGHAM WILLIAM
141 CROWN POINT CIR
#141
LONGWOOD, FL 32779-6005

SIMPSON ZACHARY
SIMPSON MARY
200 BLUE LAKE DR
LONGWOOD, FL 32779-3504

KLINEFELTER LAURA M
127 CROWN POINT CIR
LONGWOOD, FL 32779-6004

RIST DAVID
RIST LAURIE
143 CROWN POINT CIR
143
LONGWOOD, FL 32779-6005

MEDICO ALEXANDRIA R
125 CROWN POINT CIR
UNIT 202
LONGWOOD, FL 32779-6004

ALISUE LLC
HAREFF LLC
185 NW SPANISH RIVER BLVD
BOCA RATON, FL 33431-4227

TROCHLELL WILLIAM S
123 CROWN POINT CIR
LONGWOOD, FL 32779-6004

BURGOS OSCAR-ANDRES
BURGOS CARMEN
23015 56TH AVE
OAKLAND GDNS, NY 11364-2058

CASSANOVA JANICE W
PO BOX 113
GENEVA, FL 32732-0113

VEGA JENNIFER M
153 CROWN POINT CIR
LONGWOOD, FL 32779-6005

BURGOS OSCAR
2250 LEE RD
#98
WINTER PARK, FL 32789-7227

STRONG MICHELE J
STRONG BRITTANY D
STRONG SHELBY J
121 CROWN POINT CIR
LONGWOOD, FL 32779-6004

IZG HOLDINGS LLC
1360 ORANGE AVE
WINTER PARK, FL 32789-4912

SELIG MICHAEL
WELLS FAITH
216 HICKORY DR
LONGWOOD, FL 32779-2422

FAIRWAY VILLAS INC
PO BOX 91544
LONGWOOD, FL 32791-5544

BERNSTEIN NANCY M
111 CROWN POINT CIR
LONGWOOD, FL 32779-6004

HOLLEY WARREN
CULVER BRANDON C
212 FAIRWAY DR
LONGWOOD, FL 32779-5040

MARY W DALZELL LIVING TRUST
208 FAIRWAY DR
LONGWOOD, FL 32779-5040

ROSEN EDNA G
112 FAIRWAY DR # 101B
LONGWOOD, FL 32779-4942

KOENIGKANN DANIEL
216 FAIRWAY DR
LONGWOOD, FL 32779-5040

SIMS MELODIE
109 CROWN POINT CIR
LONGWOOD, FL 32779-6004

MARY W DALZELL LIVING TRUST
208 FAIRWAY DR
LONGWOOD, FL 32779-5040

LASINE JOHN M
LASINE SUSAN R
2082 BILTMORE PT
LONGWOOD, FL 32779-2856

OPALA RACHEL R
214 FAIRWAY DR
LONGWOOD, FL 32779-5040

SUTO RAYMOND S
SUTO ROBYN N
210 FAIRWAY DR
LONGWOOD, FL 32779-5040

LUTSKER VLADIMIR
11285 CARMEL CREEK RD
SAN DIEGO, CA 92130-2625

GRIGGS CHRISTINE N
114 FAIRWAY DR
LONGWOOD, FL 32779-4942

SIEGEL GEORGE A
218 FAIRWAY DR
LONGWOOD, FL 32779-5040

CROWN OAKS INC
686 N HUNT CLUB BLVD
STE 180
LONGWOOD, FL 32779-2217

HARPER KATHY A
110 FAIRWAY DR
LONGWOOD, FL 32779-4942

LUICK KAREN K
118 FAIRWAY DR
#102A
LONGWOOD, FL 32779-4942

MATHIAS LYNNE
204 FAIRWAY DR
LONGWOOD, FL 32779-5040

LLOYD KARISSA
105 CROWN POINT CIR
LONGWOOD, FL 32779-6004

BAILEY GAIL K
BAILEY MICHAEL D
104 FAIRWAY DR
101B
LONGWOOD, FL 32779-4942

HANNON OLLIE BALLYBRIDE
BALLYBRIDE
ROSCOMMON
IRELAND

PETERSON CAROL A
101 CROWN POINT CIR
#105
LONGWOOD, FL 32779-6004

BOYLE KEVIN M
106 FAIRWAY DR
102C
LONGWOOD, FL 32779-4942

PAYAN BROOKE
ANDERSON RICK E
103 CROWN POINT CIR
LONGWOOD, FL 32779-6004

PETERSON RYAN
PETERSON DAVID
200 FAIRWAY DR
LONGWOOD, FL 32779-5040

ANNEXY MICHAEL A
ANNEXY ASTRID C
206 CROWN OAKS WAY
LONGWOOD, FL 32779-5028

PETERSON RYAN
200 FAIRWAY DR
LONGWOOD, FL 32779-5040

WU NICHOLE
202 FAIRWAY DR
202
LONGWOOD, FL 32779-5040

ROSEMARY CRANDELL IRREV TRUST
205 CROWN OAKS WAY
LONGWOOD, FL 32779-5028

HARRIS PATRICIA
102 FAIRWAY DR
LONGWOOD, FL 32779-4942

KING LISA C
KING PATRICIA G
KING BRIAN A SR
106 CROWN OAKS WAY
LONGWOOD, FL 32779-4940

ABARCA JASON D
ABARCA JESSE C
ABARCA CHLOE M
103 FAIRWAY DR
LONGWOOD, FL 32779-1946

KAMINSKY LOUIS
105 CROWN OAKS WAY
105
LONGWOOD, FL 32779-4940

NEGRON JOSE R
VALENTIN NOEL
240 GARTH RD
APT 5D2
SCARSDALE, NY 10583-3962

MOORE LORALYNN R
101 FAIRWAY DR
LONGWOOD, FL 32779-4941

SPRINGS PLAZA LONGWOOD LLC
2002 CLIPPER PARK RD
105
BALTIMORE, MD 21211-2701

LAURETANO CHRISTINE
105 FAIRWAY DR
LONGWOOD, FL 32779-4941

POTTIER DINNA M
LAURENT Y J
131 VARIETY TREE CIR
ALTAMONTE SPG, FL 32714-5834

NEW EARTH PROPERTIES LLLP
1250 S US HIGHWAY 17 92
STE 250
LONGWOOD, FL 32750-5712

WEKIVA PRESBYTERIAN CHURCH INC
211 WEKIVA SPRINGS LN
LONGWOOD, FL 32779-3601

7-ELEVEN INC
PO BOX 711
DALLAS, TX 75221-0711

SPRINGS COMMUNITY ASSN INC THE
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

DALMAU COMMERCIAL PROPERTIES
LLC
4060 BERMUDA GROVE PL
LONGWOOD, FL 32779-6199

REDMOND SUSAN
201 FAIRWAY DR
LONGWOOD, FL 32779-5037

GRAVER SANDRA J
3675 W CYPRESS DR
DUNNELLON, FL 34433-2279

MATTHIAS THERESA L
111 FAIRWAY DR
LONGWOOD, FL 32779-4941

SENA YLIANA M
COLAO PABLO
COLAO GABRIELA C
203 FAIRWAY DR
202D
LONGWOOD, FL 32779-5037

WRIGHT JODI A
109 FAIRWAY DR
LONGWOOD, FL 32779-4941

ROBERTS JESSICA E
12243 US 127
DUNLAP, TN 37327-4704

MCFADDEN CLIFFTON JR
103 CROWN OAKS WAY
LONGWOOD, FL 32779-4940

BARRETTO JACLYN L
BARRETTO JASON
BARRETTO JADELYN
202 CROWN OAKS WAY
201
LONGWOOD, FL 32779-5028

WYATT ALEXI D
207 FAIRWAY DR
LONGWOOD, FL 32779-5037

WILLIAMS TIMOTHY O
209 FAIRWAY DR
LONGWOOD, FL 32779-5037

STANLEY ANGELA
STANLEY MICHAEL
211 FAIRWAY DR
LONGWOOD, FL 32779-5037

GOODENOW RACHEL
201 CROWN OAKS WAY
LONGWOOD, FL 32779-5028

ANDERSON MARK E
ANDERSON VIRGINIA J
380 SPEYSIDE LN
APOPKA, FL 32712-4703

DOT/STATE OF FLA
605 SUWANNEE ST
TALLAHASSEE, FL 32399-6544

MEYERS DAVID T
1227 WILKINSON ST
ORLANDO, FL 32803-1138

LAZYR LLC
410 SANDRINGHAM CT
WINTER SPGS, FL 32708-2725

FRUMER BENNETT
235 SUNLIGHT LN
UNIT 221
LAKE MARY, FL 32746-5435

DUDLEY STEPHEN M
207 CROWN OAKS WAY
201
LONGWOOD, FL 32779-5028

LIVE OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

TEMPEST ROBERT J
TEMPEST JULIE C
205 HONEYSUCKLE LN
LONGWOOD, FL 32779-4907

DIVILIO CRISTINA
208 CROWN OAKS WAY
LONGWOOD, FL 32779-5028

JACKSON DAVID B
109 CROWN OAKS WAY
109
LONGWOOD, FL 32779-4940

SPRINGS COMMUNITY ASSN INC THE
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

LAZYR LLC
410 SANDRINGHAM CT
WINTER SPGS, FL 32708-2725

HARDY CALVIN M
110 CROWN OAKS WAY
LONGWOOD, FL 32779-4940

LEAVITT DAVID
LEAVITT ISABEL
100 PRIMROSE DR
LONGWOOD, FL 32779-4945

CROWN OAKS NO 2 INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

WARREN DAWN M
WARREN DENNIS A
329 RAVEN ROCK LN
LONGWOOD, FL 32750-3836

SABAL POINT COMMUNITY SERVICES
ASSOCIATION INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

ANGELO MICHAEL G
ANGELO JANET G
218 CROWN OAKS WAY
LONGWOOD, FL 32779-4995

LIVE OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

MANDIOLA PAT
HORN-MANDIOLA MARCELLE
309 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

LAZYR LLC
410 SANDRINGHAM CT
WINTER SPGS, FL 32708-2725

ALISUE LLC
HAREFF LLC
185 NW SPANISH RIVER BLVD
STE 100
BOCA RATON, FL 33431-4227

SANDLAND MARY B
118 CROWN OAKS WAY
LONGWOOD, FL 32779-4939

LIVE OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

SIMS DEANNA
SIMS EMERY III
102 PRIMROSE DR
LONGWOOD, FL 32779-4945

SPREADING OAK VILLAGE INC
686 N HUNT CLUB BLVD
STE 180
LONGWOOD, FL 32779-2217

M TIMOTHY O'KEEFE REV LIVING
TRUST
307 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

PAK KWONG HO
PAK SEI JUNG
5329 NEWHALL AVE
ORLANDO, FL 32810-4947

SCOTT A FIEGEL & BONNIE S FIEGEL
IRREV TRUST
5449 LEETE RD
LOCKPORT, NY 14094-1245

JARJOUR ALINA D
111 CROWN OAKS WAY
LONGWOOD, FL 32779-1033

ELLER CHARISSA
SMITH IDALIA
117 CROWN OAKS WAY
LONGWOOD, FL 32779-4939

SAVE THE MANATEE CLUB INC
317 WEKIVA SPRINGS RD
LONGWOOD, FL 32779-5950

MARTIN LAURA
MARTIN CORNETT W
112 CROWN OAKS WAY
LONGWOOD, FL 32779-4940

HEATH THOMAS
305 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

JORDAN KELLY N
211 CROWN OAKS WAY
LONGWOOD, FL 32779-5028

GONZALEZ MARIA A
173 W SABAL PALM PL
LONGWOOD, FL 32779-3657

BROWN CATHERINE
2539 WOODSIDE RIDGE DR
APOPKA, FL 32712-6480

GILLILAND RICHARD
104 PRIMROSE DR
LONGWOOD, FL 32779-4945

DANCE ELIZABETH G
DANCE KATHLEEN B
201 SWEET GUM WAY
LONGWOOD, FL 32779-4923

VAUGHN PAMELA K
175 W SABAL PALM PL
LONGWOOD, FL 32779-3657

CARL JENNIFER A
WINDISH DANIEL H
111 BUTTERNUT LN
LONGWOOD, FL 32779-4903

JERNBERG BRANDON L
270 CROWN OAKS WAY
LONGWOOD, FL 32779-5006

PETERS FREDERICK A
582 SAND WEDGE LOOP
APOPKA, FL 32712-6054

CALERO VICTORIA M
CALERO JOSE M JR
CALERO ANA L
113 CROWN OAKS WAY
LONGWOOD, FL 32779-4939

DEWEY KENNETH G
170 W SABAL PALM PL
LONGWOOD, FL 32779-3692

CARMODY ROBERT J
CARMODY JASMINE D
213 CROWN OAKS WAY
213
LONGWOOD, FL 32779-4995

SPRINGS COMMUNITY ASSN INC THE
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

SHEERAN KATHLEEN
SHEERAN JAMES
107 BUTTERNUT LN
LONGWOOD, FL 32779-4903

BIALEK GERALDINE A
268 CROWN OAKS WAY
LONGWOOD, FL 32779-5006

ROSENDALE HOWARD M
ROSENDALE VICKI C
1565 CHADWICK POINT CT
LAWRENCEVILLE, GA 30043-7003

HILL ELIZABETH A
PO BOX 2194
WINTER PARK, FL 32790-2194

BELAL PROPERTIES LLC REV TRUST
3279 AMACA CIR
ORLANDO, FL 32837-7142

BELAL PROPERTIES LLC REV TRUST
3279 AMACA CIR
ORLANDO, FL 32837-7142

GUNTER DAVID
200 SWEET GUM WAY
LONGWOOD, FL 32779-4923

RAKAUSKAS DENNIS
RAKAUSKAS MELISSA
RAKAUSKAS KASEY N
172 W SABAL PALM PL
LONGWOOD, FL 32779-3655

GREEN PATRICIA A
214 CROWN OAKS WAY
LONGWOOD, FL 32779-4995

SPRINGS COMMUNITY ASSN INC THE
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

KEITH J & LESLEY S MCKEEN FAMILY
TRUST
303 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

MORALES MAYLINN
ECHEANDIA JAIME A
203 SWEET GUM WAY
LONGWOOD, FL 32779-4923

FOSTER JONATHAN
271 CROWN OAKS WAY
LONGWOOD, FL 32779-5006

PICONE DEBORA R
105 BUTTERNUT LN
LONGWOOD, FL 32779-4903

CHLOE M MAGALDINO DVM PA
129 WHITECAPS CIR
MAITLAND, FL 32751-5851

CHESSER JUDY A
103 BUTTERNUT LN
LONGWOOD, FL 32779-4903

RODGERS HEATHER
179 W SABAL PALM PL
179
LONGWOOD, FL 32779-3657

GOAD WILLIAMS KAREN L
266 CROWN OAKS WAY
266
LONGWOOD, FL 32779-5006

DOYLE ERIC W
774 LITTLE WEKIVA CIR
ALTAMONTE SPG, FL 32714-2332

JERRY R CREWS FAMILY TRUST
301 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

BASTOW ERICA
DEFOSSE JEFFREY A
633 JAMESTOWN BLVD #1199
ALTAMONTE SPG, FL 32714-5006

BANYAN TREE LONGWOOD LLC
841 S PONCE DE LEON BLVD
STE 10
ST AUGUSTINE, FL 32084-6007

SHOEMAKER FAMILY REV TRUST
174 W SABAL PALM PL
UNIT 64
LONGWOOD, FL 32779-3655

SPREADING OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

337 WEKIVA SPRINGS LLC
208 NEW GATE LOOP
LAKE MARY, FL 32746-4126

CABIBBO SALVATORE
CABIBBO MICHAEL
448 TWISTING PINE CIR
LONGWOOD, FL 32779-2634

LIVE OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

CARRANZA SHANNON D
101 BUTTERNUT LN
LONGWOOD, FL 32779-4903

BLESSED BY DESIGN LLC
5224 SR 46
301
SANFORD, FL 32771-9230

VICTORIA PARK DELAND LLC
220 E CENTRAL PKWY
STE 2070
ALTAMONTE SPG, FL 32701-3417

LAWSON STEPHEN E
8390 TAVISTOCK LAKES BLVD
ORLANDO, FL 32827-7443

ROCK ESTATES LLC
9701 E 137TH ST
KANSAS CITY, MO 64149-1016

MERCHAN MUJICA DANISSA
FONZALEZ ADA M
176 W SABAL PALM PL
LONGWOOD, FL 32779-3655

LIVE OAK VILLAGE INC ATTN SPRINGS
COMMUNITY ASSN INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

KHOSHESPERAM HOSHYAR
265 CROWN OAKS WAY
LONGWOOD, FL 32779-5006

MALONEY CHARLENE L
MALONEY VANCE J III
205 SWEET GUM WAY
LONGWOOD, FL 32779-4923

LEE OSWALD
LEE JOY
28930 CYPRESS MILL RD
SORRENTO, FL 32776-5012

HOLCOMBE GLORIA J
784 E MICHIGAN ST
UNIT 27
ORLANDO, FL 32806-4668

LAZYR LLC
410 SANDRINGHAM CT
WINTER SPGS, FL 32708-2725

FITZGERALD NATALIE
216 CROWN OAKS WAY
LONGWOOD, FL 32779-4995

LB JUG LLC
639 LAKE MOBILE DR
ALTAMONTE SPG, FL 32701-2865

CASANOVA/LEIVA REVOCABLE LIVING
TRUST
211 W SABAL PALM PL
LONGWOOD, FL 32779-3656

EDWARDS JACQUELINE J
178 W SABAL PALM PL
62
LONGWOOD, FL 32779-3655

BOYER RONALD L SR
BOYER MARIANNE B
308 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

ROSENTHAL ARNOLD R
ROSENTHAL DOUGLAS
GLORIA PADAWER LIVING TRUST
306 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

SON DAESEUNG
1570 HOMEWOOD RD
APT 115C
SEAL BEACH, CA 90740-4690

MAURICE G VAN SICKLE LIVING TRUST
204 SWEET GUM WAY
LONGWOOD, FL 32779-4923

LIVE OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

COSTA LISAA
221 CROWN OAKS WAY
LONGWOOD, FL 32779-4960

JOHNSONS IRA HOLDINGS LLC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-5958

JOHNSONS PROPERTIES OF
ORLANDO INC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-5958

VANDER WIEDE JOHN
YORK SARAH T
121 AUTUMN DR
LONGWOOD, FL 32779-4943

BALES REAL ESTATE AND
INVESTMENTS LLC
113 LINDA LN
LAKE MARY, FL 32746-4208

CASTILLO JAIME
CASTILLO DEYANIRA
180 W SABAL PALM PL
#61
LONGWOOD, FL 32779-3655

DURNING MARY ANN
107 PRIMROSE DR
LONGWOOD, FL 32779-4955

MARANO DAVID
GREEN DEBORAH S
203 HONEYSUCKLE LN
LONGWOOD, FL 32779-4907

LB JUG LLC
639 LAKE MOBILE DR
ALTAMONTE SPG, FL 32701-2865

ANHA INV INC
2550 W SR 434
LONGWOOD, FL 32779-4876

SPRINGS MEDICAL PROPERTIES LLC
357 WEKIVA SPRINGS RD
LONGWOOD, FL 32779-3607

JOHNSONS PROPERTIES OF
ORLANDO INC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-5958

SZCZEPANEK FAMILY TRUST
215 W SABAL PALM PL
LONGWOOD, FL 32779-3656

MC GRATH ZOE
304 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

ACEVEDO JUAN R
2460 W SR 434
#1000
LONGWOOD, FL 32779-3613

CANTU MARLENE
4392 VERMILLION SKY DR
WESLEY CHAPEL, FL 33544-7374

CORBETT TAMI L
206 SWEET GUM WAY
LONGWOOD, FL 32779-4923

CROSS DEBBI L
225 CROWN OAKS WAY
LONGWOOD, FL 32779-4959

ILES JEFFREY M
230 CROWN OAKS WAY
LONGWOOD, FL 32779-5005

ALTAMONTE/SSG INC
204 N HOWARD AVE
TAMPA, FL 33606-1552

DUSTIN MOURA CHARITABLE
HOLDINGS LLC
1309 COFFEE AVE
1200
SHERIDAN, WY 82801-5777

JOHNSONS PROPERTIES OF
ORLANDO INC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-5958

LEVINE CARMEN R
LEVINE ROBERT S
109 PRIMROSE DR
LONGWOOD, FL 32779-4955

MDE REAL ESTATE LLC
351 CEDARCREST CT
LAKE MARY, FL 32746-4051

BARNES DONALD
BARNES EDEN
119 AUTUMN DR
LONGWOOD, FL 32779-4943

LAZYR LLC
232 CROWN OAKS WAY
UNIT 102
LONGWOOD, FL 32779-5005

KELLY KEVIN K
PO BOX 916535
LONGWOOD, FL 32791-6535

SPRINGS COMMUNITY ASSN INC THE
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

MC CORMICK MAXINE L
108 BUTTERNUT LN
LONGWOOD, FL 32779-4903

FERNANDEZ BRUCE G
106 BUTTERNUT LN
LONGWOOD, FL 32779-4903

PHILLIPS WADE
258 CROWN OAKS WAY
LONGWOOD, FL 32779-5006

MACMILLAN BRUCE M
104 BUTTERNUT LN
LONGWOOD, FL 32779-4903

BANK OF AMERICA
PO BOX 32547
CORPORATE REAL ESTATE
ASSESSMENTS
CHARLOTTE, NC 28232-2547

TAPLEY PAMELA
219 W SABAL PALM PL
LONGWOOD, FL 32779-3656

JOHNSONS IRA HOLDINGS LLC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-5958

MATTHEW FISHER TRUST
CRISTEN FISHER TRUST
444 WINDING CREEK PL
LONGWOOD, FL 32779-6116

SUZANNE C RUWE TRUST
88 PUTNAM PARK RD
BETHEL, CT 06801-1156

NIELSEN DAVID
NIELSEN JENNIFER
228 CROWN OAKS WAY
201
LONGWOOD, FL 32779-4959

JANUZZI KIMBERLY A
102 BUTTERNUT LN
LONGWOOD, FL 32779-4903

MIAN AHMAD
MIAN MARIE
208 SWEET GUM WAY
LONGWOOD, FL 32779-4923

BAUMGARTNER SHARON C
182 W SABAL PALM PL
LONGWOOD, FL 32779-3655

CREGAN KEVIN B SR
209 SWEET GUM WAY
LONGWOOD, FL 32779-4923

CHIARAVALLE VICTORIA
DAVIS NOAH
300 FOX SQUIRREL LN
LONGWOOD, FL 32779-4904

ELIAS DANIEL
351 CEDARCREST CT
LAKE MARY, FL 32746-4051

JOHNSONS IRA HOLDINGS LLC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-5958

LACROIX NEAL
100 BUTTERNUT LN
LONGWOOD, FL 32779-4903

JOHNSON NATHANIEL E
JOHNSON JESSICA R
1140 MARKHAM WOODS RD
LONGWOOD, FL 32779-2828

SURFSIDE REALTY GROUP LLC
132 TURNPIKE RD
STE 220
SOUTHBOROUGH, MA 01772-2129

DUSTIN MOURA CHARITABLE
HOLDINGS LLC
1309 COFFEE AVE
1200
SHERIDAN, WY 82801-5777

JACK L NINER TRUST
184 W SABAL PALM PL
LONGWOOD, FL 32779-3655

BOHORQUEZ CATALINA
233 CROWN OAKS WAY
LONGWOOD, FL 32779-5005

LAZYR LLC
410 SANDRINGHAM CT
WINTER SPGS, FL 32708-2725

RUSSELL MAUREEN
RUSSELL GREGORY
160 WISTERIA DR
LONGWOOD, FL 32779-4967

COX DAVID M
COX BONNIE M
111 PRIMROSE DR
LONGWOOD, FL 32779-4955

RAMSEY CHARLES R
PFOST STACEY L
PFOST-MORELLE PAIGE L
117 AUTUMN DR
LONGWOOD, FL 32779-4943

SMART APPLES LEARNING CENTER
INC
2615 W STATE RD
434
LONGWOOD, FL 32779

365 WEKIVA LLC
4578 CLUBHOUSE DR
SOMIS, CA 93066-3684

WILLIAMS LARRY A
254 CROWN OAKS WAY
101
LONGWOOD, FL 32779-5006

SPRINGS COMMUNITY ASSN INC THE
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

LIVE OAK VILLAGE INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

ELIAS MISHILL
351 CEDARCREST CT
LAKE MARY, FL 32746-7820

ACEVEDO JUAN R
620 ROGUE DR
LONGWOOD, FL 32779-4470

CARMODY STEPHEN
CARMODY JACLYN R
234 CROWN OAKS WAY
LONGWOOD, FL 32779-5005

LEVINE CAROL
JOHNSON JAMES P
211 SWEET GUM WAY
LONGWOOD, FL 32779-4923

JOHNSONS PROPERTIES OF
ORLANDO INC
1504 INDUSTRIAL DR
NEW SMYRNA, FL 32168-1336

MIDDLETON KYM
122 PRIMROSE DR
LONGWOOD, FL 32779-4946

SUKANEK FAMILY TRUST
223 W SABAL PALM PL
LONGWOOD, FL 32779-3656

AZA ARTURO R
192 W SABAL PALM PL
LONGWOOD, FL 32779-3655

DAVIS COEN NANCY
COEN WILLIAM J
210 SWEET GUM WAY
LONGWOOD, FL 32779-4923

LIVE OAK VILLAGE INC ATTN SPRINGS
COMMUNITY ASSN INC
2180 W SR 434
STE 5000
LONGWOOD, FL 32779-5041

AGATAR HOLDINGS LLC
400 S POINTE DR
2204
MIAMI BEACH, FL 33139-7301

185

Project Name: Village on the Green PD Rezone
Meeting Location: Embassy Suites by Hilton, 225 Shorecrest Dr., Altamonte Springs (Florida Room)
Date/Time: May 8, 2025; 6:00 – 7:00 PM

Meeting Location: Embassy Suites by Hilton, 225 Shorecrest Dr., Altamonte Springs (Florida Room)

Date/Time: May 8, 2025; 6:00 – 7:00 PM

[illegible]

NOT
FOR
CONSTRUCTION

These documents may not accurately reflect the final construction. It is the responsibility of the contractor to verify all layouts, dimensions and other related information. It is not the responsibility of the architect or engineer to verify the construction of the project. The architect and engineer shall not be responsible for any claims, damages or expenses arising out of the construction of the project. The architect and engineer shall not be responsible for any claims, damages or expenses arising out of the construction of the project. The architect and engineer shall not be responsible for any claims, damages or expenses arising out of the construction of the project.

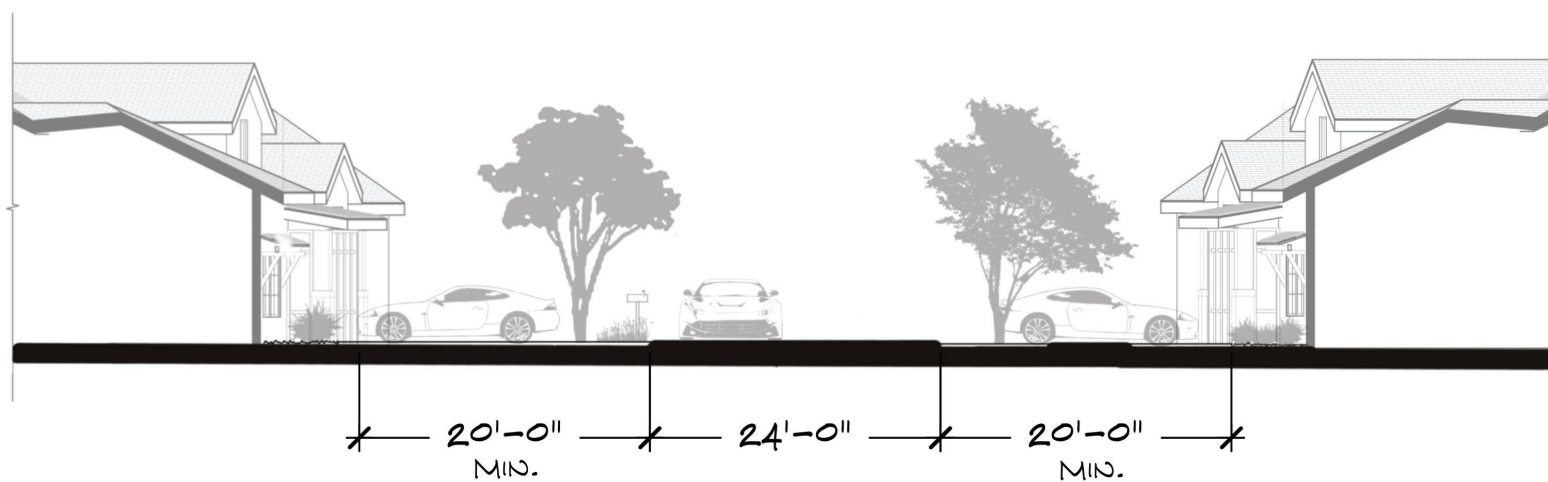
DATE: 02.03.2023
PROJECT NUMBER: P25_001
SHEET TITLE:
CONCEPTUAL
SITE PLAN

PI ARCHITECTS & ENGINEERS, INC.
PI ARCHITECTS & ENGINEERS, INC.
PI ARCHITECTS & ENGINEERS, INC.
PI ARCHITECTS & ENGINEERS, INC.

DATE: 02.03.2023
PROJECT NUMBER: P25_001
SHEET TITLE:
CONCEPTUAL
SITE PLAN
SHEET NUMBER:
A1.0



1 CONCEPTUAL SITE PLAN (PRELIMINARY)
1/32" = 1'-0"



VILLAGE ON THE GREEN
TYPICAL ROAD SECTION: AVENUE/STREET

Topic: Village on the Green Small Scale Future Land Use Amendment and PD 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 Small Scale Future Land Use Map Amendment from High Density Residential and Planned Development to Planned Development and a Rezone from R-3 (Multiple Family) and PD (Planned Development) to PD (Planned Development) for a forty (40) units, amenity building and two (2) sport courts on approximately 82.78 acres, located on the south side of Sabal Palm Drive, approximately 1,000 feet east of Wekiva Springs Drive.

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.):

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

*SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385*

SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

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SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

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:** Brooks Stickler/Kimley-Horn & Associates / Nicholas Harshfield

2. **PROJECT NAME:** Village on the Green

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:
03-21-29-5WA-0000-0010 & 703-21-29-300-009M-0000

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 north of subject property(ies)

FLU Designation to the south of subject property(ies)

FLU Designation to the east of subject property(ies)

FLU Designation to the west of subject property(ies)

PD

COM

HDR/OFFICE

PD/HDR

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:

See attached narrative.

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:

See attached narrative.

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>

<i>Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application</i>	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	
<i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 5px;"></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; height: 150px; width: 100%;"></div>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. *School Board Assessment*

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. *Transportation Assessment*

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	✓
2. An amendment seeking to:	
• Change a future land use designation within the East Rural Area	
• Change the Rural Charter Boundary	
• Change the Urban/Rural Boundary	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

SPECIAL AREAS STANDARDS OF REVIEW

NOTE:

*Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.*

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled “Definitions of Future Land Use Designations and Overlays”.

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p style="text-align: center;"><i>Note here any attachments to reference:</i></p> <p>Please see attached narrative for more details on application request</p> <div style="border: 1px solid black; height: 150px; margin-top: 10px;"></div>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment	
Demonstrate the need to amend the land use in the East Rural Area— <i>Respond to topics as applicable:</i> (1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or (2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area. <i>Begin narrative below and/or note attachments to reference:</i>	
N/A	
Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services. <i>Begin narrative below and/or note attachments to reference:</i>	
N/A	

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

N/A

N/A

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

N/A

Home Rule Charter Rural Boundary Map Amendment

If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.

Provided?

Yes ____ No ☒

Urban/Rural Boundary Map Amendment

If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.

Provided?

Yes ____ No ☒

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards		
Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i>		
$A/(B + C) = D$		
A.	Current total County employment*	Divided by
B.	Total Housing Units*	
C.	Number of new units under the proposed future land use change	
D.	Total with amendment	B + C
E.	Jobs-to-housing ratio	
*Source: Florida Bureau of Economic and Business Research,-most recent year available		

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards	
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.	N/A
Application includes rezoning application and Master Development Plan:	Yes ____ No ____
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.	
Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:	Yes ____ No ____
	N/A

**The proposal must conform to the Seminole County Comprehensive Plan and
to these requirements of Part II, Chapter 369, Florida Statutes:**

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

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

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. [373.415](#).

5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.

6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.

7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. [373.415](#), any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transition Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
N/A
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
N/A
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>
N/A

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	<p>N/A</p>
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	<p>N/A</p>

Demonstrate Consistency with the Following Standards
<p>4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.</p> <p>Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <div>N/A</div>
<p>NOTE: If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.</p>

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards
<p>Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of <i>Policy FLU 1.3 Wetlands Protection</i> and <i>Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility</i>, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.</p> <p>The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:</p> <ul style="list-style-type: none">• http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf• http://www.scpafl.org/ <p>NOTE: If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.</p> <p>NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p> <p>The property is located within the Wekiva Study Area and is a redevelopment of an existing commercial/office building. N/A</p>

Seminole County
Facility Capacity Impact Assessment
Basic Information - Worksheet 1 of 5

Applicant Name:	Brooks Stickler/Kimley-Horn & Associates
Project Name:	Village on the Green
Contact Phone/Email:	(407) 427-1677 / brooks.stickler@kimley-horn.com
Date Completed:	02/13/2025

SECTION 1 - Proposed FUTURE LAND USE Evaluation (<i>Other than PD</i>)		
Items	Entries	Units
A. Enter proposed Future Land Use - Insert initials to right. <i>If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.</i>		Any FLU except PD
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU		Whole # Units/Acre
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU	0%	Percent
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.		Acres
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	0	Units Lines (B x D)
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*	0	Sq Ft (C x D x 43560)

* Test figures are used only to provide a preliminary calculation of projected facility demands.

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only		
Items	Entries	Units
PD Proposed Future Land Use - (<i>If <u>other</u> than PD, complete SECTION 1 above.</i>)	PD	FLU
RESIDENTIAL TEST FIGURE - Enter proposed unit count*	40	Units
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*	0	Square Feet

* Test figures are used only to provide a preliminary calculation of projected facility demands.

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check box, make no entries
Brooks Stickler/Kimley-Horn & Associates	Village on the Green	<input type="checkbox"/>
Enter Utility Name:	Sunshine Water Services	
Enter Utility Contacted Name:	Bryan Gongre	
Enter Contact's Phone Number:	(321) 972-0360	

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage or go to

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.	<input checked="" type="checkbox"/>	Letter attached in place of demand calculations

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	40		0.000	(Test Figure x LOS per unit) / 1.0 mgd)

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd)

4	Total Proposed Water Demand	0.000	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity	0.000	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic?	Check box, make no entries
Brooks Stickler/Kimley-Horn & Associates	Village on the Green		<input type="checkbox"/>
Enter Utility Name:	Sunshine Water Services		
Enter Utility Contacted Name:	Bryan Gongre		
Enter Contact's Phone Number:	(321) 972-0360		


- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage or go to

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.		Letter attached in place of demand calculations

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	40		0.000	(Test Figure x LOS per unit) / 1.0 mgd)

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non - residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd)

4	Total Proposed Sewer Demand	0.000	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity	0.000	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
Brooks Stickler/Kimley-Horn & Associates	Village on the Green

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
40	x	2.6	=	104

FACILITY	Items	Entries	Notes/Units
Landfill	NOTE: A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons. *		
1	Calculated Residential Population (from above)	104	Persons
2	Adopted LOS pounds per person per day	4.3	Lb/cap/day
3	Proposed Annual Landfill Demand	81.6	Tons (Lines 1 x 2 x 365)/2000

Transfer Station	NOTE: A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day. *		
1	Calculated Residential Population (from above)	104	Persons
2	Adopted LOS pounds per person per day	4.0	Lb/cap/day
3	Proposed Daily Transfer Station Demand	0.208	Tons (Lines 1 x 2)/2000

* Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient through 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
Brooks Stickler/Kimley-Horn & Associates	Village on the Green

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
40	x	2.6	=	104

RECREATION	Items	Entries	Notes/Units
Total Acres	NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394*		
1	Calculated Residential Population (from above) :	104	Persons
2	Adopted LOS acres per person	3.6	Acres/1000 Pop
3	Proposed Total Acres Demand	0.374	Acres (Lines 1 x 2)/1000

Developed Acres	NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178*		
1	Calculated Residential Population (from above) :	104	Persons
2	Adopted LOS acres per person	1.8	Acres/1000 Pop
3	Proposed Developed Acres Demand	0.187	Acres (Lines 1 x 2)/1000

* Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient through 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.



200 Weathersfield Avenue
Altamonte Spring, Florida
United States 32714

T 866.842.8432

www.sunshinewater.com

February 13, 2025

Mr. Cameron Prisby
Kimley-Horn
200 South Orange Avenue, Suite 600
Orlando, FL 32801

RE: Parcel ID 03-21-29-300-009M-0000
Potable Water & Wastewater Service

Dear Mr. Prisby:

Please allow this letter to serve as verification that the above referenced property is located within the Sunshine Water Services Company FPSC certificated service area for the provision of potable water and wastewater service. Sunshine Water Services Company has the available water and wastewater capacity to service this project and is willing to do so subject to the execution of a mutually acceptable agreement between the Owner and the Utility.

Should you have any questions, I can be reached directly by calling 321.972.0360 or via email at bryan.gongre@nexuswg.com.

Sincerely,
SUNSHINE WATER SERVICES COMPNAY

Bryan K. Gongre
Vice President, Operations

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Nick Harshfield, the owner of record for the following described property (Tax/Parcel ID Number) 03-21-29-5WA-0000-0010 hereby designates Brooks Stickler to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

OTHER: PD Rezone & PD Major Amendment

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

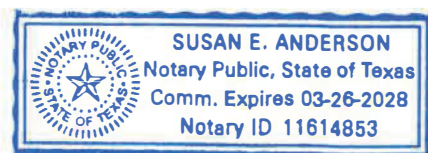
2/4/2025
Date

Nick Harshfield
Property Owner's Signature

Nick Harshfield
Property Owner's Printed Name

STATE OF TEXAS
COUNTY OF TARRANT

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Texas to take acknowledgements, appeared Nick Harshfield (property owner), by means of physical presence; and who is personally known to me, and who executed the foregoing instrument and sworn an oath on this 4th day of February, 2025.



Susan E Anderson
Notary Public - Susan E. Anderson



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Not For Profit Corporation

LIFESPACE COMMUNITIES, INC.

Filing Information

Document Number	839014
FEI/EIN Number	42-1068850
Date Filed	08/25/1977
State	IA
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	07/09/2009
Event Effective Date	NONE

Principal Address

4201 Corporate Drive
West Des Moines, IA 50266

Changed: 01/30/2017

Mailing Address

4201 Corporate Drive
West Des Moines, IA 50266

Changed: 01/30/2017

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 S PINE ISLAND RD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title President & CEO

Jantzen, Jesse
4201 Corporate Drive
West Des Moines, IA 50266

Title Director

Dutra, Ana
4201 Corporate Drive
West Des Moines, IA 50266

Title Director

Spangler, Patrick
4201 Corporate Drive
West Des Moines, IA 50266

Title Director

Yanofsky, Neal
4201 Corporate Drive
West Des Moines, IA 50266

Title Director

Fields, Venita
4201 Corporate Drive
West Des Moines, IA 50266

Title Director

Darkey-Hrinya, Joyce
4201 Corporate Drive
West Des Moines, IA 50266

Title CFO, Treasurer

Harshfield, Nicholas A
4201 Corporate Drive
West Des Moines, IA 50266

Title Board of Director

Blackford, Gary
4201 Corporate Drive
West Des Moines, IA 50266

Title Board of Director

Sokeye, Jonathan
4201 Corporate Drive
West Des Moines, IA 50266

Title Board of Director

Williams, David
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