

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

