

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda**

**Wednesday, November 1, 2023**

**6:00 PM**

**BCC Chambers  
Room 1028**

### **Planning and Zoning Commission**

**CALL TO ORDER****Opening Statement**

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

**Staff Present****Accept Proof of Publication****Approval of Minutes****Public Participation****NEW BUSINESS****Technical Review Items:**

1. Hindu Senior Living Community Preliminary Subdivision Plan - Approve [2023-1098](#)  
the Hindu Senior Living Community Preliminary Subdivision (PSP) containing thirty-seven (37) single-family residential lots on 6.74 acres zoned PD (Planned Development) located on the south side of Center Dr, just west of Bluestone PI (Suresh Gupta, Applicant). District1 - Dallari (Doug Robinson, Project Manager)

**Public Hearing Items:**

2. Evaluation and Appraisal Report (EAR)- Based Comprehensive Plan Amendments - Staff is Requesting a Continuance to December 6, 2023 for Re-Advertisement - Consider an Ordinance approving the Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan amending the text and exhibits for Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements. (Tyler Reed, Project Manager and Project Consultant, Eliza Harris Juliano, Kimley-Horn and Associates, Inc.) [2023-1076](#)
3. Wayside Assemblage PD Rezone - Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway; (Z2023-06) (Douglas Hoeksema, Applicant). District5 - Herr (Annie Sillaway, Project Manager) [2023-1072](#)

**CLOSING BUSINESS****Director/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: 2023-1098**

---

**Title:**

**Hindu Senior Living Community Preliminary Subdivision Plan** - Approve the Hindu Senior Living Community Preliminary Subdivision (PSP) containing thirty-seven (37) single-family residential lots on 6.74 acres zoned PD (Planned Development) located on the south side of Center Dr, just west of Bluestone PI (Suresh Gupta, Applicant). District1 - Dallari (**Doug Robinson, Project Manager**)

**Agenda Category:**

Technical Review Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Kathy Hammel

**Contact/Phone Number:**

Doug Robinson/407-665-7308

**Background:**

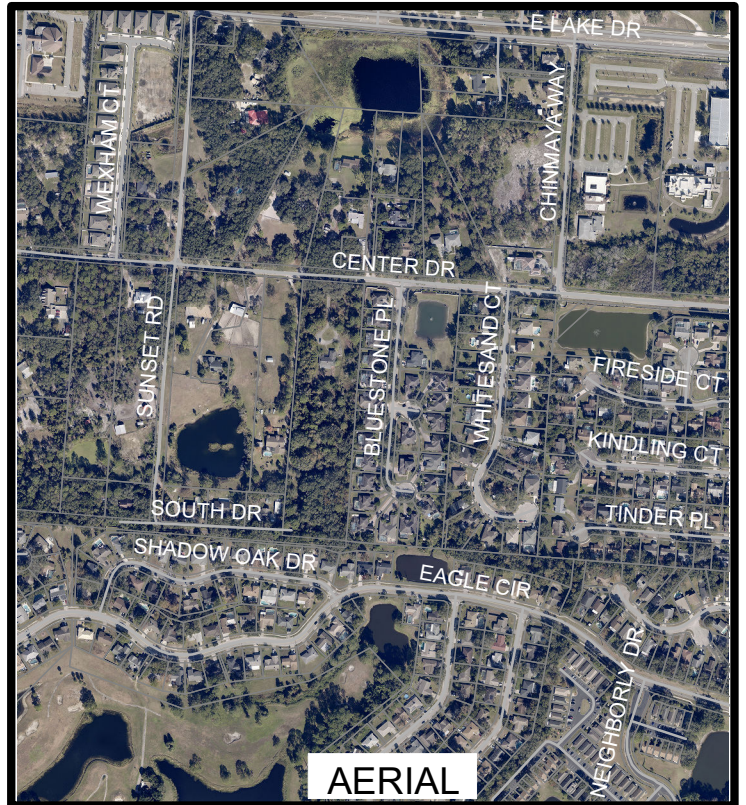
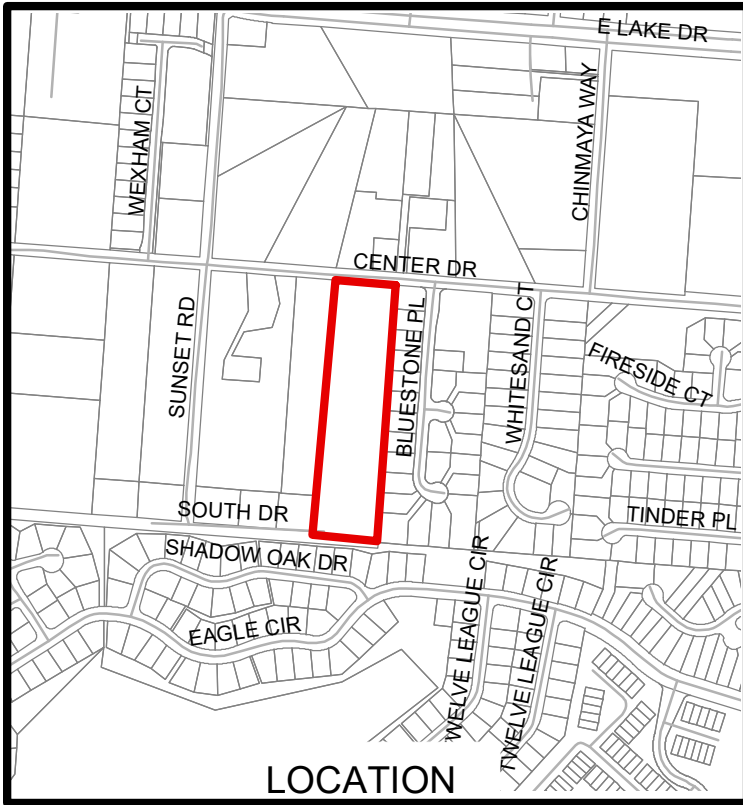
The Applicant is requesting approval of the Hindu Senior Living Community Preliminary Subdivision Plan (PSP). The Future Land Use designation of the subject property is Planned Development (PD). The PSP proposes thirty-seven (37) single-family residential lots on 6.74 acres with a maximum density of six (6) dwelling units per net buildable acre. The minimum lot size is 3,850 square feet.

The PSP complies with all the conditions of Chapter 35 of the Seminole County Land Development Code, the Hindu Senior Living Community (FKA Vasant Vatika) Development Order, and the Master Development Plan. All internal roads will be private and Seminole County is the utility provider for water and sewer. Public access will be provided from Center Drive.

**Staff Recommendation:**

Recommend approval of the Preliminary Subdivision Plan for the Hindu Senior Living Community.





**HINDU SENIOR LIVING COMMUNITY  
PRELIMINARY SUBDIVISION PLAN**

**SEMINOLE COUNTY  
PLANNING AND ZONING COMMISSION  
NOVEMBER 1, 2023**

**ZONING**

- A-1
- R-1A
- R-1AA
- PD

**FUTURE LAND USE**



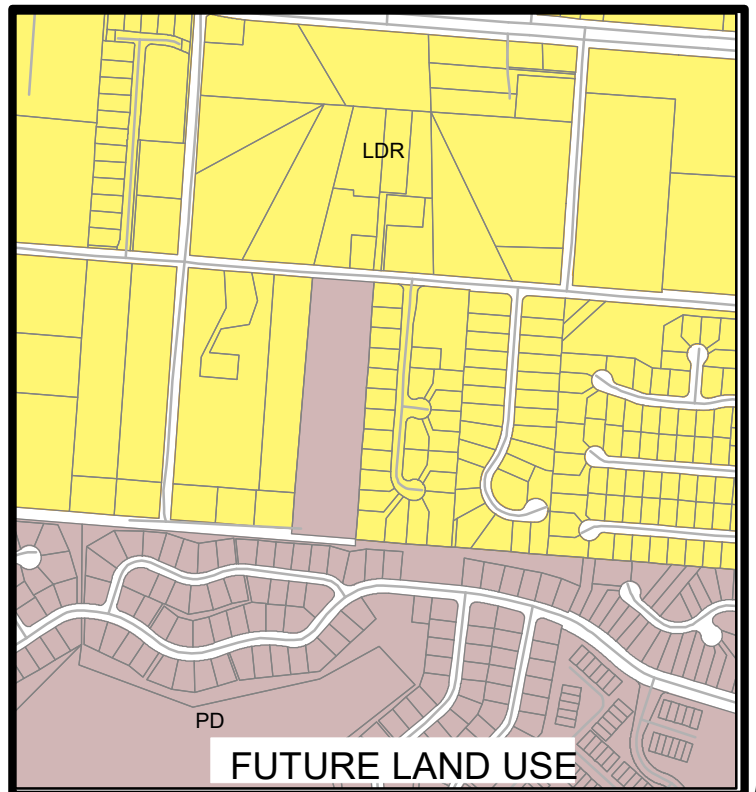
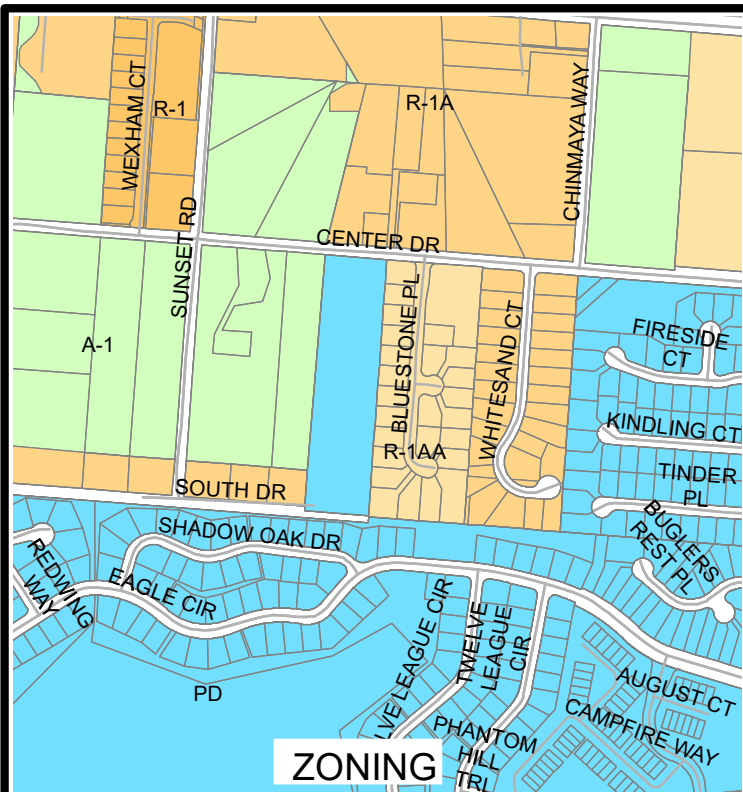
Site



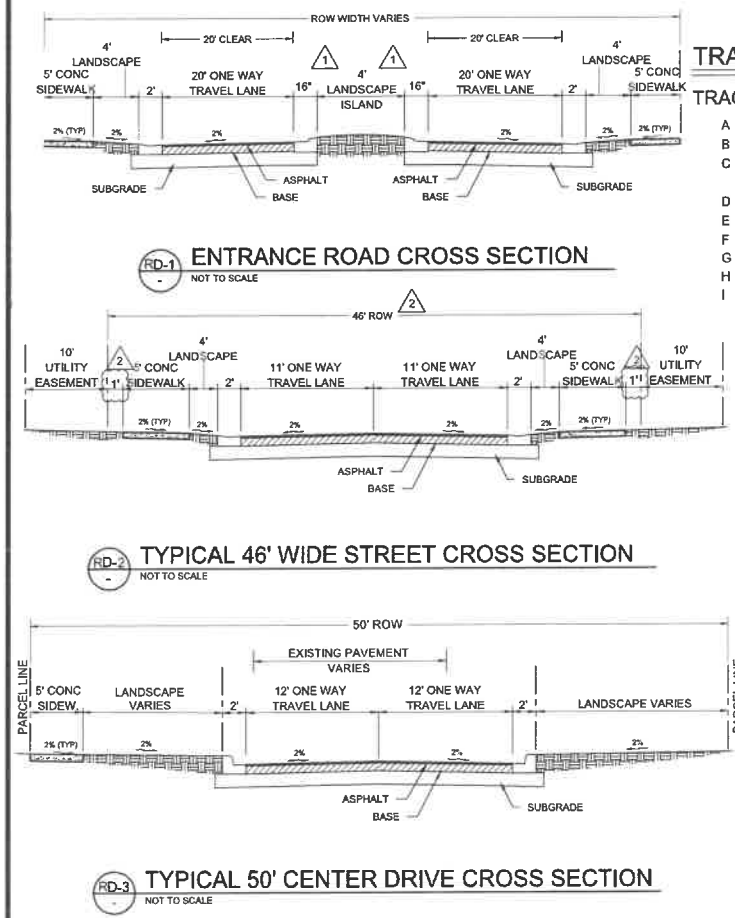
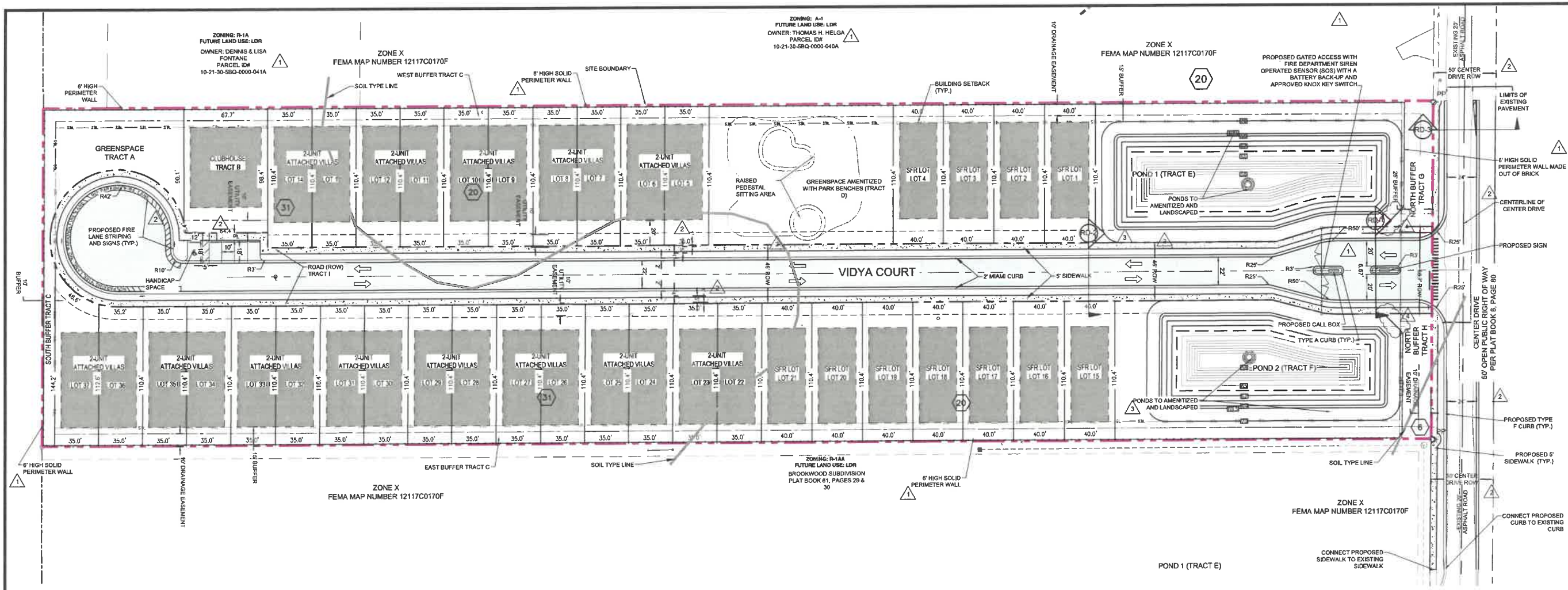
LDR



PD







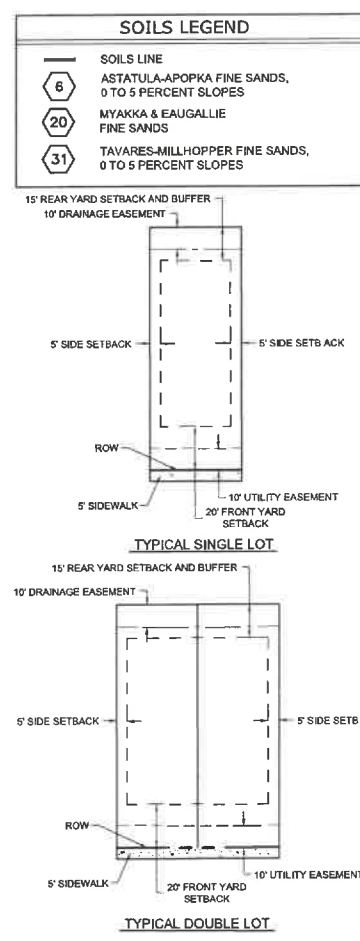
TRACT TABLE:

TRACT	TRACT USE	OWNERSHIP	ACREAGE	PERCENT	OPEN SPACE
A	GREENSPACE	H.O.A.	0.12 AC	1.78 %	0.12 AC
B	CLUBHOUSE	H.O.A.	0.13 AC	1.93 %	0.13 AC
C	WEST/EAST/SOUTH BUFFERS DRAINAGE EASEMENTS	H.O.A.	0.58 AC	8.61 %	
D	GREENSPACE	H.O.A.	0.37 AC	5.33 %	0.37 AC
E	RETENTION/GREEN SPACE	H.O.A.	0.59 AC	8.75 %	0.59 AC
F	RETENTION/GREEN SPACE	H.O.A.	0.55 AC	8.16 %	0.55 AC
G	NORTH BUFFER	H.O.A.	0.05 AC	0.74 %	
H	NORTH BUFFER	H.O.A.	0.06 AC	0.89 %	
I	ROW	H.O.A.	1.33 AC	19.73 %	
RESIDENTIAL LOTS			3.43 AC	50.89 %	
OPEN SPACE				26.11 %	1.76 AC
TOTAL SITE AREA			6.74 AC	100.00 %	

SITE AREA TABLE:

ROW IMPERVIOUS (ROAD, CURB AND SIDEWALK)	1.07 AC
MAXIMUM CLUBHOUSE BUILDING (3,660 SF)	0.08 AC
IMPERVIOUS LOT COVERAGE	2.05 AC
MAXIMUM RESIDENTIAL BUILDING, 2 STORY (3,200 SF)	0.35 AC
WATER SURFACE AREA	3.55 AC
PERVIOUS AREA	
TOTAL SITE AREA	6.74 AC

ITE TRIP GENERATION TABLE						
CODE	PROPOSED USE	UNITS	DAILY		PM PEAK HOUR	
			RATE	TRIPS	RATE	TOTAL
252	SENIOR ADULT HOUSING	37	3.44	127	0.25	9



SITE DATA TABLE:

- PD SITE AREA = 6.74 AC.
- PARCEL ID: 10-21-30-SBQ-0000-0410
- NET DEVELOPABLE AREA = 6.74 AC.
- EXISTING ZONING = PD
- FUTURE LAND USE = PD
- MINIMUM LOT SIZE = 35' X 110'
- MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
- MAXIMUM ALLOWED DENSITY = 6.0 UNITS/NET BUILDABLE AC. OR 37 MAXIMUM UNITS
- PROPOSED DENSITY = 37 UNITS/6.74 AC. = 5.49 UNITS/AC.
- REQUIRED OPEN SPACE = 25%\*6.74 = 1.69 AC.
- PROVIDED OPEN SPACE = TRACT A + TRACT B + TRACT D + TRACT E + TRACT F = 1.76 AC.
- PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE PROPOSED ROAD WILL BE PRIVATE/GATED
- A 3' DRAINAGE EASEMENT WILL BE REQUIRED ON ALL SIDE PROPERTY LINES. NO AC PADS, EQUIPMENT, ETC. WILL BE ALLOWED IN THE EASEMENT.
- BUILDING SETBACKS FOR OVERALL EXTERNAL PROPERTY BOUNDARY:  
NORTH: 25'  
SOUTH: 10'  
EAST: 15'  
WEST: 15'
- BUFFERS: NO STRUCTURES PERMITTED IN BUFFERS EXCEPT FENCES OR WALLS

NOTES:

- WATER AND SEWER WILL BE PROVIDED BY SEMINOLE COUNTY UTILITIES.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES ARE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- THE STORMWATER SYSTEM IS DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
- ALL CONSTRUCTION MATERIAL AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
- A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
- THE DEVELOPMENT MEETS THE REQUIREMENTS OF SECTION 30.1115 OF THE LDC.
- BUFFERS SHALL MEET THE REQUIREMENTS OF THE APPROVED DEVELOPMENT ORDER 14-20500022 DATED MARCH 28, 2017.
- SOLID WASTE PICK UP WILL BE PROVIDED BY SEMINOLE COUNTY.
- PER FLOOD INSURANCE RATE MAP NO. 12117C0170F (SEMINOLE COUNTY PANEL 170), DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND FLOOD ZONE A; AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.
- SIDE YARD SWALE SLOPE SHALL NOT BE LESS THAN 1% SLOPE AT ANY LOCATION.
- PROPOSED PROJECT IS A 55+ AGE RESTRICTED SENIOR LIVING COMMUNITY AND WILL HAVE NO PUBLIC SCHOOL IMPACTS.
- LANDSCAPING SHALL MEET THE REQUIREMENTS OF CHAPTER 30, PART 67 OF THE SEMINOLE COUNTY LDC.
- CLUBHOUSE PARKING REQUIREMENTS WILL BE ONE (1) SPACE FOR EACH TEN (TEN) OCCUPANTS. FIVE (5) SPACES PROVIDED x TEN (10) OCCUPANTS = 50 PERSON MAXIMUM BUILDING CAPACITY
- PROJECT TO BE DEVELOPED IN ONE PHASE.

CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES  
719 IRMA AVENUE  
ORLANDO, FLORIDA 32803  
(407) 872-1515  
www.evansenginc.com  
CERTIFICATE OF AUTHORIZATION NO. 00006788

DATE: 12/08/2022  
BY: LAV  
DETAIL: AGENCY COMMENTS

DATE: 03/01/2023  
BY: LAV  
DETAIL: AGENCY COMMENTS

DATE: 06/18/2023  
BY: LAV  
DETAIL: AGENCY COMMENTS

DATE: 08/04/2023  
BY: LAV  
DETAIL: AGENCY COMMENTS

DRAWN BY: LAV  
CHECKED BY: DE

DATE: 04/04/22  
JOB #: 31601

GRAPHIC SCALE  
0 40  
FEET  
1 inch = 40 FEET

SHEET #:  
**2.0**

VASANT VATIKA  
SEMINOLE COUNTY  
FINAL DEVELOPMENT/PRELIMINARY SUBDIVISION PLAN  
SITE PLAN



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

---

**File Number: 2023-1076**

---

**Title:**

**Evaluation and Appraisal Report (EAR)- Based Comprehensive Plan Amendments - *Staff is Requesting a Continuance to December 6, 2023 for Re-Advertisement*** - Consider an Ordinance approving the Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan amending the text and exhibits for Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements. **(Tyler Reed, Project Manager and Project Consultant, Eliza Harris Juliano, Kimley-Horn and Associates, Inc.)**

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Rebecca Hammock

**Contact/Phone Number:**

Tyler Reed/ 407-665-7398

**Motion/Recommendation:**

1. Authorize transmittal of Seminole County's Notification of Intent to Amend the Comprehensive Plan with the Evaluation and Appraisal Report (EAR)- based text and map amendments, as required by Chapter 163.3191, Florida Statutes to the Florida Department of Economic Opportunity.
2. Deny transmittal of Seminole County's Notification of Intent to Amend the Comprehensive Plan with the Evaluation and Appraisal Report (EAR)- based text and map amendments, as required by Chapter 163.3191, Florida Statutes to the Florida Department of Economic Opportunity.
3. Continue the request to a time and date certain.

**Background:**

Section 163.3191, Florida Statutes, requires adoption of a progress report called the

“Evaluation and Appraisal Report” (EAR) for all local comprehensive plans every seven years. Seminole County’s most recent EAR, adopted by the Board of County Commissioners November 15, 2022, was found ‘sufficient’ by the Florida Department of Economic Opportunity.

With assistance from Kimley-Horn project consultants, Seminole County Development Services is implementing the Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan.

The Planning and Development Division and consultants have gathered data, reviewed policies, and incorporated feedback and input from pertinent Seminole County Departments for EAR Based Amendments.

The EAR- Based amendments include proposed text and exhibit amendments for the Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements.

The Board of County Commissioners have heard three work sessions on the EAR- Based Amendments. The first work session occurred at the Board of County Commissioners meeting on August 8, 2023. The second work session took place on September 12, 2023. The third work session occurred on October 10, 2023. On October 4, 2023, a work session was held for the Seminole County Land Planning Agency.

A Community Meeting was held on August 17, 2023. Approximately sixteen citizens were in attendance, as well as staff and consultants. A presentation was given by the Planning Manager, who provided a detailed overview of the EAR- Based Amendments along with the goals and objectives of the Seminole County Comprehensive Plan. The public then had time to ask questions in an open forum. Afterward, the public had the opportunity to break out to five different stations with visual displays detailing various aspects of the presentation. Staff and consultants were on hand to answer questions at each station. Staff encouraged attendees to fill out comment cards or e-mail the project manager any comments.

Pursuant to Section 7.2 of the Seminole County Land Development Code, it is the responsibility of the Seminole County Local Planning Agency to monitor and oversee the effectiveness and status of the Comprehensive Plan of the County and recommend to the Board of County Commissioners such changes in the Comprehensive Plan as may from time to time be required.

**Staff Recommendation:**

Due to an advertising error, staff recommends that this item be continued to the December Planning and Zoning Commission meeting. The item will be readvertised as legally required.

**Seminole County**  
**PRIVATE PROPERTY RIGHTS ANALYSIS\***  
**Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County**  
**Comprehensive Plan**

<b>Date:</b>	10/10/23	<b>Department/Division:</b>	Development Services/ Planning & Development Division
<b>Contact:</b>	Tyler Reed	<b>Phone:</b>	407-665-7398
<b>Action:</b>	Adoption of an ordinance amending the Comprehensive Plan of Seminole County, amending the text and exhibits based on "Seminole County Evaluation and Appraisal Report 2022"		
<b>Topic:</b>	Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan		

**Describe Project/Proposal**

Section 163.3191, Florida Statutes, requires adoption of a progress report called the "Evaluation and Appraisal Report" (EAR) for all local comprehensive plans every seven years. Seminole County's most recent EAR, adopted by the Board of County Commissioners November 15, 2022, was found 'sufficient' by the Florida Department of Economic Opportunity.

The EAR and EAR- Based amendments incorporated the results of a public visioning process that took place in 2022 and was referred to as "Envision Seminole 2045."

The EAR- Based amendments include proposed text and exhibit amendments for the Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements.

**Estimated Economic Impact on Individuals, Businesses, or Government**

Economic impacts associated with the proposed amendments should be positive, potentially stabilizing and supporting property values on parcels with bone fide Agriculture. The amendment for the Future Land Use Element may encourage economic growth associated with agritourism. In addition the Future Land Use Element encourages walkable, active places in Centers and Corridors, by emphasizing efficient use of land and infrastructure, supply adequate, varied housing choices, and supporting business opportunities by creating and enhancing economically vibrant, active places that enable multimodal transportation.

**Anticipated New, Increased or Decreased Revenues**

No net change in revenue is anticipated with this change.



### **Method Used in Determining Analysis**

The method of analysis involved the potential impacts from adopting the proposed amendments to the Seminole County Evaluation and Appraisal Report (EAR)- Based Amendments, and professional expertise.

### **Citation**

Seminole County Comprehensive Plan EAR Based Amendments Future Land Use Element

---

**\*Note:**

Existing development rights with respect to the types of permitted uses are based on future land use designations of the Seminole County Comprehensive Plan and zoning classifications of the Land Development Code. Aside from the requirements discussed herein, no changes in development rights will be created by this ordinance.

Seminole County recognizes that it has the responsibility and duty to both insure that public facilities are available concurrent with the impacts of development and to protect private property rights, which have vested in owners of parcels of real property.

Policy FLU 17.1, Private Property Rights Act, of the Seminole County Comprehensive Plan states: "The County shall fully implement the provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act (Section 1, Chapter 95-181, Laws of Florida). Each staff recommendation relative to any land use decision shall consider the provisions of that 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  
ECONOMIC IMPACT ANALYSIS**

**Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County  
Comprehensive Plan**

<b>Date:</b>	10/10/23	<b>Department/Division:</b>	Development Services/ Planning & Development Division
<b>Contact:</b>	Tyler Reed	<b>Phone:</b>	407-665-7398
<b>Action:</b>	Adoption of an ordinance amending the Comprehensive Plan of Seminole County, amending the text and exhibits based on "Seminole County Evaluation and Appraisal Report 2022"		
<b>Topic:</b>	Evaluation and Appraisal Report (EAR)- Based Amendments to the Seminole County Comprehensive Plan		

**Describe Project/Proposal**

Section 163.3191, Florida Statutes, requires adoption of a progress report called the "Evaluation and Appraisal Report" (EAR) for all local comprehensive plans every seven years. Seminole County's most recent EAR, adopted by the Board of County Commissioners November 15, 2022, was found 'sufficient' by the Florida Department of Economic Opportunity.

The EAR and EAR- Based amendments incorporated the results of a public visioning process that took place last year and was referred to as "Envision Seminole 2045."

The EAR- Based amendments include proposed text and exhibit amendments for the Conservation, Drainage, Future Land Use, Potable Water, Recreation and Open Space, Sanitary Sewer, and Transportation Elements.

**Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County**

There is no direct economic impact upon the operation of the County as a result of these amendments.

**Describe the Direct Economic Impact of the Project/Proposal upon the Property Owners/Tax Payers/Citizens who are Expected to be Affected**

The proposed "Evaluation and Appraisal Report" (EAR)- Based amendments to the Comprehensive Plan are required by Florida Statutes and help implement the results of "Envision Seminole 2045". This is not expected to have a direct economic impact on Property Owners/Taxpayers/Citizens of the County.



**Identify Any Potential Indirect Economic Impacts, Positive or Negative, Which Might Occur as a Result of the Adoption of the Ordinance**

Any indirect positive economic impacts resulting from the proposed amendments may come from the proposed Green Building Practices policy, to include Electric Vehicle readiness, spur redevelopment in Centers and Corridors, to include coordinated infrastructure investments, proposing small lot developments, attainable housing opportunities, opportunities for small business, the support of the multimodal transportation network, preserving agricultural lands in the East Rural Area, and providing policy for Agritourism through amendments to the Future Land Use element.



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

---

**File Number: 2023-1072**

---

**Title:**

**Wayside Assemblage PD Rezone** - Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway; (Z2023-06) (Douglas Hoeksema, Applicant). District5 - Herr (**Annie Sillaway, Project Manager**)

**Agenda Category:**

Public Hearing Items

**Department/Division:**

Development Services - Planning and Development

**Authorized By:**

Rebecca Hammock, Development Services Director

**Contact/Phone Number:**

Annie Sillaway/407-665-7936

**Motion/Recommendation:**

1. Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development), and approve the associated Development Order and Master Development Plan for 19.46 acres, located on the south side of Wayside Drive, east of International Parkway; or
2. Recommend the Board of County Commissioners deny adoption of the proposed Ordinance enacting a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development), and approve the associated Development Order and Master Development Plan for 19.46 acres, located on the south side of Wayside Drive, east of International Parkway; or
3. Continue the request to a time and date certain.

**Background:**

The Applicant is requesting a rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development on 19.46 acres consisting of Multi-Family Residential, OP (Office), C-2 (Retail Commercial) uses, and including all of the Higher Intensity Planned Development -Target Industry Uses per the Seminole County Comprehensive Plan FLU Exhibit- 40.

The Applicant proposes a maximum building height of one hundred (100') feet for non-residential uses, and seventy-five (75') feet for multi-family uses. A maximum Floor Area Ratio (F.A.R.) of 1.5 is proposed for Target Industry Uses, and a 0.35 F.A.R. is proposed for Commercial and Office Uses. The maximum density for Multi-Family is proposed at 37.49 dwelling units per net buildable acre.

The proposed development consists of 2.40 acres of C-2 (Retail Commercial) and OP (Office) uses; 8.51 acres of Multi-Family; and 8.55 acres of Higher Intensity Planned Development-Target Industry (HIP-TI) uses as listed under FLU Exhibit-40 of the Seminole County Comprehensive Plan. The subject property has a Higher Intensity Planned Development-Target Industry (HIP-TI) Future Land Use designation, which allows a maximum F.A.R of 1.5; and a Commercial Future Land Use designation with a maximum F.A.R. of 0.35.

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

- East - FLU: Commercial  
Zoning: C-2 (Retail Commercial)
- West - FLU: Higher Intensity Planned Development - Target Industry  
Zoning: A-1 (Agriculture) with a minimum lot size of one (1) acre.  
PD (Planned Development) known as the I.P. Office PD permitting medical office uses; PD (Planned Development) known as the Berkshire Building PD permitting professional and medical office with support uses of restaurant and retail.
- North - Wayside Drive
- South - FLU: Higher Intensity Planned Development - Target Industry  
Zoning: PD (Planned Development) known as the International Parkway Medical Center PD permitting hospital, office, and Target Industry uses; PD (Planned Development) zoning known as the Integra Crossing PD permitting office, commercial, multi-family residential, and Target Industry uses.

The proposed development encompasses three (3) public County owned roads known as Old Brick Road, Grant Line Road, and Woodruff Springs Road. The Applicant proposes to vacate all three (3) rights-of-way and incorporate the acquired acreage into the development; therefore, approval of the rezone will be contingent upon approval of the requested vacates.

#### Site Analysis

##### Floodplain Impacts:

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

##### Wetland Impacts:

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

##### Endangered and Threatened Wildlife:

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

##### Utilities:

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

##### Transportation/Traffic:

The property will access from Wayside Drive, which is classified as a Local Road and does not have improvements programmed in the County's five (5) year Capital Improvement Program. Based on the final traffic analysis, the Developer will be required to provide a left turn lane and may be required to provide right turn lanes. Further determination will be provided at the time of the Final Development Plan (FDP).

The Developer may be required to dedicate right-of-way along the northern property boundary facing Wayside Drive to facilitate the required improvements. The specific

area of right of way dedication will be determined at time of Final Development Plan.

Sidewalks:

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

Drainage:

The proposed project is located within the Lake Monroe Drainage Basin and may have limited downstream capacity; therefore, the site will have to demonstrate outfall with capacity to handle the proposed discharge from the site or be designed to hold up to the twenty-five (25) year, twenty-four (24) hour total retention onsite.

Buffers:

The Applicant is proposing a twenty-five (25) foot wide buffer along the north perimeter facing Wayside Drive. The west perimeter buffer will be evaluated and determined at time of Final Development Plan. Buffers will not be provided along the east and south perimeter. Buffer components will be established at the time of the Final Development Plan.

Open Space:

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

Public School Capacity Determination:

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

Consistency with the Land Development Code

The proposed PD zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 25.

The request is consistent with the Land Development Code of Seminole County and the surrounding area. The proposed project supports the objectives of the PD zoning designation in that it provides the required minimum of twenty-five (25) percent open space for mixed use development and provides adequate buffering to foster compatibility with the adjacent existing zoning classifications.

The Applicant is requesting a waiver from the off-street parking requirements to allow a reduction in parking stall size from the standard ten (10) foot by twenty (20) foot stall, to a nine (9) foot by eighteen (18) foot stall size. The request is consistent with the previously approved Integra PD (Planned Development) to the south of the subject site. Parking for the multi-family portion of the development is proposed at a ratio of 1.70 spaces per dwelling unit; all other uses will meet the parking requirements of the Seminole County Land Development Code. The Applicant proposes six (6) electric car charging stations; three (3) for the multi-family use, two (2) for the HIP-TI uses, and one (1) for the commercial uses.

Consistency with the Comprehensive Plan

The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) Future Land Use designation is the identification of sites along the North I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses.

The maximum allowable density under the HIP-TI Future Land Use designation is fifty (50) dwelling units per net buildable acre, and the maximum allowable F.A.R. is 1.5. Per Policy FLU 5.8, high density residential is intended to be a subordinate use to the Target Industry Uses and must represent less than fifty percent (50%) of the total square footage of any such project.

The Applicant proposes a maximum F.A.R. of 1.5 for the HIP-TI uses, and a maximum density of 37.49 dwelling units per net buildable acre which equates to no more than forty-nine percent (49%) of the total square footage of the development.

The purpose and intent of the Commercial Future Land Use is to identify locations for a variety of commercial uses including neighborhood and community shopping

centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is .35 floor area ratio.

The Applicant proposes a maximum F.A.R. of 0.35 for the commercial and office uses.

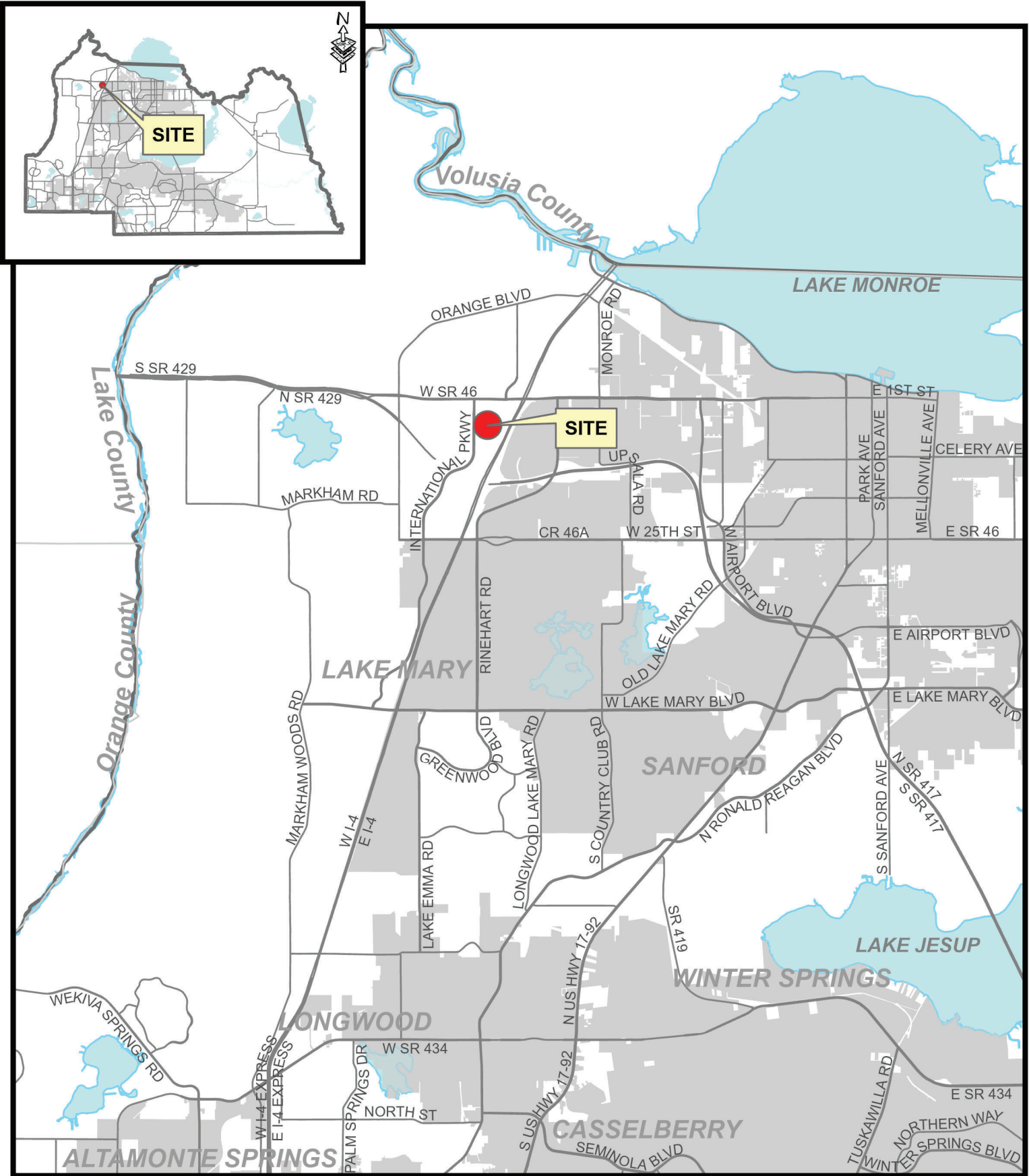
Staff finds the request to be consistent with the Seminole County Comprehensive Plan and the Land Development Code, and compatible with the trend of development in the surrounding area. Recently approved developments south of the subject site include the Integra Crossing PD approved on December 11, 2018;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

#### **Community Meeting:**

In compliance with Seminole County Land Development Code Sec. 30.49 - A Community Meeting for this project was held on September 20, 2023, approximately fourteen (14) people attended. A copy of the Community meeting minutes, and sign-in sheet are attached.

#### **Staff Recommendation:**

Recommend the Board of County Commissioners adopt the proposed Ordinance enacting a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) and approve the associated Development Order and Master Development Plan for 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

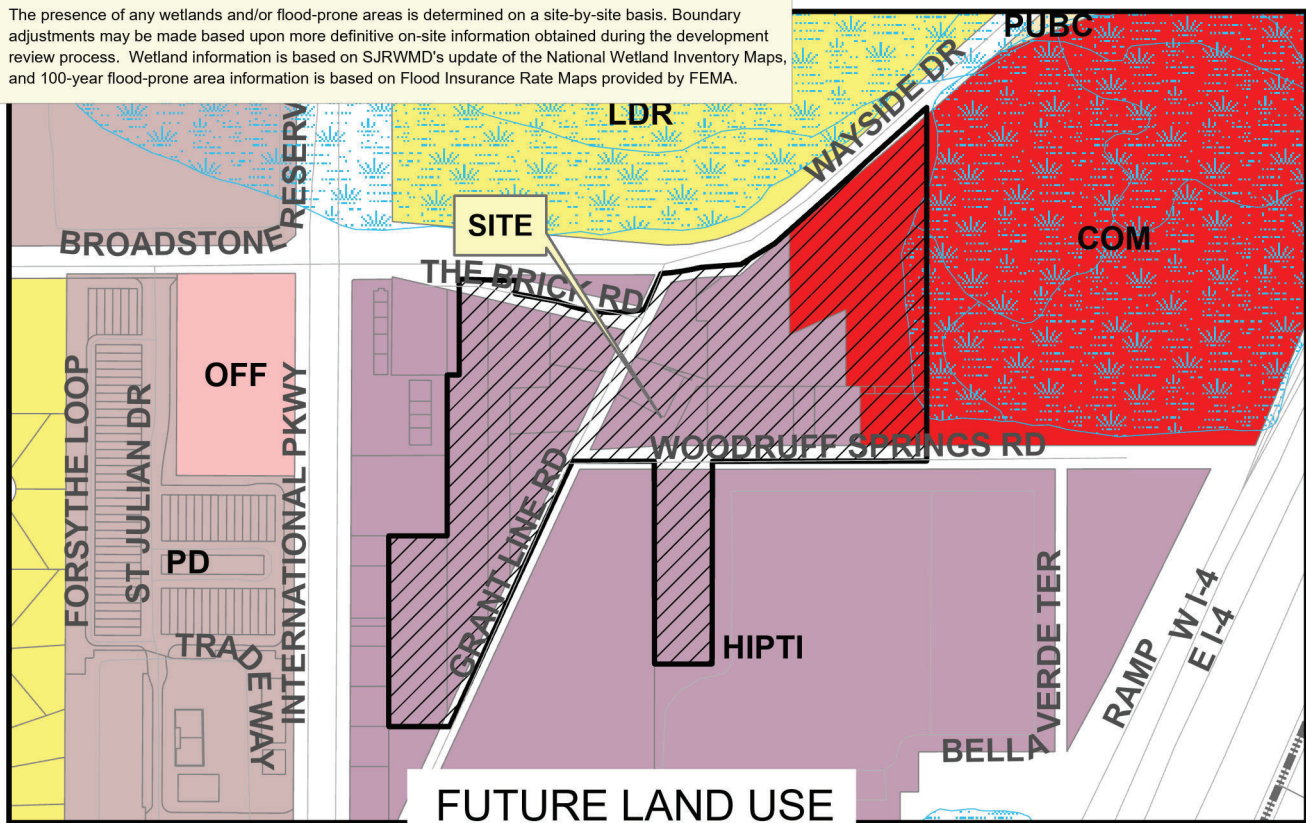


Date: 9/15/2023

Name Z2023-006SiteMap



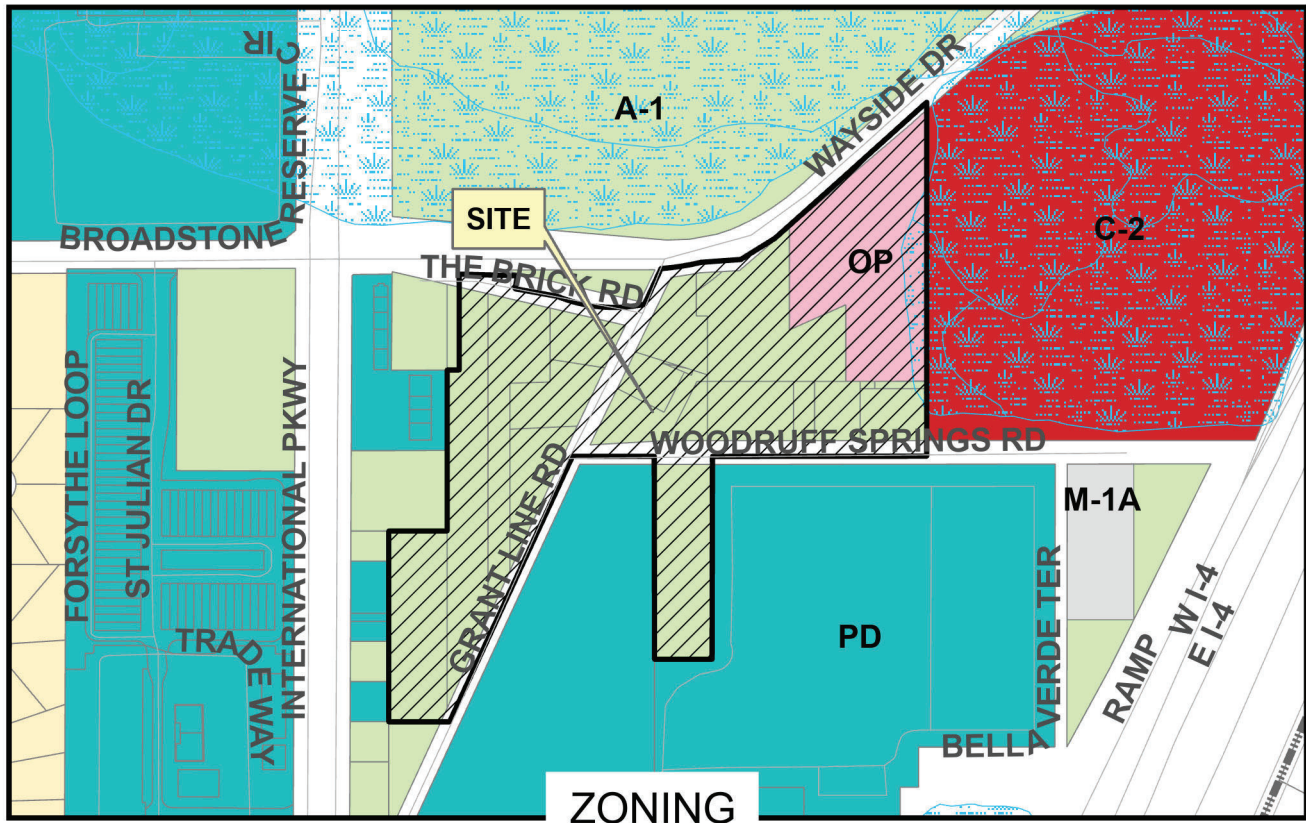
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
  CONS
  Municipality
  COM
  HIPTI
  LDR
  OFF
  PD
  PUBC

Applicant: Douglas Hoeksema, Douglas Land, Inc.  
 Physical STR: 29-19-30  
 Gross Acres: 20 +/- BCC District: 5  
 Existing Use: agriculture, office  
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2023-006	A-1/OP	PD

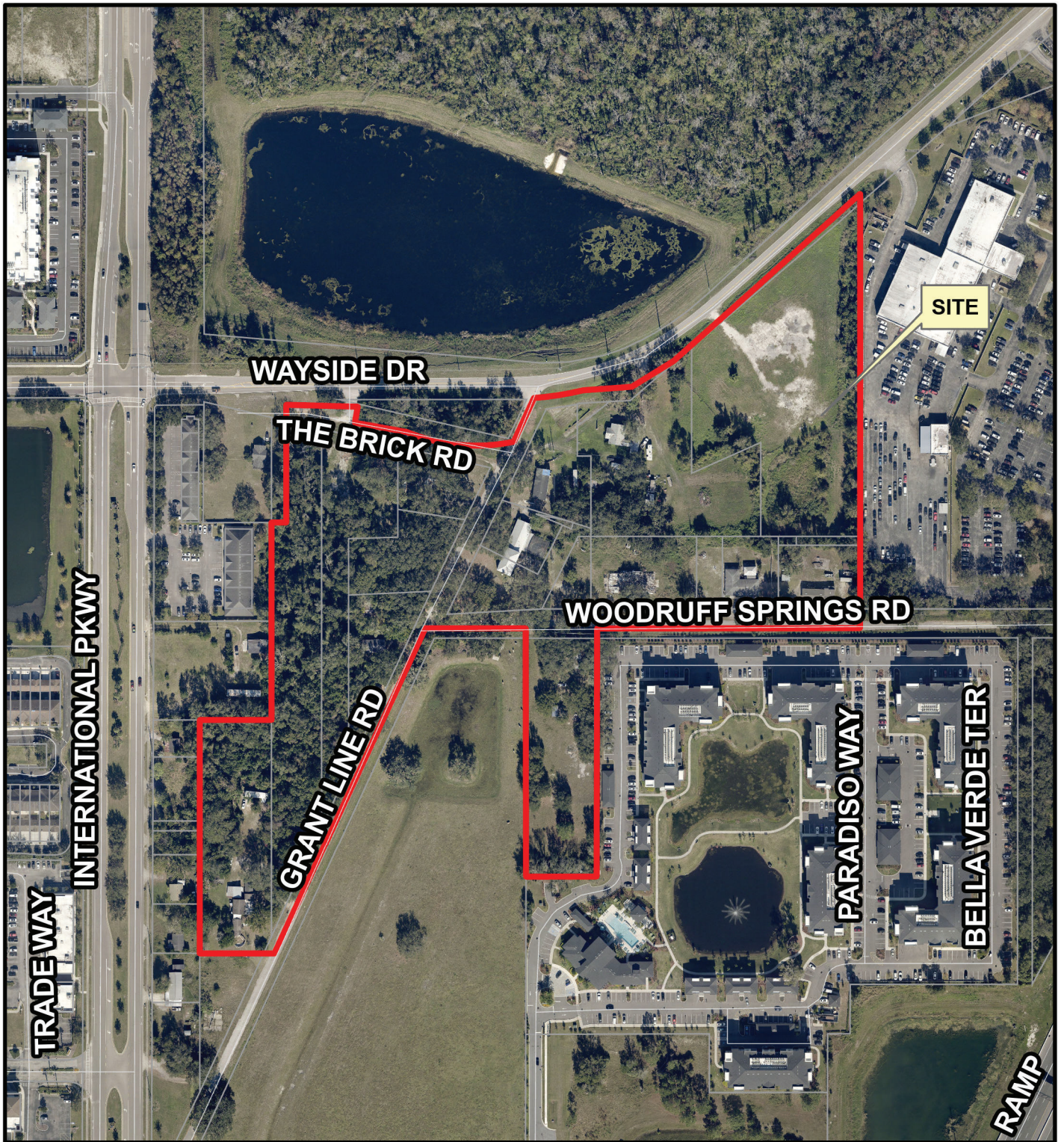


Date: 9/15/2023

Name Z2023-006

Site
  CONS
  Municipality
  A-1
  R-1AAA
  OP
  C-2
  M-1A
  PD





Rezone No: Z2023-006  
From: A-1/OP To: PD

Parcels  
 Site



Winter 2023 Color Aerials

Date: 9/15/2023

Name Z2023-006Aerial



- GENERAL NOTES**
1. PD BOUNDARY AREA: 19.46 ACRES (847,615 SF)  
(TOTAL ACREAGE INCLUDES ROW VACATES)
  2. PARCEL IDS:  
29-19-30-501-0000-0060  
29-19-30-502-0000-001A  
29-19-30-502-0000-001B  
29-19-30-502-0000-001C  
29-19-30-502-0000-0030  
29-19-30-502-0000-0040  
29-19-30-300-0160-0000  
29-19-30-300-017A-0000  
29-19-30-300-018B-0000  
29-19-30-300-018C-0000  
29-19-30-300-018D-0000  
29-19-30-300-018E-0000  
29-19-30-300-018F-0000  
29-19-30-300-018G-0000  
29-19-30-300-018H-0000  
29-19-30-300-018J-0000  
29-19-30-300-018K-0000  
29-19-30-300-018L-0000  
29-19-30-300-019-0000  
29-19-30-300-0220-0000
  3. EX. FUTURE LAND USE: HIP-TI (HIGH INTENSITY PD - TARGET INDUSTRY)(±13.73AC)  
COM (COMMERCIAL)(±3.73AC)  
ROW VACATE (±2.00AC)
  4. EXISTING ZONING: A-1 (AGRICULTURE - 1 AC.)  
OP (OFFICE)
  5. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
  6. PERMITTED USES:  
MULTIFAMILY: (8.51 AC.) \*ALL USES ASSOCIATED WITH R-4 ZONING  
COMMERCIAL / OFFICE: (2.40 AC.) \*ALL USES ASSOCIATED WITH C-2/OP ZONING  
TARGET INDUSTRY: (8.55 AC.) \*ALL USES SPECIFIC TO FLU EXHIBIT-40  
\*USES ASSOCIATED WITH CAR WASHES, MOBILE HOME AND RECREATIONAL VEHICLE SALES, MARINE SALES AND SERVICE, DRY CLEANERS, AND DOG KENNELS ARE PROHIBITED.
  7. BUILDING SETBACKS: (FROM PERIMETER)  
MULTIFAMILY RESIDENTIAL / GARAGE: FRONT: 25'  
REAR: 25'  
SIDE: 25'  
\*OFFICE/COMMERCIAL: FRONT: 25'  
REAR: 10'  
SIDE: 7.5'  
\*NOTE: 50' PERIMETER SETBACK TO BE APPLIED IF BUILDING HEIGHT IS ABOVE 75'
  8. MAX. BUILDING HEIGHT: 75' MULTIFAMILY  
100' COMMERCIAL / OFFICE
  9. LANDSCAPE BUFFER: 25' WIDTH, OPACITY: 0.5  
SOUTH BUFFER - OFFICE / MFR: NO BUFFER REQUIRED  
WEST BUFFER - TO BE DETERMINED AT FDP: NO BUFFER REQUIRED
  10. NOTE REMOVED
  11. NOTE REMOVED
  12. WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
  13. RECLAIMED SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. EXISTING REUSE MAIN IS LOCATED ON THE WEST SIDE OF INTERNATIONAL PARKWAY.
  14. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AS APPROPRIATE.

15. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
16. STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER SYSTEM UTILIZING WET OR DRY RETENTION.
17. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
18. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND NFPA REGULATIONS.
19. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
20. SEMINOLE COUNTY DETAILS SHALL BE UTILIZED ON THE FINAL ENGINEERING PLAN.
21. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, EXCEPT AS ALLOWED WITHIN THE DEVELOPMENT ORDER.
22. FINAL SERVICE DEMANDS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
23. THE SUBJECT PROPERTY DOES NOT CONTAIN ON-SITE WETLANDS.
24. PER THE FIRM PANEL NO. 12117C0065F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
25. THE PROJECT MAY BE CONSTRUCTED IN PHASES. DETAILS OF THE PHASING WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN.
26. STANDARD PARKING STALL SIZE SHALL BE A MINIMUM OF 9' x 18'.  
REQUIRED PARKING:  
MULTIFAMILY: 1.70 SPACES PER UNIT  
ALL OTHER ALLOWABLE USES PER SEMINOLE COUNTY LDC.
27. LANDSCAPING AND BUFFERING TO MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. NO INTERNAL BUFFERING BETWEEN USES WHEN SEPARATED BY ACCESS, DRIVEWAY, OR PARKING.
28. ALL MECHANICAL EQUIPMENT, GROUND OR ROOF-MOUNTED, SHALL BE SCREENED FROM OFF-SITE VIEW.
29. ALL RETENTION/DETENTION PONDS MUST BE AMENITIZED PER SEMINOLE COUNTY LAND DEVELOPMENT CODE IN ORDER TO BE COUNTED TOWARD THE MINIMUM REQUIRED COMMON OPEN SPACE.
30. THIS DEVELOPMENT IS WITHIN THE URBAN BEAR MANAGEMENT AREA AND WILL COMPLY WITH CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
31. DEVELOPMENT TO BE INTEGRATED BETWEEN EACH USE.
32. APPLICANT TO PROVIDE ELECTRIC CAR CHARGING STATIONS AT FINAL ENGINEERING.
33. ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND IMPLEMENT DARK SKY LIGHTING IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
34. REQUIRED TURN LANES TO BE SHOWN AT FINAL ENGINEERING.
35. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
36. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 - MISCELLANEOUS DESIGN STANDARDS. DUMPSTER WILL REQUIRE A SEPARATE PERMIT.

- LAND USE DATA**
1. PD BOUNDARY AREA: 19.46 ACRES (847,615 SF)
  2. ESTIMATED NET BUILDABLE AREA = PD BOUNDARY AREA: 19.46 ACRES (847,615 SF)
  3. MINIMUM OPEN SPACE: 25% = 4.86 AC (211,904 SF)  
IF THE PROJECT IS PHASED, EACH PHASE WILL BE REQUIRED TO MEET ALL STORM WATER, OPEN SPACE, BUFFER/LANDSCAPING, PARKING, ACCESS AND PEDESTRIAN CIRCULATION REQUIREMENTS.
  4. ALLOWABLE MAXIMUM DENSITY / FAR:  
COM FLU: ±3.73 AC.  
MAX NET / GROSS FAR: 0.35  
(3.73 AC X 43,560 SF/AC.) X 0.35 = 56,868 SF  
MAX RESIDENTIAL DENSITY = 20 DU/AC  
HIP-TI FLU: ±15.73 AC (INCLUDING ROW VACATE)  
MAX NET / GROSS FAR:  
(15.73 AC X 43,560 SF/AC X 1.5) = 1,027,798 SF  
MAX RESIDENTIAL BUILDING SF:  
(0.49 X 1,027,798 SF) = 503,621 SF  
MAX RESIDENTIAL DENSITY = 50 DU/AC
  5. PROPOSED MAXIMUM FAR:  
COM FLU: ±2.40 AC.  
PROPOSED MAX NET / GROSS FAR:  
36,437 SF / (3.73 AC X 43,560 SF/AC.) = 0.22  
HIP-TI FLU: ±15.73 AC (INCLUDING ROW VACATE)  
PROPOSED NON RESIDENTIAL FAR:  
370,000 SF / (15.73 AC X 43,560 SF/AC.) = 0.54  
PROPOSED MAX NET RESIDENTIAL BUILDING SF:  
±357,280 SF = 49% OF NON RESIDENTIAL SF
  6. OVERALL NET RESIDENTIAL DENSITY:  
319 DU / 8.51 AC. = 37.49 DU/AC.

**UTILITY PROVIDERS:**

**WATER & WASTE WATER:**  
SEMINOLE COUNTY ENVIRONMENTAL SERVICES  
500 W. LAKE MARSH BLVD.  
SANFORD, FL 32773  
PHONE: 407-665-2143

**PHONE**  
AT&T  
132 COMMERCE WAY  
SANFORD, FL 32771  
PHONE (407) 302-7611

**POWER:**  
DUKE ENERGY  
3250 BONNETT CREEK ROAD  
P.O. BOX 10000  
LAKE BUENA VISTA, FL 32830  
407-938-6611

**CABLE:**  
SPECTRUM  
2251 LUCEN WAY  
WATLAND, FL 32751  
407-215-5944

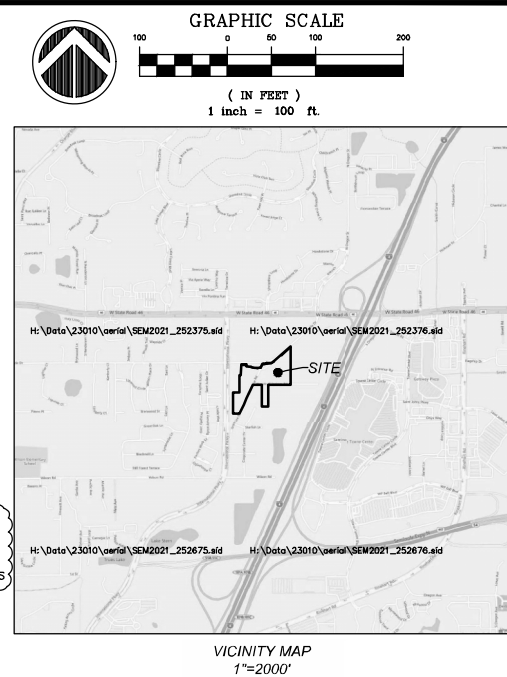
**GAS:**  
TECO PEOPLES GAS  
600 W. ROBINSON STREET  
ORLANDO, FL 32801  
407-420-2678

**LEGEND**

SEMINOLE COUNTY  
FLU: HIP-TI  
ZONING: A-1

GOVERNING JURISDICTION  
FUTURE LAND USE  
ZONING

ACCESS POINT/  
PHYSICAL INTEGRATE POINT



**LEGAL DESCRIPTION:**

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, INTEGRA CROSSINGS A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 37 THROUGH 42, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°17'08"E, A DISTANCE OF 504.70 FEET; THENCE RUN N89°56'25"W ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF WOODRUFF SPRINGS ROAD, A DISTANCE OF 208.34 FEET; THENCE RUN S24°50'41"W ALONG THE CENTERLINE OF GRANT LINE ROAD, A DISTANCE OF 731.96 FEET; THENCE RUN S89°38'07"E ALONG THE NORTH LINE OF THE SOUTH 262 FEET OF LOT 10 OF J.W. TURNER'S SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN DEED BOOK 71, PAGE 412 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND ITS EASTERLY EXTENSION, A DISTANCE OF 147.28 FEET; THENCE RUN N00°28'28"E ALONG THE WEST LINE OF LOTS 6 THROUGH 10 OF SAID PLAT OF J.W. TURNER'S SUBDIVISION, A DISTANCE OF 479.54 FEET; THENCE RUN N89°38'07"E ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 148.74 FEET; THENCE RUN N00°23'56"E ALONG THE EAST LINE OF LOTS 2 THROUGH 5 OF SAID PLAT OF J.W. TURNER'S SUBDIVISION, A DISTANCE OF 399.87 FEET; THENCE RUN N89°49'46"E ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 OF SAID PLAT OF J.W. TURNER'S SUBDIVISION, A DISTANCE OF 30.17 FEET; THENCE RUN N00°28'28"E, A DISTANCE OF 241.18 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK ROAD, A DISTANCE OF 106.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE TO THE NORTH, HAVING A RADIUS OF 371.64 FEET; THENCE FROM A RADIAL BEARING OF N221°01'07"E RUN EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'05", AN ARC DISTANCE OF 221.62 FEET, HAVING A CHORD BEARING OF S84°49'02"E AND A CHORD DISTANCE OF 218.35 FEET; THENCE RUN N24°50'41"E ALONG THE CENTERLINE OF SAID GRANT LINE ROAD, A DISTANCE OF 97.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 628.81 FEET; THENCE RUN S89°54'25"E ALONG THE SOUTH RIGHT OF WAY OF WAYSIDE DRIVE, A DISTANCE OF 127.65 FEET; THENCE RUN S10°09'00"W, A DISTANCE OF 33.00 FEET; THENCE RUN S79°51'00"E ALONG THE CENTERLINE OF OLD BRICK

## SEMINOLE COUNTY DEVELOPMENT ORDER

On December 12, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

### FINDINGS OF FACT

**Property Owners:** Ronald J. Presley & William W. Presley; Randy A. Hanson; Tesfaye Haile & Thelma Haile; Vista Oak Partners, LLC; Wendell E. Sweetser Jr.; Janet S. Rumford; Mark Sweetser; David Sweetser; Kenneth M. Sweetser; Helen L. Williams; Paul M. Watson; Diane Watson; Sam J. Watson; Gerald F. Williams Jr.; Marjorie S. Watson; Strange Properties, LLC; Gerald F. Williams Jr.; Helen M. Williams; David R. Sweeney & Annette Sweeney; Grace A. Dodge; Kenneth L Spivey

**Project Name:** Wayside Assemblage PD Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

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

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

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

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
  - A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses:
    - a. Target Industries - All uses specific to FLU Exhibit-40 of the Seminole County Comprehensive Plan (on approximately 8.54 acres).
    - b. Multi-family residential - All uses associated with R-4 zoning (on approximately 8.51 acres).
    - c. Commercial - C-2 (Retail Commercial) and OP (Office) zoning for (on approximately 2.39 acres).
  - C. Prohibited uses:
    - a. Car washes
    - b. Mobile home and Recreational Vehicle Sales
    - c. Marine sales and Service
    - d. Dry cleaners
    - e. Dog kennels
  - D. Multi-Family Residential Tract on 8.51 acres: Maximum Density of fifty (50) units per net buildable acre. Maximum building square feet: 503,621 square feet.
  - E. Office/Commercial Tract on 3.73 acres: Maximum total building square feet of 56,868 square feet.
  - F. Higher Intensity Planned Development – Target Industry (HIP-TI) Tract on 8.54 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
  - G. Maximum building heights are as follows:
    - a. Commercial/Office: 100 feet
    - b. Multi-family: Seventy-five (75) feet
  - H. Open Space: A minimum of twenty-five (25) percent open space will be provided. All buffers and retention ponds will count as open space.
  - I. Perimeter Building Setbacks shall be:  
Multi-Family:

Front: Twenty-five (25) feet  
Side: Twenty-five (25) feet  
Rear: Twenty-five (25) feet  
Street Side: Twenty-five (25) feet

Office/Commercial:

Front: Twenty-five (25) feet  
Side: Seven and one half (7.5) feet  
Rear: Ten (10) feet  
Street Side: Twenty-five (25) feet

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

J. Landscape buffers are as follows:

North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.

South: No Buffer required.

East: No Buffer Required.

West: To be determined at Final Development Plan (FDP).

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer. Buffer components will be established at Final Development Plan.

- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- M. Dumpster Enclosures will meet the Seminole County Land Development Code.
- N. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception of from the view of the Wekiva Parkway.
- O. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- P. Parking will meet the requirement of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- Q. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 5.5.
- R. Any turn lanes that may be required will be determined at Final Engineering.

- S. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- T. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- U. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- V. A cross access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- W. Development will be integrated between each use.
- X. All project signage must comply with the Land Development Code of Seminole County.
- Y. 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).
- Z. In the case of a conflict between the written conditions A through Y in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through Y will apply.

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

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal

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

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

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

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman



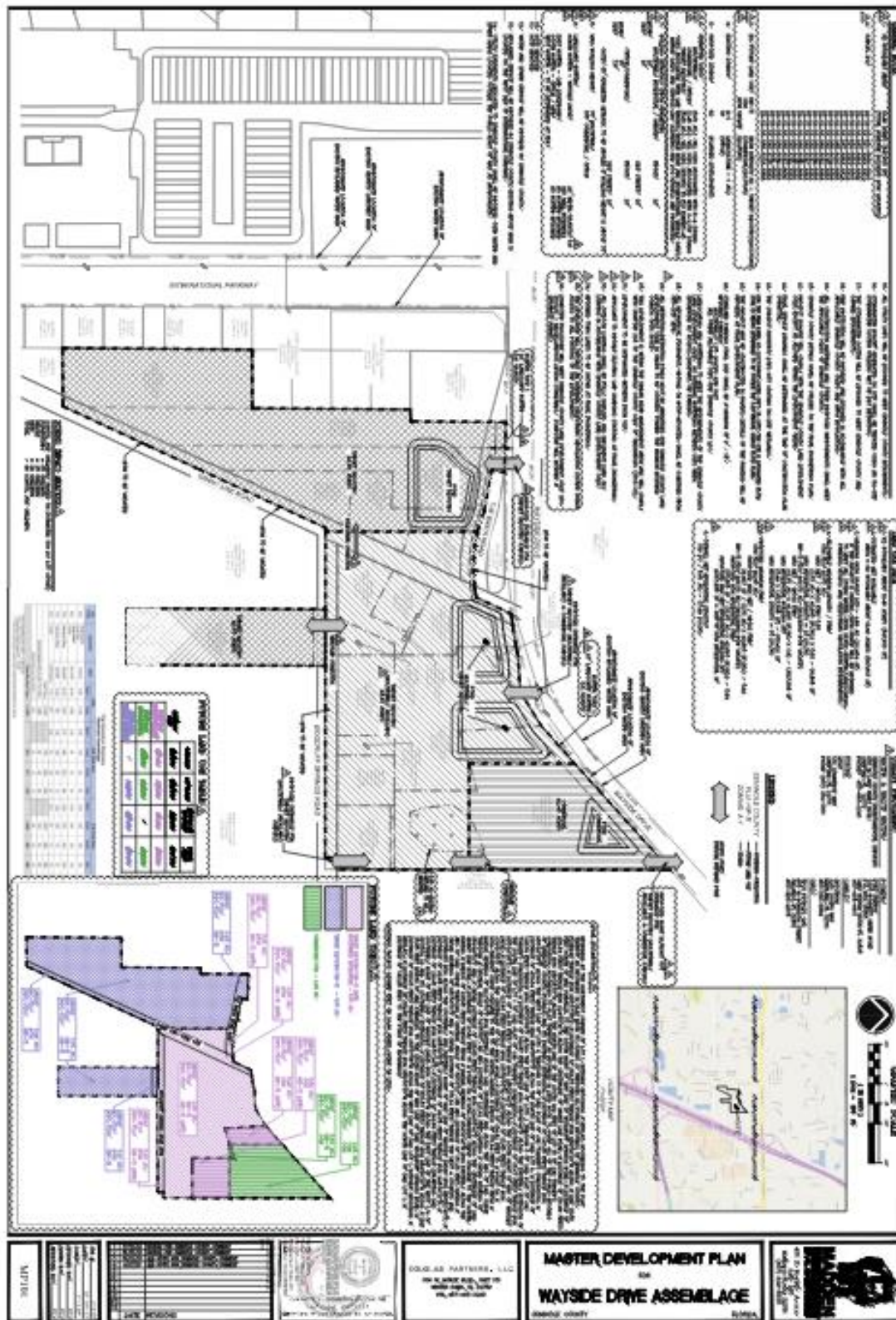
**EXHIBIT A****Legal Description**

Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat,, a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.

## EXHIBIT B

## Master Development Plan



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

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

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Wayside Assemblage PD Rezone dated December 12, 2023.

(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 classifications assigned to the following described property is changed from A-1 (Agriculture) and OP (Office) to PD (Planned Development) pursuant to the provisions contained in Development Order #23-20500006, 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 #23-20500006 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 12th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
AMY LOCKHART, CHAIRMAN

**EXHIBIT "A"**  
**DEVELOPMENT ORDER**

FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On December 12, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

**FINDINGS OF FACT**

**Property Owners:** Ronald J. Presley & William W. Presley; Randy A. Hanson; Tesfaye Haile & Thelma Haile; Vista Oak Partners, LLC; Wendell E. Sweetser Jr.; Janet S. Rumford; Mark Sweetser; David Sweetser; Kenneth M. Sweetser; Helen L. Williams; Paul M. Watson; Diane Watson; Sam J. Watson; Gerald F. Williams Jr.; Marjorie S. Watson; Strange Properties, LLC; Gerald F. Williams Jr.; Helen M. Williams; David R. Sweeney & Annette Sweeney; Grace A. Dodge; Kenneth L Spivey

**Project Name:** Wayside Assemblage PD Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

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

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

**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 as Exhibit (B).
  - B. Permitted Uses:
    - a. Target Industries – All uses specific to FLU Exhibit-40 of the Seminole County Comprehensive Plan (on approximately 8.54 acres).
    - b. Multi-family residential- All uses associated with R-4 zoning (on approximately 8.51 acres).
    - c. Commercial – C-2 (Retail Commercial) and OP (Office) zoning for (on approximately 2.39 acres).
  - C. Prohibited uses:
    - a. Car washes
    - b. Mobile home and Recreational Vehicle Sales
    - c. Marine sales and Service
    - d. Dry cleaners
    - e. Dog kennels
  - D. Multi-Family Residential Tract on 8.51 acres: Maximum Density of fifty (50) units per net buildable acre. Maximum building square feet: 503,621 square feet.
  - E. Office/Commercial Tract on 3.73 acres: Maximum total building square feet of 56,868 square feet.
  - F. Higher Intensity Planned Development – Target Industry (HIP-TI) Tract on 8.54 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
  - G. Maximum building heights are as follows:
    - a. Commercial/Office: 100 feet
    - b. Multi-family: Seventy-five (75) feet
  - H. Open Space: A minimum of twenty-five (25) percent open space will be provided. All buffers and retention ponds will count as open space.
  - I. Perimeter Building Setbacks shall be:  
Multi-Family:



FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

Front: Twenty-five (25) feet  
Side: Twenty-five (25) feet  
Rear: Twenty-five (25) feet  
Street Side: Twenty-five (25) feet  
Office/Commercial:  
Front: Twenty-five (25) feet  
Side: Seven-one half (7.5) feet  
Rear: Ten (10) feet  
Street Side: Twenty-five (25) feet

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

J. Landscape buffers are as follows:

North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.  
South: No Buffer required.  
East: No Buffer Required.  
West: To be determined at Final Development Plan (FDP).

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer.

Buffer components will be established at Final Development Plan.

- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- M. Dumpster Enclosures will meet the Seminole County Land Development Code.
- N. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception of from the view of the Wekiva Parkway.
- O. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- P. Parking will meet the requirement of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- Q. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 5.5.
- R. Any turn lanes that may be required will be determined at Final Engineering.

FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

- S. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- T. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- U. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- V. A cross access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- W. Development will be integrated between each use.
- X. All project signage must comply with the Land Development Code of Seminole County.
- Y. 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).
- Z. In the case of a conflict between the written conditions A through Y in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through Y 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



FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

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

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

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

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Amy Lockhart, Chairman

FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

**EXHIBIT A****Legal Description**

Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat, a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.

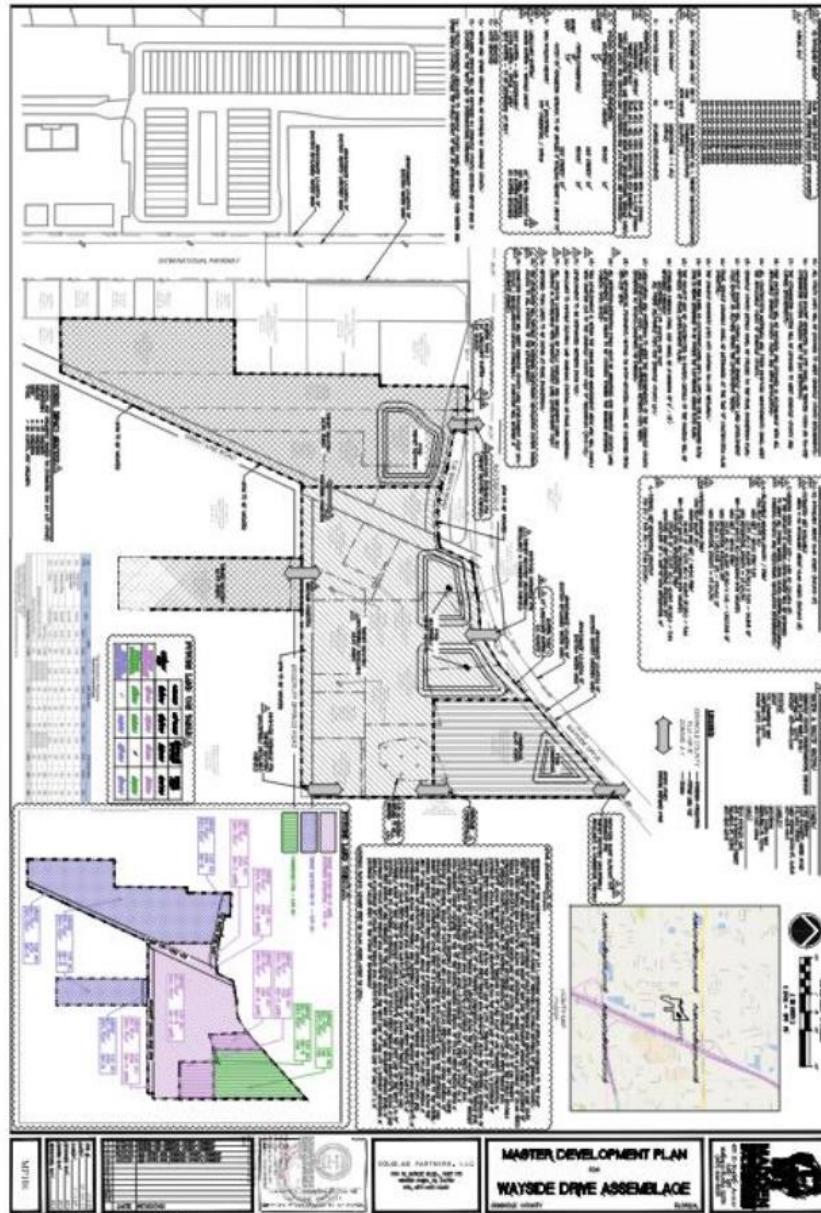
FILE NO.: PZ2023-06

DEVELOPMENT ORDER #

23-20500006

**EXHIBIT B**

**Master Development Plan**



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat,, a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.

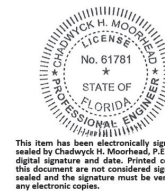
**Planned Development Master Plan**  
**for**  
***The Wayside Assemblage Property***



**Prepared by:**

**Madden, Moorhead & Stokes, Inc.**  
**431 E. Horatio Avenue**  
**Suite 260**  
**Maitland, FL 32751**

**April 2023**  
**Revised August 2023**  
**Revised September 2023**



Digitally signed by  
Chadwyck H  
Moorhead  
DN: c=US, o=Madden  
Moorhead and Stokes  
LLC,  
ou=Qualifier=A01410D  
00000181AA58C49200  
02F522, cn=Chadwyck  
H Moorhead ®  
Date: 2023.09.19  
15:53:55 -04'00'

**Chadwyck H. Moorhead, P.E.**  
**P.E.**

**61781 Certificate of Authorization No. EB-0007723**



## **INTRODUCTION AND COMP. PLAN CONSISTENCY**

The High Intensity Planned development-Target Industry (HIP-TI) future land use was established in 1990 to provide areas for employment and high-intensity mixed-use development in strategic locations throughout Seminole County. “The emphasis of the HIP-TI was attracting nonresidential uses from a list of ‘target industries,’ with the intent of fostering higher paying employment” (Seminole County Comprehensive Plan Future Land Use Element, 2017). Areas along the North I-4 Corridor received the HIP-TI designation, with the intent to foster proximity and visibility to a major interchange. According to Policy FLU 5.8, a HIP- TI development should include target businesses and industries, as well as high-density residential uses that are “functionally integrated” and supportive to the development. Policy FLU 5.14 states that the only permitted zoning classification allowed under the HIP future land use categories is Planned Development (PD) or Public Lands and Institutions (PLI). Therefore, it is necessary for the proposed development in this application to be re-zoned to PD.

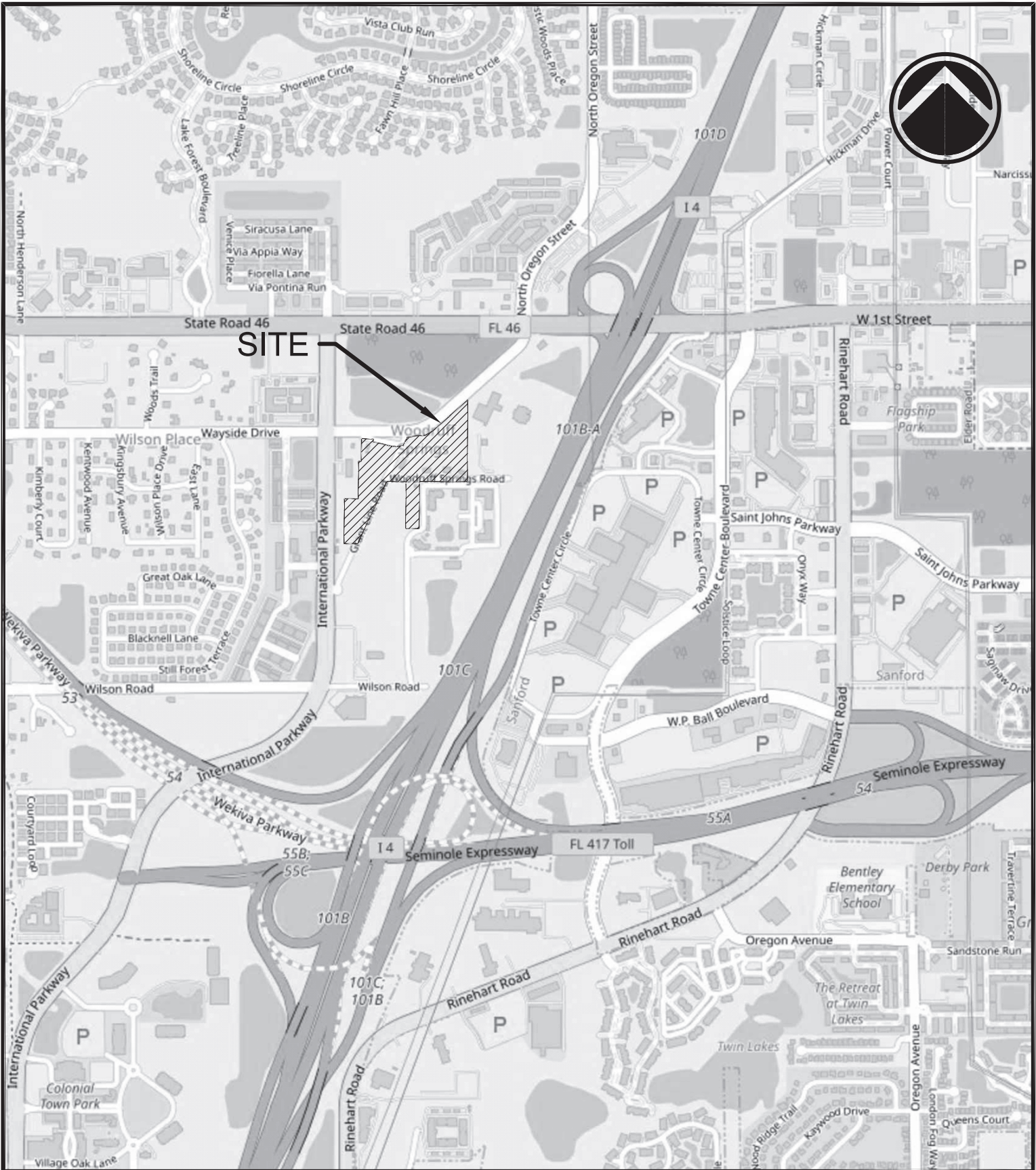
The majority of the proposed development is currently zoned as A-1 under the HIP-TI future land use, so it is imperative these parcels be re-zoned in order to comply with HIP-TI zoning standards and meet the long-term objectives of the future land use. There is a portion of the site that is zoned OP with a Commercial future land use. The proposed development meets the criteria of the future land use as it provides for a mixture of non-residential target industry uses, such as medical office, outpatient facilities, general office, hotel, and commercial support uses. The proposed development will contain a supportive, high-density residential section that is intended to house the employees of the target industry and other adjacent uses (i.e. hospital). In accordance with Policy FLU 5.8, the residential portion of the PD will not take up more than 50% of total square footage of the project. Additionally, the proposed development will meet the 25% open space requirement through amenitized stormwater ponds and landscape buffers throughout the site.



## **SITE INFORMATION**

The proposed development consists of twenty one parcels (29-19-30-501-0000-0060, 29-19-30-502-0000-0040, 29-19-30-502-0000-0010, 29-19-30-502-0000-001A, 29-19-30-502-0000-001B, 29-19-30-300-018L-0000, 29-19-30-300-018J-0000, 29-19-30-300-0160-0000, 29-19-30-300-018A-0000, 29-19-30-300-018D-0000, 29-19-30-300-017A-0000, 29-19-30-300-0180-0000, 29-19-30-300-018F-0000, 29-19-30-300-018K-0000, 29-19-30-300-018B-0000, 29-19-30-300-018C-0000, 29-19-30-300-018H-0000, 29-19-30-300-018E-0000, 29-19-30-300-0190-0000, 29-19-30-300-0220-0000 totaling approximately 19.44 acres located south Wayside Drive east of International Parkway as shown in **Figure 1**.

Figure 1. Vicinity Map of Proposed Development



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 1500'

**WAYSIDE DRIVE  
ASSEMBLAGE**

LOCATION MAP

GOOGLE MAPS



Figure 2. Aerial Map



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 400'

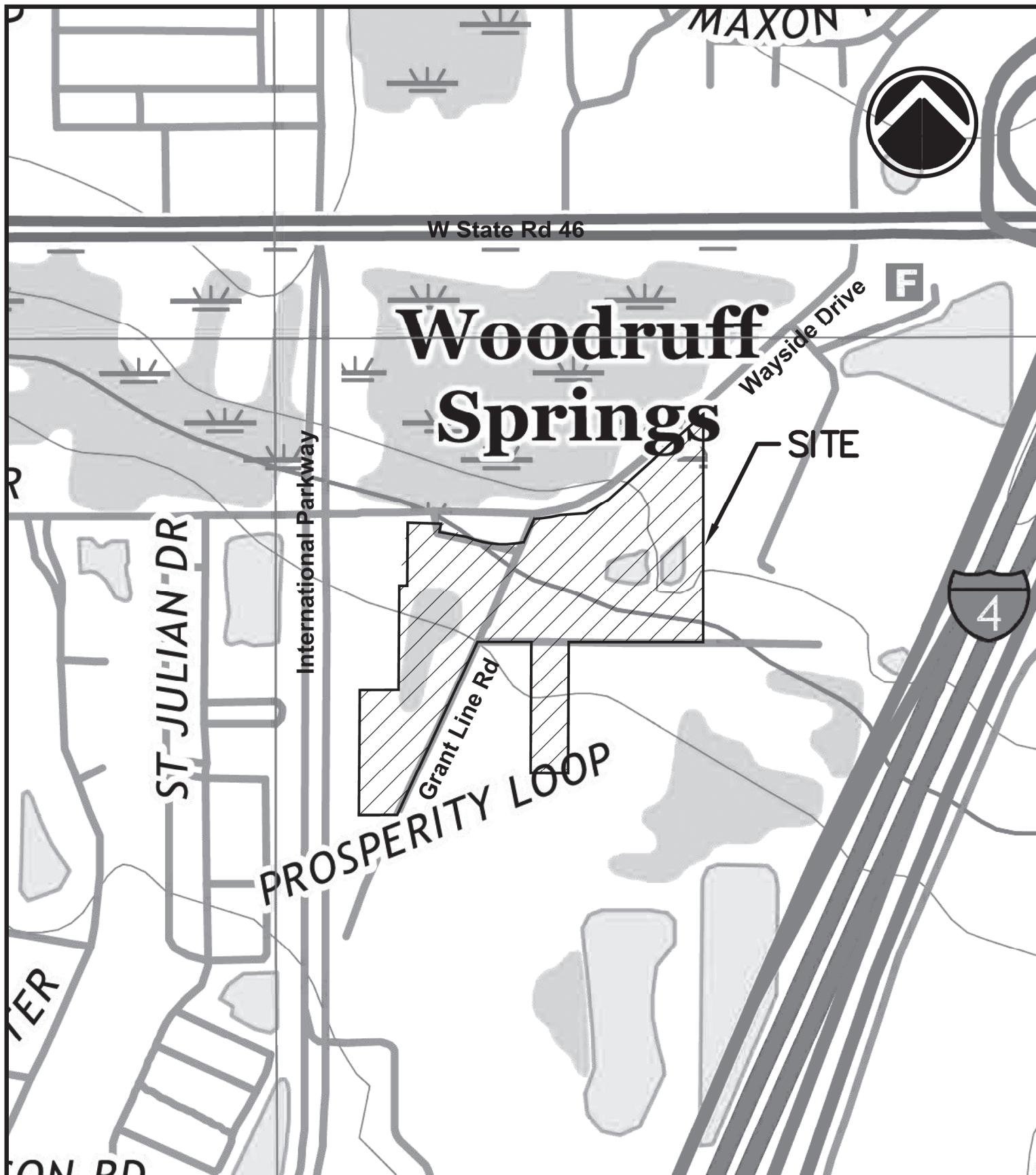
**WAYSIDE DRIVE  
ASSEMBLAGE**

AERIAL MAP

GOOGLE MAPS



Figure 3. Topography Map



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 500'

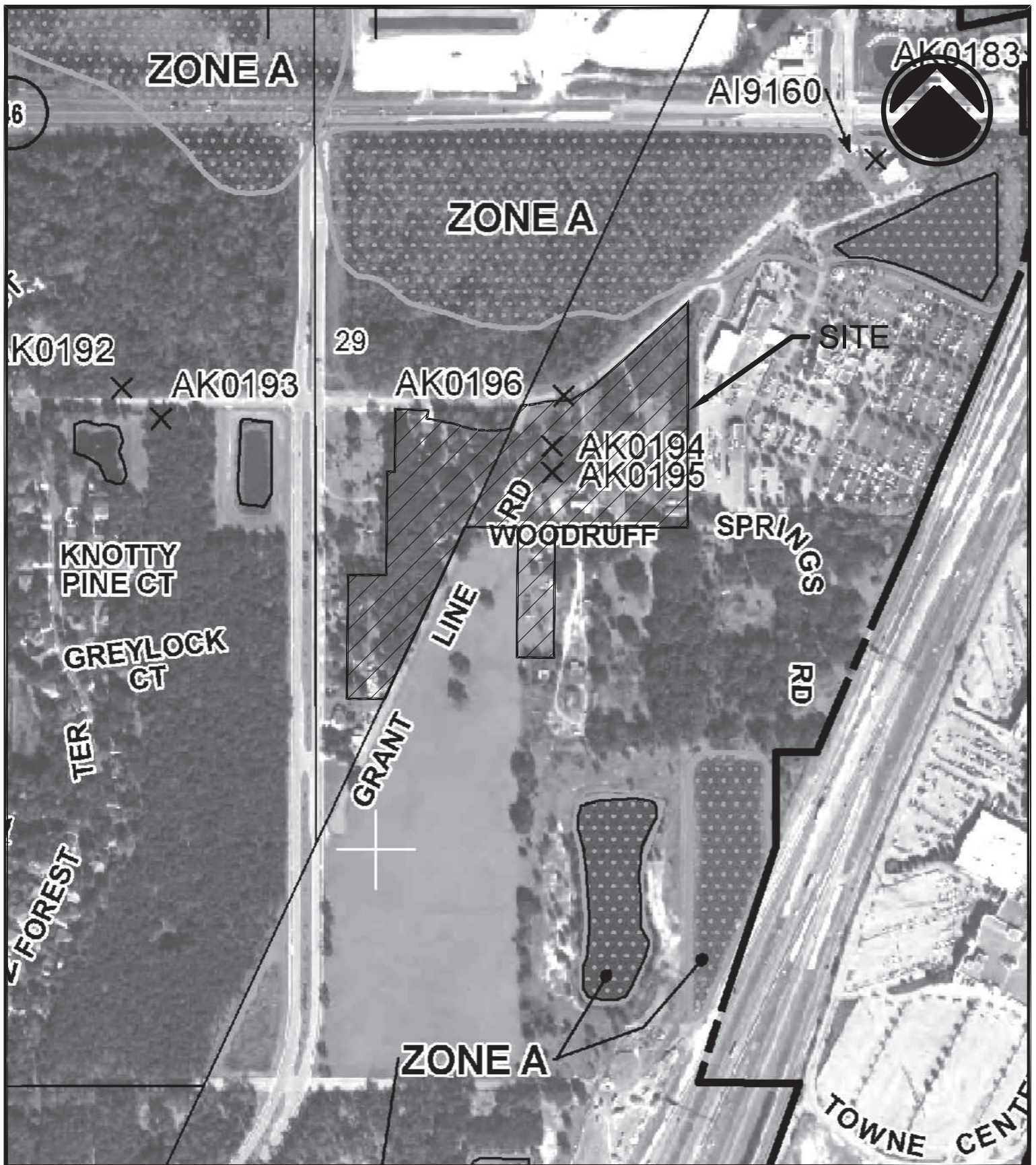
**WAYSIDE DRIVE  
ASSEMBLAGE**

QUAD MAP

STORE.USGS.GOV



Figure 4. Floodplain Map



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

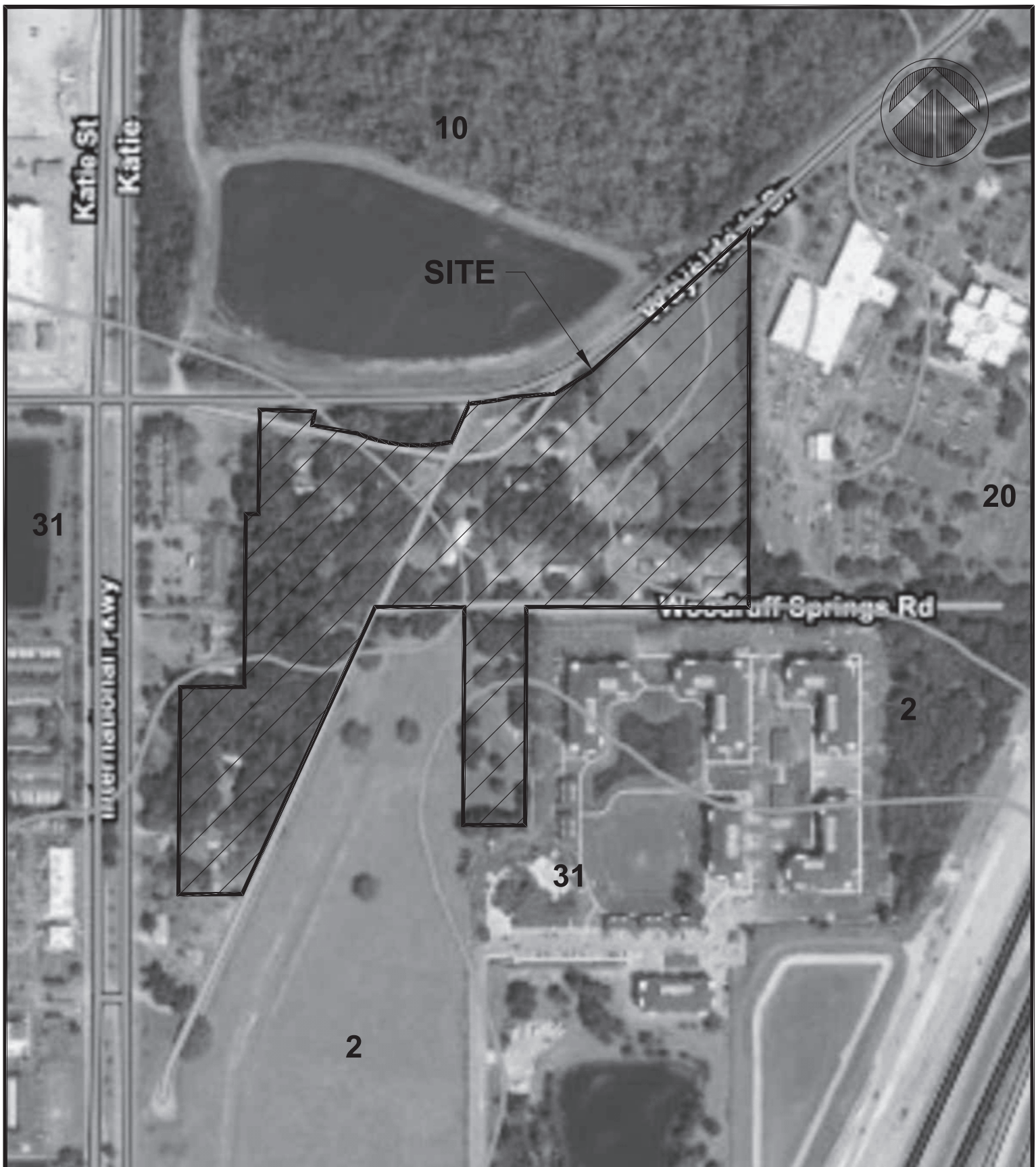
JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 500'

**WAYSIDE DRIVE  
 ASSEMBLAGE**

FLOOD INSURANCE RATE MAP  
 SEMINOLE COUNTY, FLORIDA  
 MAP #12117C0065F  
 EFFECTIVE DATE SEP. 28, 2007



Figure 5. Soils Map



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 300'

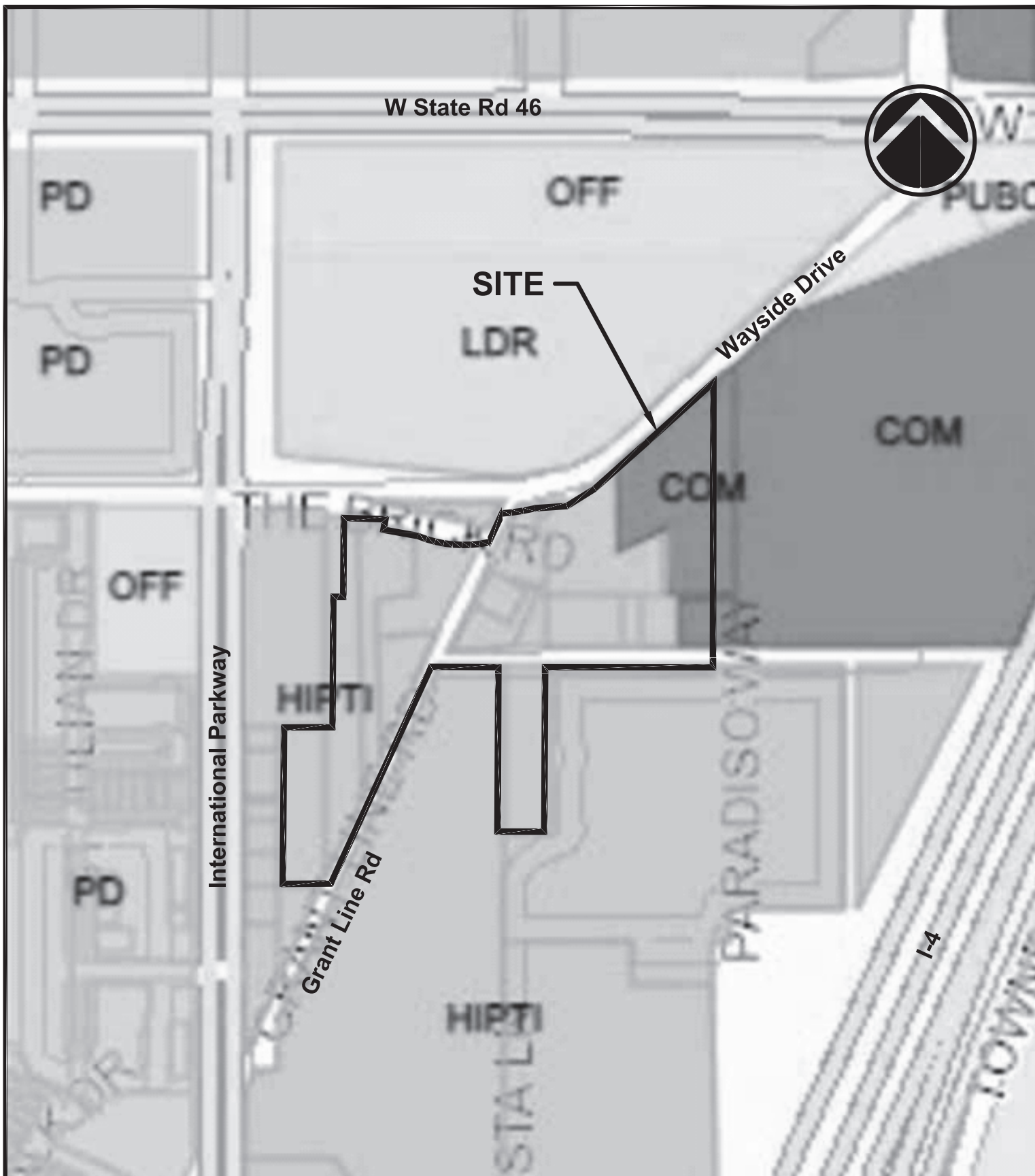
**WAYSIDE DRIVE  
 ASSEMBLAGE**

SOILS MAP

USGS SOILS SURVEY



Figure 6. Future Land Use Map



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 400'

**WAYSIDE DRIVE  
ASSEMBLAGE**

FUTURE LAND USE

SEMINOLE COUNTY GOV.

Figure 7. Zoning Map



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

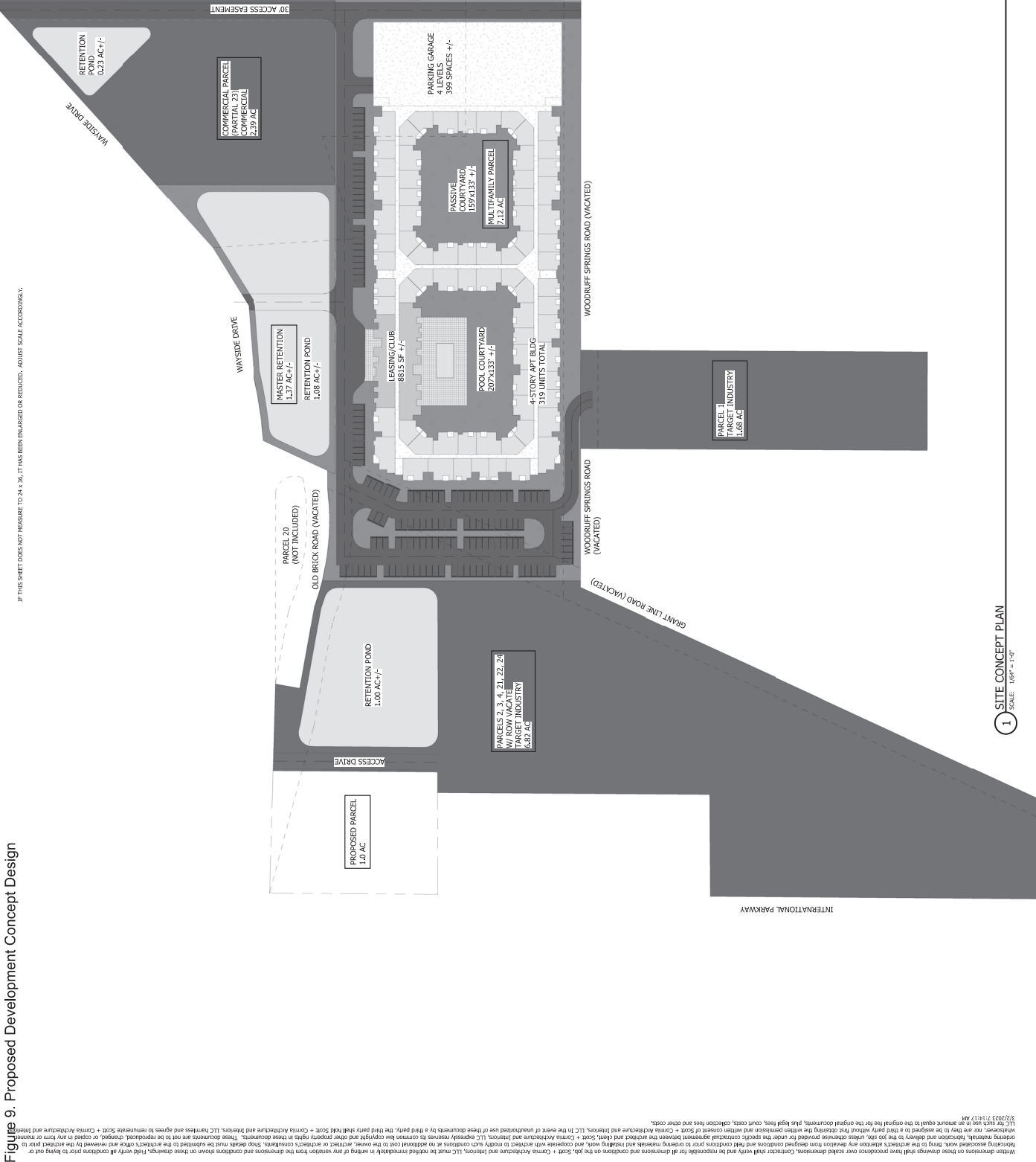
JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 400'

**WAYSIDE DRIVE  
 ASSEMBLAGE**

**ZONING**

SEMINOLE COUNTY GOV.

Figure 9. Proposed Development Concept Design



## **OPEN SPACE CALCULATION**

Mixed use developments that receive a PD (planned development) designation are required to reserve 25% of the gross site area for open space. The entire site is approximately 19.44 acres, meaning the open space for this project must consist of 4.87 acres. According to Sec.30.1344 of the Seminole County Land Development Code, landscape buffers and amenitized stormwater retention ponds are defined as contributing to open space.

## PROPOSED DEVELOPMENT IMPACT ASSESSMENTS

As shown in **Table 1**, the existing Future Land Use (FLU) under Seminole County allows both residential and non-residential uses. The developable acres were calculated based on the total acreage of the site, 19.46 acres, and accounting for the 25% open space requirement. The existing Commercial FLU area is +/-3.73 acres therefore the HIP-TI FLU area is 15.73 acres (this includes 2.00 acres of vacated ROW from Brick, Grant Line, and Woodruff Springs Roads). This would allow a maximum of 1,027,798 non-residential square feet, given a maximum FAR of 1.5. If the site is to have residential development it can have a residential use square footage of 503,621 (49% of the max FAR) as long as it does not exceed 50 du/ac. The Commercial FLU area would be capped at 0.35 FAR (56,868 s.f.) and a maximum of 20 du/ac (74 du).

The proposed development will have maximum of 319 multi-family dwelling units (+/-357,280 s.f) and a maximum of 370,000 square feet of non-residential development (maximum 240,000 square feet office/commercial, a maximum 120-room hotel (130,000 square feet maximum)) in the HIP-TI land use area. (see **Table 2**). The percentages for each use are applied area wide. Development density and intensity is calculated per the HIP TI FLU below.

**Table 1. Maximum Development Potential Based in HIP TI Future Land Use**

Future Land Use	Developable Acres	Residential Max(sf)	Non-Residential (sf)
<b>HIPTI</b>	15.73	503,621	1,027,798

**Table 2. Proposed Development**

Future Land Use	Developable Acres	Residential Dwelling (sf)	Non-Residential (sf)
<b>HIPTI</b>	15.73	+/-357,280	370,000



## **Transportation**

See Trip generation summary following.

**Trip Generation Summary  
Seminole Assemblage**

220	Multi-Family Low Rise	319 DU	6.65	2,120	0.38	122	29	93	0.50	158	100	58
822	Strip Retail Plaza	36.4 KSF	54.45	1,982	2.36	86	52	34	6.59	240	120	120
720	Medical Office	180 KSF	42.37	7,627	2.27	409	323	86	4.05	729	219	510
710	General Office	60 KSF	12.40	744	1.80	108	95	13	1.82	109	18	91
310	Hotel	120 Rooms	7.31	877	0.44	53	29	24	0.51	61	31	30
			Total Trips	13,350		778	528	250		1,297	488	809
			Internal Capture (8% A.M./11% P.M.)	1,268		62	42	20		143	54	89
			Retail Pass-by trips (32%) ***	574		25	15	10		68	34	34

\*DU= Dwelling Unit, KSF = 1,000 sq ft.

\*\* Equations Used where  $R^2 > 0.75$

\*\*\* From the Seminole County 2021 Multi-Model Mobility Fee Study

## Water and Sewer

The proposed development is expected to use a total of approximately 178,489 gallons per day and 152,990 gallons per day of potable water and sewer, respectively as shown in **Table 7**. Seminole County provides both water and sewer to the subject property, and the applicant is committed to working with the County to ensure that adequate capacity exists prior to development.

**Table 4. Estimated Water and Sewer Demand of Proposed Development**

Capacity Factors	Unit	Unit Count	Potable Water (gpd)	Total Potable (gpd)	Sewer (gpd)	Total Sewer (gpd)
<b>Hotel</b>	Per Room	120	175.00	21,000.00	150.00	18,000.00
<b>Office Buildings</b>	Per 1,000 Sq ft	406,437 SF	116.90	47,512.00	100.20	40,725.00
<b>Apartments</b>						
<b>2 or more bedroom</b>	per unit	319	291.655	93,041.00	249.99	79,747.00
				<b>161,553.00</b>		<b>138,472.00</b>

## Schools

See School Capacity Determination from Seminole County Schools for information on school capacity.

## **CONCLUSION**

As described above, this project furthers the County's goals, objectives, and policies that aim to achieve high intensity planned developments and attract target industry employers. This job creation project provides an important link to the associated adjacent medical industry cluster developing around this activity node. "The emphasis of the HIP-TI was attracting nonresidential uses from a list of 'target industries,' with the intent of fostering higher paying employment" (Seminole County Comprehensive Plan Future Land Use Element, 2017). Areas along the North I-4 Corridor received the HIP-TI designation, with the intent to foster proximity and visibility to a major interchange. The Wayside Assemblage mixed use development program is appropriate for the location, addresses the needs in the area, and complies with the requirements of the comprehensive plan.



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

*4/26/23*

**To:** Douglas Hoeksema, Douglas Land, Inc \* 407-415-3293 \* [mjhoeksema@douglaspartnersllc.com](mailto:mjhoeksema@douglaspartnersllc.com)  
Nicole Martin, Madden, Moorhead & Stokes \* 407-629-8330 \* [Nicole@madden-eng.com](mailto:Nicole@madden-eng.com)  
Rebecca Hammock, Seminole County \* 407-665-7396 \* [Rhammock@seminolecountyfl.com](mailto:Rhammock@seminolecountyfl.com)  
Mary Moskowitz, Seminole County \* 407-665-7375 \* [Mmoskowitz@seminolecountyfl.com](mailto:Mmoskowitz@seminolecountyfl.com)

**From:** Jordan Smith, AICP, PP, Facilities Planner, Seminole County Public Schools

**Date:** April 26, 2023

**RE:** **Wayside Drive Assemblage (Seminole County)**

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

**Description: Proposed Rezone from A-1, Agriculture and OP, Office to PD, Planned Development of +/-18.99 acres generally located ADJACENT TO 4935 Wayside Drive (*for Find My School reference*) within the jurisdiction of Seminole County.** The applicant is requesting a change to the zoning to allow a maximum of 319 Multi-Family dwelling residential units, to be developed within the proposed land use and zoning designations.

**Parcel ID (s) #:** 29-19-30-501-0000-0060, 29-19-30-502-0000-0030, 29-19-30-501-0000-0040, 29-19-30-501-0000-0010, 29-19-30-502-0000-001A, 29-19-30-502-0000-001B, 29-19-30-300-01BL-0000, 29-19-30-300-01BJ-0000, 29-19-30-300-0160-0000, 29-19-30-300-01BA-0000, 29-19-30-300-018D-0000, 29-19-30-300-017A-0000, 29-19-30-300-0180-0000, 29-19-30-300-018F-0000, 29-19-30-300-018K-0000, 29-19-30-300-018B-0000, 29-19-30-300-018C-0000, 29-19-30-300-018H-0000, 29-19-30-300-018E-0000, 29-19-30-300-0190-0000, 29-19-30-300-0220-0000

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

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

**CSA Capacity**

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-9	CSA M-1	CSA H-1
CAPACITY	4,345	5,732	7,739
3-YEAR PROGRAM CAPACITY			
ENROLLMENT	3,943	4,690	6,717
AVAILABLE CAPACITY	402	1,042	1,022
SCALD RESERVATIONS TO DATE	587	508	165
SIA - Wayside Drive Assemblage	50	20	26
REMAINING CAPACITY	⊗ (235)	⊗ 514	⊗ 831

\*NOTE: At this time capacity for this development is not available in the elementary school CSA (E-9) where the development is being proposed. Adjacent CSA capacity is permitted to maintain LOS as per School Planning and Concurrency ILA section 12.3(c). Available capacity has been found in the adjacent CSA (E-10 Hamilton Elementary, Midway Elementary and Pine Crest Elementary) to the proposed project. As a result, the student assignment may not be to the school in closest proximity to the proposed residential development.

[https://seminoleschools.sharepoint.com/sites/FacilitiesPlanning/Shared Documents/New Directories/Planning/Development tracking/0 SIA/SIA 2023/23-05\\_SIA Wayside Drive Assemblage/Notice - Wayside Drive Assemblage.docx](https://seminoleschools.sharepoint.com/sites/FacilitiesPlanning/Shared Documents/New Directories/Planning/Development tracking/0 SIA/SIA 2023/23-05_SIA Wayside Drive Assemblage/Notice - Wayside Drive Assemblage.docx)



**Comments CSA Evaluation:**

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

**Zoned School Enrollment:** For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **MAY NOT be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary and middle schools**. Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

ELEMENTARY SCHOOLS	ZONED SCHOOL	Region 2				CSA E-9
	Region 1	Bentley 50%	Crystal Lake	Wicklow	Region 2	
CAPACITY	2,256	475	835	779	2,089	4,345
3-YEAR PROGRAM CAPACITY		-			-	
ENROLLMENT	2,118	468	709	648	1,825	3,943
AVAILABLE CAPACITY	138	7	126	131	264	402
SCALD RESERVATIONS TO DATE	564				23	587
SIA - Wayside Drive Assemblage	50	-	-			50
REMAINING CAPACITY	⊗ (476)				✓ 241	⊗ (235)
Region 1 Elementary Schools include Bentley, Idyllwilde or Wilson						
Region 1 Elementary Schools include Bentley, Crystal Lake or Wicklow						
MIDDLE SCHOOLS	ZONED SCHOOL	Sanford	Greenwood	Markham Woods	Millennium	CSA M-1
CAPACITY	1,447	1,268	1,260	1,757		5,732
3-YEAR PROGRAM CAPACITY						-
ENROLLMENT	1,378	1,001	963	1,348		4,690
AVAILABLE CAPACITY	69	267	297	409		1,042
SCALD RESERVATIONS TO DATE	155	1	182	170		508
SIA - Wayside Drive Assemblage	20	-				20
REMAINING CAPACITY	⊗ (106)	✓ 266	✓ 115	✓ 239	✓ 514	
HIGH SCHOOLS	ZONED SCHOOL	Seminole	Lake Mary			CSA H-1
CAPACITY	4,934	2,805				7,739
3-YEAR PROGRAM CAPACITY						-
ENROLLMENT	4,033	2,684				6,717
AVAILABLE CAPACITY	901	121	-	-		1,022
SCALD RESERVATIONS TO DATE	705	2				707
SIA - Wayside Drive Assemblage	26	-	-	-		26
REMAINING CAPACITY	✓ 170	✓ 119			✓ 289	

## **Terms and Definitions:**

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

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

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

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

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

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

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

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

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

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

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

Elementary 95%, Middle 90%, High 95%



# MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

September 6, 2023

Dear Neighbor:

This letter is to inform you of a community meeting to discuss the future development of 19.46 +/- acres located on the south side of Wayside Drive, east of International Parkway, identified as parcel numbers:

29-19-30-501-0000-0060	29-19-30-300-018D-0000
29-19-30-502-0000-0030	29-19-30-300-017A-0000
29-19-30-502-0000-0040	29-19-30-300-0180-0000
29-19-30-502-0000-0010	29-19-30-300-018F-0000
29-19-30-502-0000-001A	29-19-30-300-018K-0000
29-19-30-502-0000-001B	29-19-30-300-018B-0000
29-19-30-300-018L-0000	29-19-30-300-018C-0000
29-19-30-300-018J-0000	29-19-30-300-018H-0000
29-19-30-300-0160-0000	29-19-30-300-018E-0000
29-19-30-300-018A-0000	29-19-30-300-0190-0000
	29-19-30-300-0220-0000

**The meeting will be held at the Seminole County Sherriff's Office located at 100 Eslinger Way, Sanford, Florida 32773 on Wednesday, September 20, 2023 at 6:00 p.m.**

The subject property is currently zoned as A-1 and OP with a proposed rezoning to Planned Development (PD). Our development application proposes a mixed-use development that will include up to 318 multi family apartments, up to 370,000 s.f. of target industry uses and up to 36,437 s.f. of C-2 and office uses. The development program will be presented at this meeting.

If you have any questions and/or require additional information, please don't hesitate to contact me at 407-629-8330 / [chad@madden-eng.com](mailto:chad@madden-eng.com).

Thank you for your attention to this matter.

Sincerely,

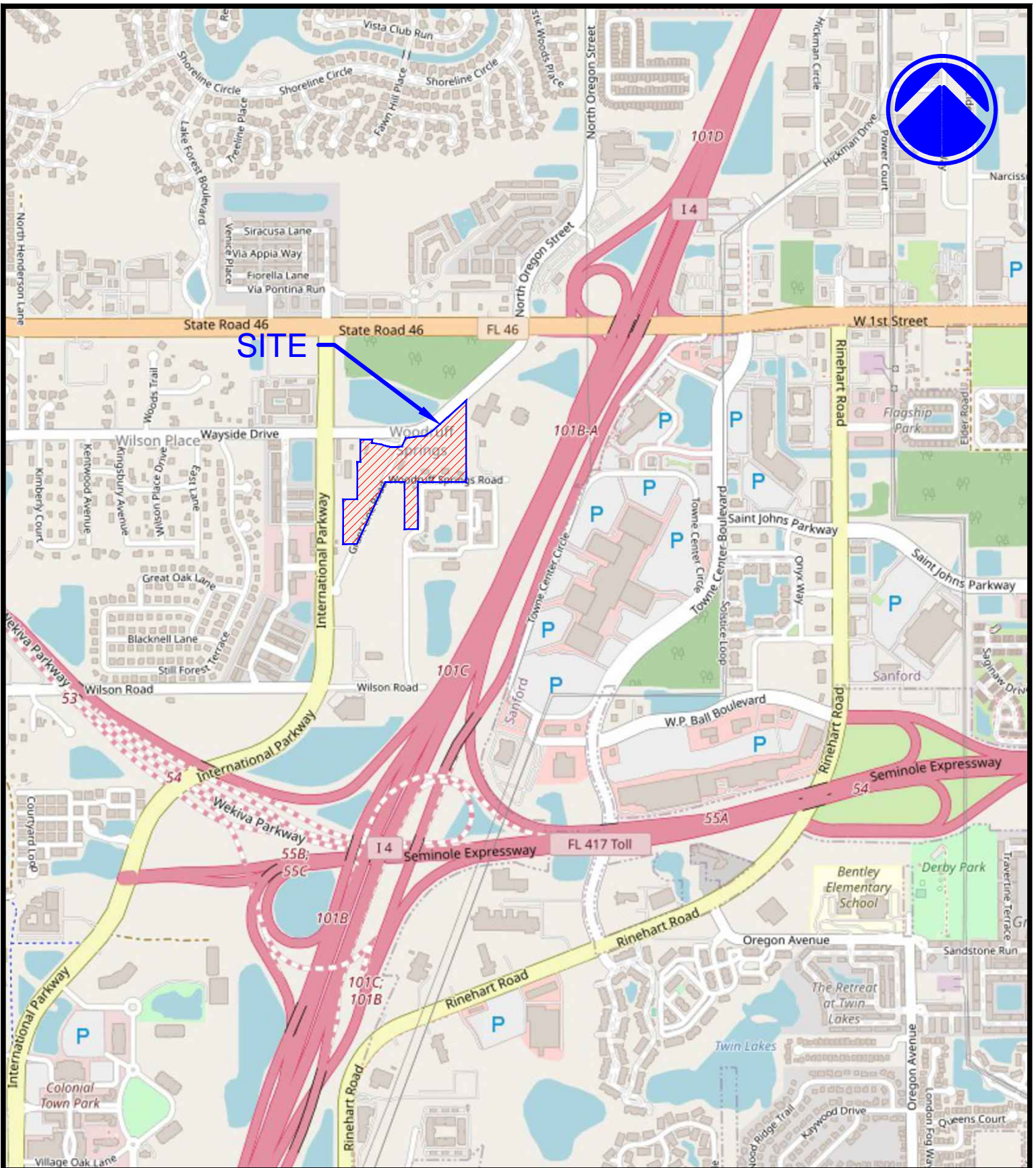
*Chad Moorhead*

Chad Moorhead, P.E.

President

H:\Data\23010-Wayside Dr\Cor\Community Meeting Info Letter 9-6-2023.doc





**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

JOB NO.	23010
SEC. 29, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	04/07/2023
Scale:	1" = 1500'

**WAYSIDE DRIVE  
 ASSEMBLAGE**

LOCATION MAP

GOOGLE MAPS



# Community Meeting Sign In Sheet

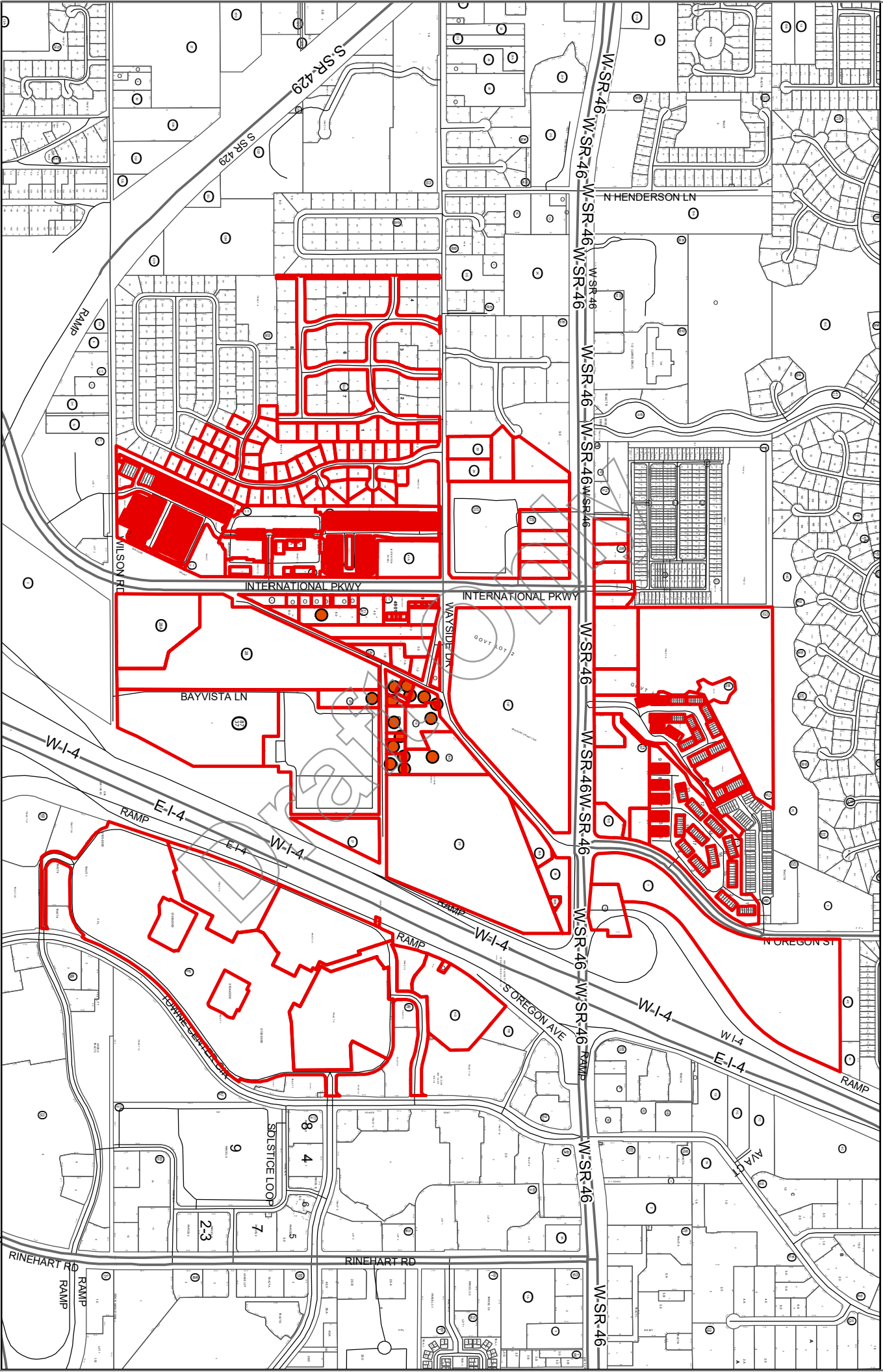
PROJECT NAME: Wayside Assemblage

DATE OF MEETING: 9/20/2023

NAME	ADDRESS	EMAIL ADDRESS &/OR PHONE #
Dennis Arnold	547 Lake Comolir Orlando, FL 32803	parnold@kw.com
Mark Arnold	547 Lake Comolir Orlando, FL 32803	markarnold@kwcommercial.com
Mike Levine	628 Fort Hile Loop Sanford, FL 32771	Mikelevine67@yahoo.com
Amanda Cross C/O LARRY DODSON	4991 The Brick Rd. Sanford, FL 32771	ACROSS0125@gmail.com
Dianne Westbrook	7080 Tallow Tr Rd Sanford FL 32771	diannewestbrook1@gmail.com
Rpl + Diane Watson	Sanford, FL 32771 277 Grant Line Rd	panlanddianewatson@gmail.com
Doug Hoeksema	101 S. New York, Unit 200 Winter Park, 32789	dhoeksema@douglaspartnersllc.com
Michael Hoeksema		
Carla Robles	4088 Ints Pkwy	CRobles@watsonrealtycorp.com
CASEY JARRELL	219 Juniper Ridge Ct	
Billy Fox	21e " " "	
Maryanne Jarrell	219 JUNIPER RIDGE CT	MARYANNEJARRELL@GMAIL.COM
Saru Shanmugham SARA SANATHKUMAR	429 VISTA OAK DR LONGWOOD	SANPATEL.SARA@yahoo.com
Kannan Srinivasan	2818 Jacana Ct Longwood	KANNAN@GLOBALTECH.COM



1500' - 21 Parcels



This map is for informational purposes only and is not prepared for or suitable for legal, engineering or surveying purposes. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

08/31/2023



September 21, 2023

Seminole County  
Attn: Annie Sillaway  
1101 East First Street  
Sanford, FL 32771

**RE: WAYSIDE DRIVE ASSEMBLAGE - PD REZONE & MDP  
COMMUNITY MEETING SUMMARY  
PROJ #: 23-20500006**

Dear Annie:

The meeting was held on September 20, 2023 at 100 Eslinger Way, Sanford, Florida at 6:00 pm. We presented the Master Development Plan and Site Concept Plan. We also explained the approval process.

There were 15 people in attendance. It was a combination of adjoining property owners and sellers.

The concerns included:

- Potential for affordable
- Questions related to parking
- Timing of Retail and Office
- Traffic concerns (applicant team explained no access to Internal Drive)
- Concern about crime and need for a Community Center
- Questions related to building height

The meeting concluded at approximately 6:45 pm.

If you have any questions or need further information, please do not hesitate to call our office at 407-629-8330.

Sincerely,

*Chad Moorhead*

Chadwyck H. Moorhead, P.E.  
President

CHM:nwm  
H:\Data\23010-Wayside Dr\Cor\Community Meeting Summary 9\_20\_2023.DOCX

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

- ☒ Individual                                      ☐ Corporation                                      ☐ Land Trust  
☒ Limited Liability Company                                      ☐ Partnership                                      ☐ Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
See attached list of owners		

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: VISTA OAKS PARTNERS LLC

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

3/30/23



Owner, Agent, Applicant Signature  
Douglas Hoeksema, President  
Douglas Land, Inc.

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30<sup>th</sup> day of March, 2023, by Douglas Hoeksema, who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



Signature of Notary Public

Mitchell Houser  
Print, Type or Stamp Name of Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, WATSON, PAUL M & WATSON, SAM J & WILLIAMS, GERALD F JR TR, the owner of record for the following described property (Tax/Parcel ID Number) 291930300018H0000 & 29193030001800000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

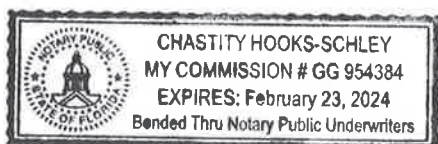
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

February 16, 2023  
Date

Gerald Franklin Williams Jr.  
Property Owner's Signature  
Gerald Franklin Williams Jr.  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Gerald Franklin Williams Jr (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 16 day of February, 2023.



Chastity Hooks-Schley  
Notary Public



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, STRANG PROPERTIES LLC, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-300-018C-0000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

11/9/22

Property Owner's Signature

Joy F. Strang

Property Owner's Printed Name

Joy F. Strang  
Strang Properties LLC

STATE OF FLORIDA

COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Joy Strang (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 9th day of November, 2022



J. Rebecca McInnis  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG959826  
Expires 3/14/2024

Notary Public

[Signature]

# 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).

WATSON, MARJORIE S

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 291930300018B0000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

January 31, 2023  
Date

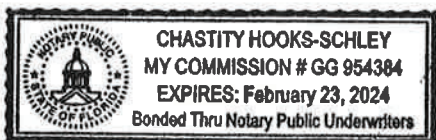
Marjorie S. Watson  
Property Owner's Signature

Marjorie S. Watson  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Marjorie S. Watson (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Drivers Lic. as identification, and who executed the foregoing instrument and sworn an oath on this 31 day of January, 2023



Chastity Hooks-Schley  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

WILLIAMS, HELEN M TR

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 291930300018A0000, 291930300018J0000, 291930300018D0000, 291930300018F0000, & 29193030001600000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

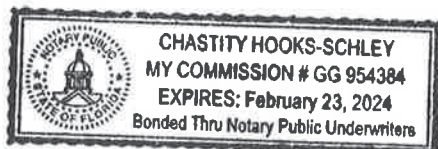
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

February 16, 2023  
Date

Gerald Franklin Williams JR  
Property Owner's Signature  
Gerald Frank Williams JR  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Gerald Franklin Williams JR. (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Drivers Lic. as identification, and who executed the foregoing instrument and sworn an oath on this 16 day of February, 20 23.



Chastity Hooks-Schley  
Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

WATSON, PAUL M & WATSON, DIANE

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 291930300017A0000, 291930300017B0000 & 291930300018L0000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

1/1/2023

Diane Watson  
Paul M Watson

Property Owner's Signature

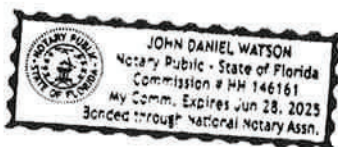
Paul M. Watson + Diane Watson

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Lake

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Paul M & Diane Watson (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 1st day of January, 2023.



John Daniel Watson  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Mark Sweetser, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-502-0000-0040 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: N/A

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.

Date

10/25/2022

Property Owner's Signature

Mark Sweetser

Property Owner's Printed Name

Mark Sweetser

STATE OF NEW HAMPSHIRE

COUNTY OF Rochester

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of New Hampshire to take acknowledgements, appeared MARK SWEETSER (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 25th day of October, 2022.



Notary Public

Jennifer Chretien



# 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, VISTA OAKS PARTNERS LLC, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-502-0000-0030 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

2.15.23  
Date

[Signature]  
Property Owner's Signature

SAMPATHKUMAR SHANMUGHAN  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sampathkumar Shanmughan (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 15<sup>th</sup> day of February, 2023



Notary Public

[Signature]  
2-15-2023

# 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).

HAILE, TESFAYE & HAILE, THELMA

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 2919305020000001B hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

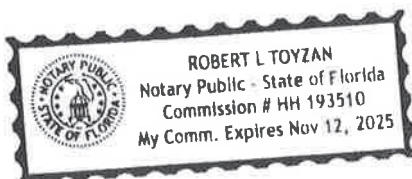
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

1/5/23  
Date

Tesfaye B. Haile  
Property Owner's Signature  
Tesfaye B. Haile  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Tesfaye Haile (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of January, 2023.



[Signature]  
Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

HAILE, TESHAYE & HAILE, THELMA

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 2919305020000001B hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

**OTHER:** \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

12/28/2022  
Date

Thelma D. Haile  
Property Owner's Signature

Thelma D. Haile  
Property Owner's Printed Name

STATE OF ~~FLORIDA~~ MARYLAND  
COUNTY OF FREDERICK

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared THELMA DENISE HAILE (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FLORIDA DRIVER LICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 28 day of DECEMBER, 20 22

DANIELE C GREEN  
NOTARY PUBLIC  
FREDERICK COUNTY  
MARYLAND  
MY COMMISSION EXPIRES June 27, 2026

[Signature]  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

HANSON, RANDY A

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 2919305020000001A & 29193050200000010 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

2/27/23

Property Owner's Signature

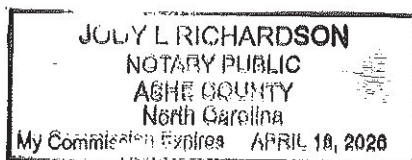
Randy A Hanson

Property Owner's Printed Name

Randy A Hanson

NC,  
STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Randy Hanson (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 27th day of February, 2023.



Notary Public

Judy L Richardson



# 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, Presley, Ronald J, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-501-0000-0060 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

## OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

10-13-22  
Date

Ronald J. Presley  
Property Owner's Signature  
RONALD J. Presley  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ronald J. Presley (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FL Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 13th day of October, 2022.



Mandy Pavlakos  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Presley, William W, the owner of record for the following described property (Tax/Parcel ID Number) 29-19-30-501-0000-0060 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

## OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

10/13/22

Property Owner's Signature

William Presley

Property Owner's Printed Name

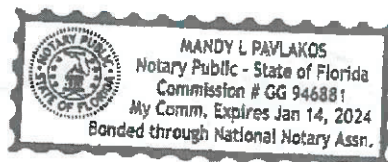
William Presley

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Presley (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FL Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 13 day of October, 2022.



Notary Public

Mandy Pavlakos

# 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).

DODSON, ERNEST L & DODSON, LARRY G  
I, \_\_\_\_\_, the owner of record for the following described  
property (Tax/Parcel ID Number) 29193050100000010 hereby designates  
Douglas Land, Inc. to act as my authorized agent for the filing of the attached  
application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

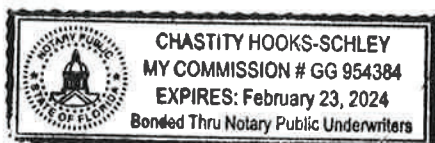
**OTHER:** \_\_\_\_\_  
and make binding statements and commitments regarding the request(s). I certify that I have examined the  
attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my  
knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records  
of Seminole County, Florida and are not returnable.

Feb 27, 2023  
Date

Larry Dodson  
Property Owner's Signature  
Larry Dodson  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take  
acknowledgements, appeared Larry Dodson (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has  
produced Drivers Lic as identification, and who executed the foregoing instrument and  
sworn an oath on this 27 day of February, 20 23.



Chastity Hooks-Schley  
Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

DODSON, ERNEST L & DODSON, LARRY G

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 29193050100000010 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

26 Feb 23  
Date

Ernest L Dodson  
Property Owner's Signature

Ernest L Dodson  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Polk

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ernest L. Dodson (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 26th day of Feb, 2023.



Paula S. Holm  
Commission # GS 314647  
Expires: March 30, 2023  
Bonded Thru Aaron Notary

Paula S. Holm  
Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

DODGE, GRACE A & SPIVEY, KENNETH L & SPIVEY, GLENN A

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 29193030002200000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

2/27/2023  
Date

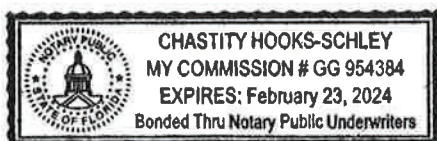
Grace Tincher  
Property Owner's Signature

Grace Tincher  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF

Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Grace Tincher (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Drivers Lic as identification, and who executed the foregoing instrument and sworn an oath on this 27 day of February, 20 23



Chastity Hooks-Schley  
Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

DODGE, GRACE A & SPIVEY, KENNETH L & SPIVEY, GLENN A

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 29193030002200000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

FEB 27, 2023

Property Owner's Signature

Kenneth Spivey

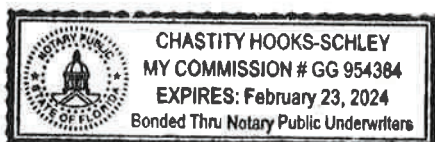
Property Owner's Printed Name

Kenneth Spivey

STATE OF FLORIDA  
COUNTY OF

Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Kenneth Spivey (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Drivers Lic as identification, and who executed the foregoing instrument and sworn an oath on this 27 day of February, 20 23.



Notary Public

Chastity Hooks-Schley

# 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).

SWEENEY, DAVID R & ANNETTE

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 29193030001900000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

2/2/2023  
Date

Annette Sweeney  
Property Owner's Signature  
Annette Sweeney  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Annette Sweeney (property owner),  
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Florida Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 2<sup>nd</sup> day of February, 2023.

[Signature]  
Notary Public  
EDWIN ADAMES  
Notary Public - State of Florida  
Commission # GG 334856  
My Comm. Expires May 14, 2023



# 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).

SWEENEY, DAVID R & ANNETTE

I, \_\_\_\_\_, the owner of record for the following described property (Tax/Parcel ID Number) 29193030001900000 hereby designates Douglas Land, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

2/2/23  
Date

David R Sweeney  
Property Owner's Signature  
David R Sweeney  
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared DAVID R. Sweeney (property owner),  
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Florida Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 2<sup>nd</sup> day of February, 20 23.

[Signature]  
Notary Public  
EDWIN ADAMES  
Notary Public - State of Florida  
Commission # GG 334856  
My Comm. Expires May 14, 2023



# 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, **GERALD F WILLIAMS, JR**, the owner of record for the following described property (Tax/Parcel ID Number) **291930300018K0000, 291930300018E0000** hereby designates **Douglas Land, Inc.** to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date February 16, 2023

Gerald Franklin Williams Jr  
Property Owner's Signature

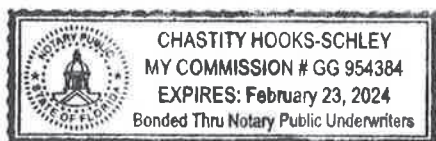
Gerald Franklin Williams Jr  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF

Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Gerald Franklin Williams Jr. (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Drivers Lic. as identification, and who executed the foregoing instrument and sworn an oath on this 16 day of February, 2023.



Chastity Hooks-Schley  
Notary Public

**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On December 12, 2023, Seminole County issued this Denial Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

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

**Property Owners:** Ronald J. Presley & William W. Presley; Randy A. Hanson; Tesfaye Haile & Thelma Haile; Vista Oak Partners, LLC; Wendell E. Sweetser Jr.; Janet S. Rumford; Mark Sweetser; David Sweetser; Kenneth M. Sweetser; Helen L. Williams; Paul M. Watson; Diane Watson; Sam J. Watson; Gerald F. Williams Jr.; Marjorie S. Watson; Strange Properties, LLC; Gerald F. Williams Jr.; Helen M. Williams; David R. Sweeney & Annette Sweeney; Grace A. Dodge; Kenneth L Spivey

**Project Name:** Wayside Assemblage PD Rezone

**Requested Development Approval:** Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

Findings: After fully considering staff analysis titled "Wayside Assemblage PD Rezone" and all evidence submitted at the public hearing on December 12, 2023 regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) is not compatible with the surrounding area and is not consistent with the Seminole County Comprehensive Plan.

**ORDER**

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

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
Amy Lockhart, Chairman

**EXHIBIT "A"**

Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat, a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.