

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Wednesday, April 3, 2024

6:00 PM

BCC Chambers

Planning and Zoning Commission

CALL TO ORDER**Opening Statement**

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

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

1. IOA Properties PD Rezone - Consider a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4; (IOA Properties, LLC, Applicant) District3 - Constantine (Rebecca Hammock, Development Services Director/Annie Sillaway, Project Manager).

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL](#)
[DOGTOPIA NARRATIVE](#)
[DEVELOPMENT ORDER](#)
[ORDINANCE](#)
[MASTER DEVELOPMENT PLAN](#)
[COMMUNITY MEETING ADDRESSES](#)
[COMMUNITY MEETING MINUTES](#)
[COMMUNITY MEETING SIGN IN SHEET](#)
[OWNER AUTHORIZATION](#)
[DENIAL DEVELOPMENT ORDER](#)

2. Connection Point Commercial Center Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426; (CPCC Oviedo, LLC, Applicant) District1 - Dallari (Rebecca Hammock, Development Services Director/Annie Sillaway, Project Manager).

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL](#)
[ORDINANCE](#)
[BOUNDARY SURVEY](#)
[COMMUNITY MEETING MINUTES](#)
[COMMUNITY MEETING ADDRESSES](#)
[OWNER AUTHORIZATION](#)
[DENIAL DEVELOPMENT ORDER](#)

3. Orange Blvd Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.14 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4; (Seminole County - Public Works, Applicant) District5 - Herr (Rebecca Hammock, Development Services Director on behalf of Public Works/Annie Sillaway, Project Manager).

Attachments: [LOCATION MAP](#)
[FLU ZONING MAP](#)
[AERIAL](#)
[ORDINANCE](#)
[BOUNDARY SURVEY](#)
[OWNER AUTHORIZATION](#)
[COMMUNITY MEETING MINUTES](#)
[COMMUNITY MEETING ADDRESSES](#)
[DENIAL DEVELOPMENT ORDER](#)

CLOSING BUSINESS

Planning and Development Manager's Report

ADJOURNMENT

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

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

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0186

Title:

IOA Properties PD Rezone - Consider a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4; (IOA Properties, LLC, Applicant) District3 - Constantine (Rebecca Hammock, Development Services Director/Annie Sillaway, Project Manager).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Dale Hall

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant is requesting approval of a rezone from C-1 (Retail Commercial) to PD (Planned Development) for the subject site that is currently developed as the Longwood Village Shopping Plaza.

There is an existing tenant within the plaza known as "Dogtopia" who provides pet daycare and grooming services. The establishment would like to expand their services to include overnight pet boarding, which is not permitted under the existing C-1 (Retail Commercial) zoning district.

To ensure the use of overnight pet boarding remains compatible with the existing adjacent tenants, the PD Development Order includes conditions requiring that the establishment provide interior soundproofing measures to reduce the noise from their canine clientele; outside kennels will not be permitted.

The subject property has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35 and permits the requested PD zoning district.

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

East: Springwood Circle
Future Land Use: Low Density Residential
Zoning: R-1AA (Single Family Dwelling District)

West: Interstate 4 and FDOT Owned Retention Pond

North: Future Land Use: High Density Residential
Zoning: R-3A (Multiple Family Dwelling District)

South: W SR 434

Site Analysis

Floodplain Impacts:

Based on the FIRM map with an effective date of 2007, there does not appear to be any floodplains on the subject property.

Wetland Impacts:

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

Utilities:

The site is in the Sunshine Utility Service area and has existing connection to utilities.

Transportation/Traffic:

The property currently accesses onto W SR 434, which is classified as an Urban Principal Arterial. W SR 434 is currently operating at a level-of-service "A-F" depending on direction and time of day and does not have improvements programmed in the Florida Department of Transportation (FDOT) five (5) year Work Program. The addition of the pet boarding is not anticipated to impact the traffic for the shopping center.

Sidewalks:

There is an existing sidewalk along W SR 434.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin and has limited downstream capacity. The proposed project will not require any additional retention as it is part of an existing master drainage system.

Buffers:

The developed site currently provides a six (6) foot wide buffer along the north property line; a five (5) foot wide buffer along the east property line; a twenty-four (24) foot wide buffer along the west property line and a buffer ranging between five (5) feet and ten (10) feet in width along the south property line adjacent to W SR 434. If an exterior building addition is proposed in the future, the site may be required to provide additional buffer enhancements in accordance with the Seminole County Land Development Code (SCLDC).

Open Space:

The developed site currently does not meet the open space requirements of twenty (20) percent. If redevelopment of the site is proposed in the future, the site will be required to meet the open space requirements in the Seminole County Land Development Code.

Consistency with the Land Development Code

The proposed PD (Planned Development) zoning district and the associated Master Development Plan have been evaluated for compatibility with the SCLDC in accordance with Chapter 30, Part 25.

The proposed project supports the objectives of the PD zoning designation in that the PD defines the allowable uses with an overall maximum allowable F.A.R of 0.35, a maximum building height of thirty (35) feet and provides sufficient buffering to maintain compatibility between the existing development and the adjacent properties. The additional use of overnight pet boarding will be internal to the existing establishment and the tenant will be required to provide interior soundproofing to reduce any potential sound pollution. Hours of operation for the pet daycare and grooming services are restricted to Monday through Sunday from 7:00 a.m. to 7:00 p.m., and overnight boarding hours of operation for staff will be from 5:00 a.m. to 9:00 p.m. Between the hours of 9:00 p.m. to 5:00 a.m. Monday through Sunday, the facility will utilize a monitor alarm system to monitor the boarded pets. At the time of building permit review for the interior renovation, the Applicant will be required to demonstrate the soundproofing measures required.

Review Criteria for Planned Developments under Sec. 30.443 states, in approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.

In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, or a general level of development quality.

This proposed use of overnight boarding for animals, is providing a neighborhood service in the area. Based on a study done by Allied Market Research, the pet boarding market is expected to reach \$35.8 billion in 2031. The growth trend in owning a companion animal such as a dog is gaining popularity, related to factors such as physical and mental health related benefits and improved social status (reference link: <https://www.alliedmarketresearch.com/pet-daycare-market-A10555>). Pet owners send their pets to a professional pet boarding services so that they are certain that their pets are well cared and supervised while away from home. This type of business is an addition to the existing Dogtopia and would add the service for their existing members to be able to provide overnight services. By allowing this service through the PD process it allows for conditions to be added to the site, such as “sound proofing the interior tenant space” as well as prohibiting any outdoor runs or kennels.

Consistency with the Comprehensive Plan

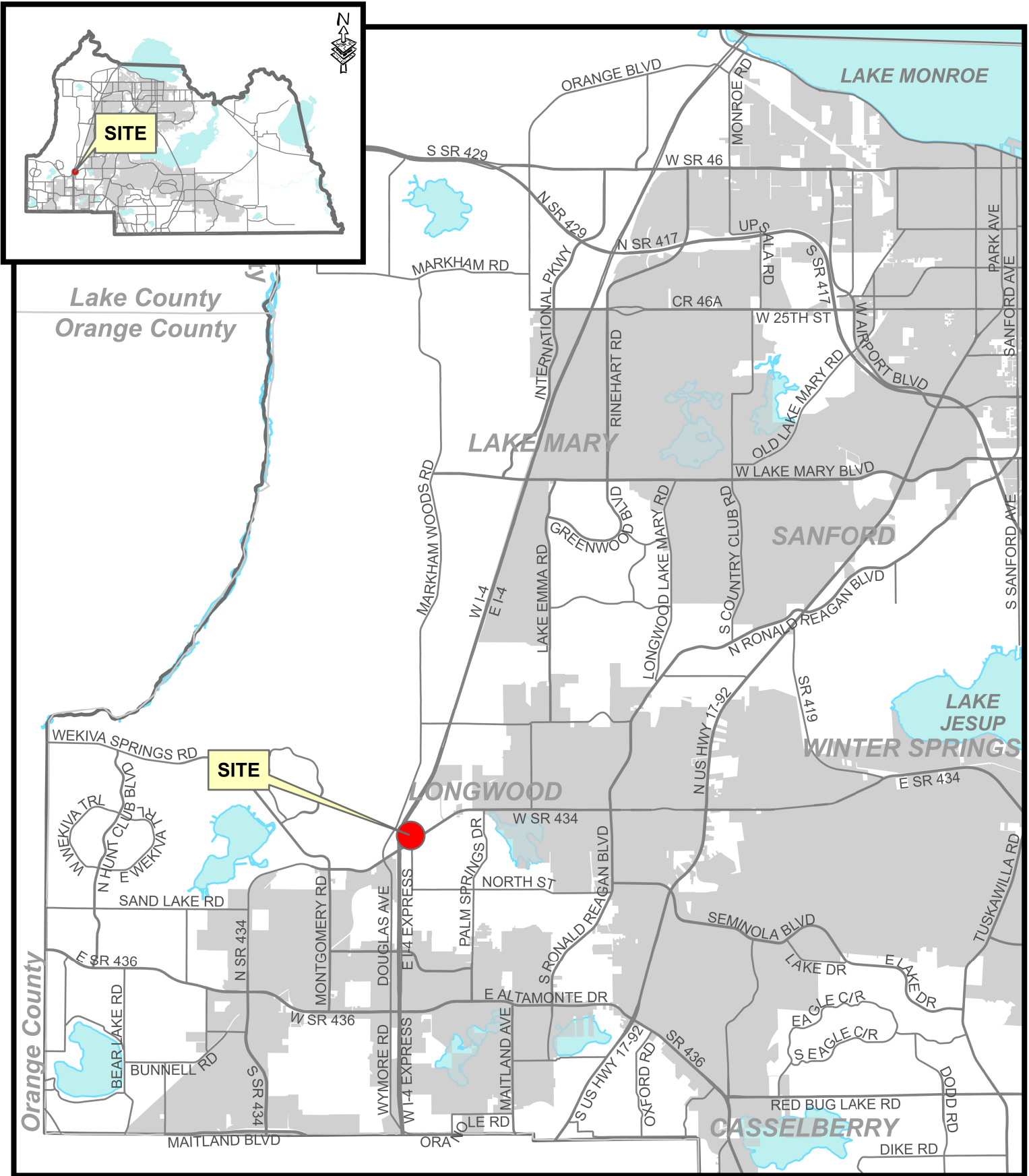
Staff finds the requested Planned Development zoning classification to be consistent with the Comprehensive Plan.

The subject property has a Commercial Future Land Use designation, the purpose and intent of this 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 a 0.35 Floor Area Ratio (F.A.R.).

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on March 7, 2024; details of the community meeting have been provided in the agenda package.

Requested Action:

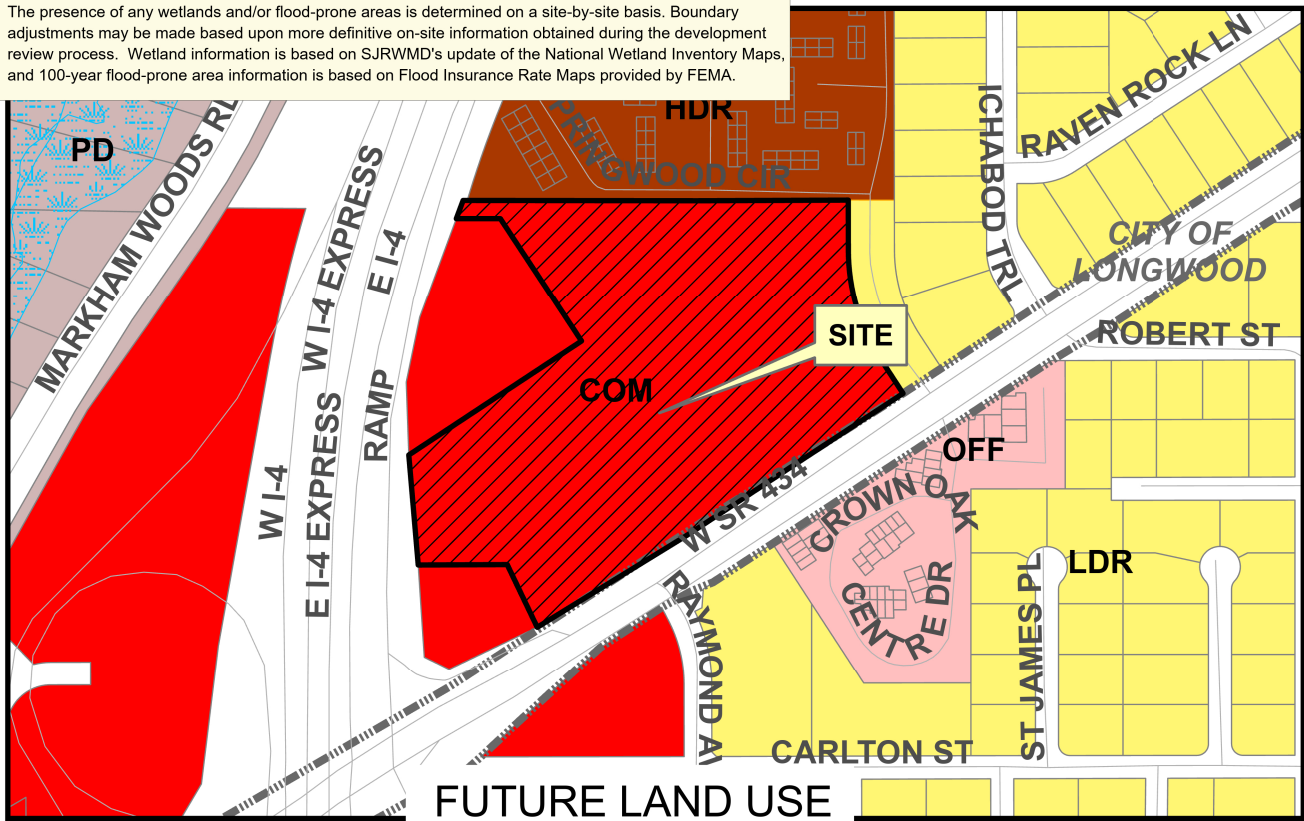
Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4.



Date: 2/7/2024

Name Z2023-013SiteMap

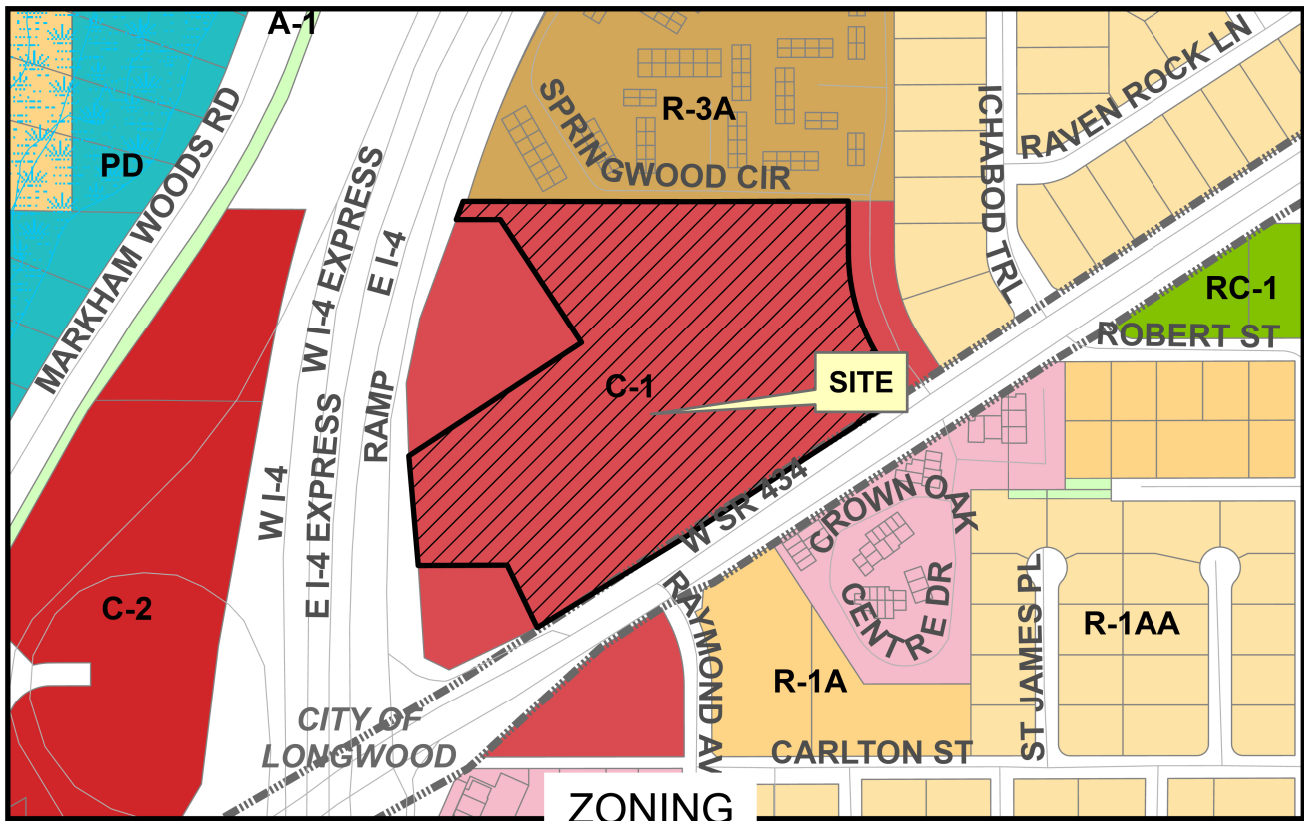
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 Municipality
 COM
 HDR
 LDR
 OFF
 PD

Applicant: Brian Gross, IOA Properties, LLC
 Physical STR: 2-21-29
 Gross Acres: 13.7+/- BCC District: 3
 Existing Use: retail commercial
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2023-013	C-1	PD

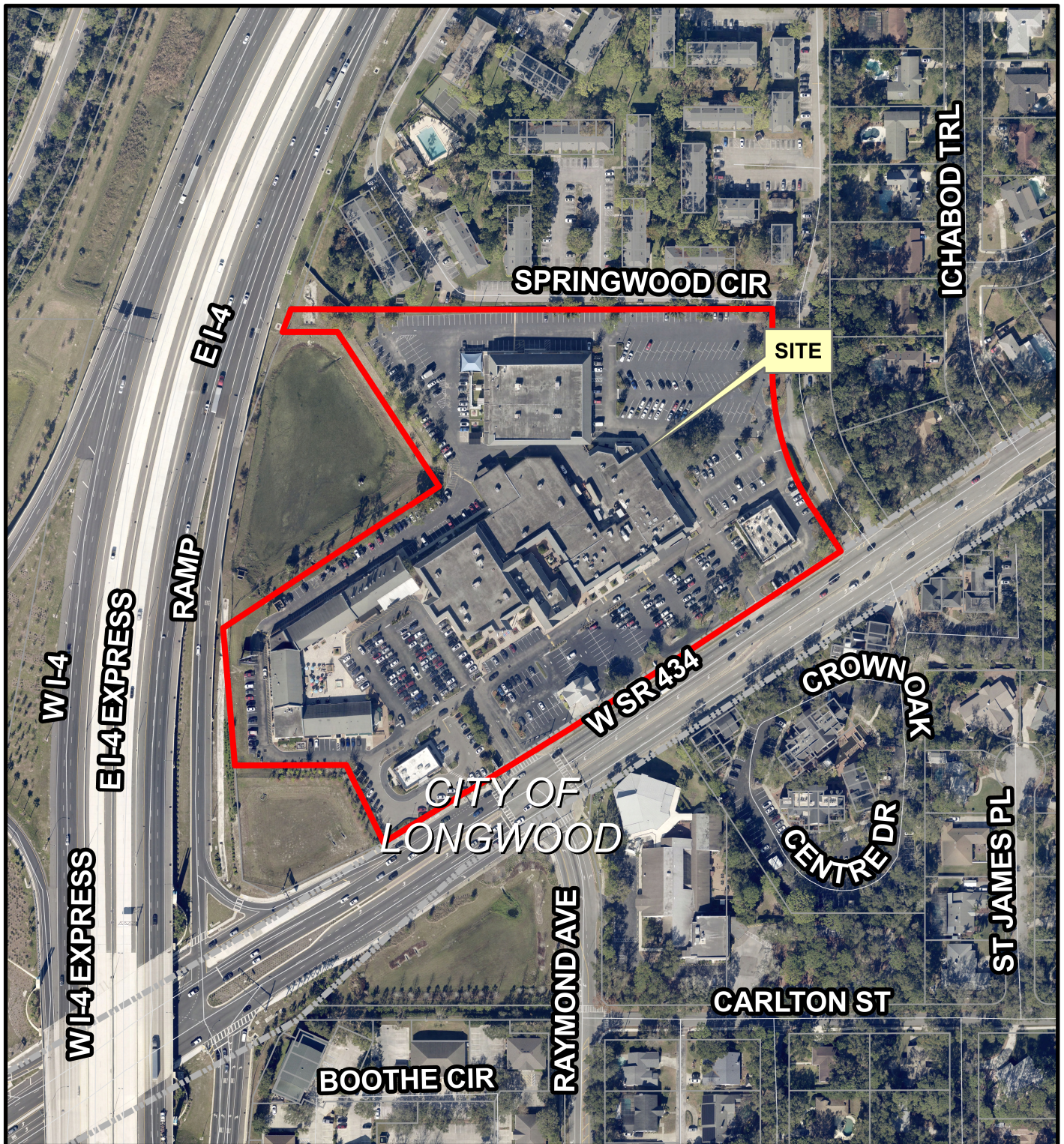


Date: 2/7/2024

ZONING

Name Z2023-013

CONS
 A-1
 R-1AA
 R-3A
 C-1
 PD
 Municipality
 RC-1
 R-1A
 OP
 C-2



Rezoning No: Z2023-013
 From: C-1 To: PD

-  Parcels
-  Site
-  Municipality



Winter 2023 Color Aerials

Dogtopia Operations Narrative

This narrative is a high-level operations summary for Dogtopia daycare proposed at:
1855 W SR 434
Longwood, FL 32750

The proposed project will be an interior fit-out of an existing space. We are not proposing an Outdoor Play area for the dogs. Dogtopia has an acoustical engineer consultant to ensure our walls are built to proper sound attenuation standards throughout the facility, with additional soundproofing techniques on shared demising walls with adjacent tenants.

Services

Hours of Operation

Cleaning Protocol

10 Commitments to Safety

Services

Dogtopia provides three services to our community. Dog daycare, overnight boarding and spa services. Dogtopia daycare is an open play environment, where dogs are free to roam the playroom and interact with the other dogs. Our playrooms are safely equipped with a crate for every dog, as well as scuffle tools. While dogs are in open play, there is always at least 1 team member in the playroom to supervise the dogs. For dogs to be enrolled in our open play they must first pass an evaluation that proves they are a good fit.

Dogtopia boarding is offered to clients whose dog has attended at least 3 days of daycare. This part of our operating procedure ensures that boarding dogs are familiar with our environment and processes before staying with us overnight, thus reducing the risk of illness or injury. Overnight boarding dogs will stay in the home style crates in our playrooms, or in the upgraded option of a suite. The facility is monitored overnight via security system, temperature controls and motion activated sensors. Ownership and management is notified by security company immediately if anything is outside of operating parameters.

Dogtopia spa offers the following services: nail trims, brush-outs, baths, teeth and ear cleaning. At this time, we do not offer hair cuts. Daycare clients find it very convenient that they can sign their dog up for spa services while they are already at the facility for daycare.

Hours of Operation

Dogtopia is open to our clients for dog daycare services from 7AM- 7PM. Staff will be present at the facility from around 5:30AM – 9:30 PM to encompass our daycare operating hours, as well as care for our boarding dogs and to perform daily opening and closing procedures.

Our operation is run on a two-shift daily schedule, AM and PM shifts. The AM shift scheduled from roughly 5:30AM- 12:30PM and the PM shift scheduled from 12:30PM- 9:30PM. Our daily operation schedule has a built in daily nap period for the dogs from 12-2PM, during this time every dog is crated in a home style crate within the playrooms. We serve dogs meals/snacks during this time, as well as perform a deep clean to each playroom.

Cleaning Protocol

At Dogtopia, safety is our number one priority. One of the ways we maintain a safe environment is through our pet safe cleaning program. Our operation calls for two deep cleans a day, one at 12PM and the other at close of business. More details around our cleaning protocol can be found in the Waste Management Plan under 4) Pet Safe Cleaning Program – Odor Control.

10 Commitments to Safety

10

COMMITMENTS
TO SAFETY

Certified Canine Coaches

Safety Experts

Extensive Evaluation Process

Room Assignment by Size & Temperament

Home-style Crates

Dog-Safe Cleaning Products

Rubberized Flooring

Climate-Controlled HVAC Systems

Webcams

Village of Knowledge

SEMINOLE COUNTY DEVELOPMENT ORDER

On May 14, 2024, 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 Owner: IOA Property, LLC

Project Name: IOA Properties PD Rezone

Requested Development Approval: Consider a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4.

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, AICP, 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. C-1 (Retail Commercial) permitted uses.
 - b. Overnight Boarding of animals.
 - C. Prohibited Use: Outdoor Kennels
 - D. Maximum Floor Area Ratio: 0.35
 - E. Maximum Building Height: Thirty-Five (35) feet
 - F. Existing Open Space: Thirteen (13) percent
 - G. Hours of Operation:
 - a. Pet Daycare & Grooming Services: Monday – Sunday 7am – 7pm
 - Overnight Boarding Hours: Monday – Sunday 5am – 9pm
 - H. Building Setbacks:
 - Front: Twenty-Five (25) feet
 - Side: Zero (0) feet
 - Side Street: Twenty-Five (25) feet
 - Rear: Ten (10) feet
 - I. Any building additions to the existing site, or site redevelopment will require compliance with the landscape buffer criteria per the Seminole County Land Development Code. If additional buffering is required, opacities may be met by utilizing a three (3) foot high opaque hedge in lieu of the code requirement of a six (6) foot high opaque wall along W SR 434 and Interstate 4, and the minimum open space requirement of twenty (20) percent.
 - J. Parking: The fully developed site currently provides 432 parking stalls measured at nine (9) feet by twenty (20) feet in size, and 226 parking stalls measured at ten (10) feet by eighteen (18) feet in size. Newly developed or redeveloped parking spaces on site will be required to maintain a minimum parking stall size of ten (10) feet by twenty (20) feet.

- K. Any building additions or redevelopment of the site will require compliance with Chapter 40 of the Seminole County Land Development Code – Site Plan Approval.
- L. Existing Landscape buffers and parking buffers may count toward minimum open space calculations.
- M. All project signage must comply with the Seminole County Land Development Code.
- N. The owner/tenant is required to submit a building permit for the installation of a sound proofing system to prevent noise pollution from the Overnight Animal Boarding facility. The owner/tenant shall provide at the time of the building permit, the specification on the type of sound proofing system as well as show on the floor plan where they propose on installing the sound proofing system.
- O. Any newly proposed sidewalks will be constructed in compliance with Seminole County Land Development Code.
- P. The existing site must comply with Chapter 165 Noise Control of the Seminole County Land Development Code.
- Q. In the case of a conflict between the written conditions A through P in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through P 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: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A**Legal Description****PARCEL I:**

From the Southwest corner of Lot 1 Sleepy Hollow according to the plat thereof as recorded in Plat Book 15, Page 64 and 65, of the Public Records of Seminole County, Florida, said Southwest corner of Lot 1 also being on the Northwest right of way of State Road 434; run thence South 56'36'44" West along the Northwesterly right of way of State Road 434, 100.00 feet to the Point of Beginning; thence continue South 56'36'44" West along said

Northwesterly right of way 851.63 feet; thence run South 64'12'24" West along the Northwesterly right of way of said State Road 434, 90.59 feet; thence run North 25'47'36" West 150 feet; thence run South 89'34'02" West, 193.36 feet to the Easterly right of way of Interstate Highway No. 4 (State Road No. 400); thence run North 03'56'36" West along said Easterly right of way, 266.43 feet to the most Southerly corner of the Department of Transportation Water Storage Area; thence run North 56'36'44" East along the Southeasterly boundary of said Department of Transportation Water Storage Area, 448.51 feet; thence run North 33'23'16" West along the Northeasterly boundary of said Water Storage Area, 320 feet; thence run South 89'54'29" West along the North boundary of said Water Storage Area, 90 feet to the Easterly right of way of said Interstate Highway No. 4; thence run North

20'01'51" East along said Easterly right of way of Interstate Highway No. 4, 13.69 feet to the Northerly right of way of Irving Street, as shown on the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs, according to the plat thereof as recorded in Plat Book 7, Page 3, of the Public Records of Seminole County, Florida; thence run North 89'53'29" East along said Northerly right of way of Irving Street, 508.76 feet; thence run North 89'41'16" East continuing on the said Northerly right of way of Irving Street 327.55 feet to a point 100 feet West of the West line of said Sleepy Hollow; thence run South 00'15'14" East, parallel to said Westerly line of Sleepy Hollow, 109.14 feet to the point of curvature of a curve

concave Northeasterly and having a radius of 440.0 feet; thence run Southeasterly along said curve 254.45 feet through a central angle of 33'08'02" to the point of tangency of said curve; thence run South 33'23'16" East, 85.60 feet to the Point of Beginning, subject to a Drainage Easement to the State of Florida Department of Transportation, 30 feet in width along the Westerly side of said property.

LESS and except the portion of the legal description as recited in Order of Taking as recorded in O.R. Book 7659, Page 1899, Public Records of Seminole County, Florida.

PARCEL II:

A non-exclusive easement for ingress and egress over and upon the following described parcel situate in Seminole County, Florida, viz:

Begin at the intersection of the North right of way line of Irving Street and the West line of Sleepy Hollow, according to the plat thereof as recorded in Plat Book 15, Pages 64 and 65 of the Public Records of Seminole County, Florida;

run thence Southerly along the West line of said Sleepy Hollow Subdivision to the Southwest corner of Lot 1 of said Sleepy Hollow Subdivision; thence run Southwesterly along the North right of way line of State Road No.

434, a distance of 100 feet; thence Northwesterly and Northerly along a line parallel to and

100 feet West of the West line of said Sleepy Hollow Subdivision to a point on the North right of way line of Irving Street; thence East along the North right of way line of Irving Street to the Point of Beginning, all in Section 2, Township 21 South, Range 29 East.

Property surveyed and shown hereon is the same property as described in title commitment number 361765, dated September 6, 2016, prepared by Old Republic National Title Insurance Company.

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

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

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled IOA Properties PD Rezone, dated May 14, 2024.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from C-1 (Retail Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #23-20000013, 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 #23-20000013 in the Official Land Records of Seminole County or upon filing this Ordinance with the Department of State, whichever is later.

ENACTED this 14th day of May 2024.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"

DEVELOPMENT ORDER

Will insert later

EXHIBIT "B"**LEGAL DESCRIPTION****PARCEL I:**

From the Southwest corner of Lot 1 Sleepy Hollow according to the plat thereof as recorded in Plat Book 15, Page 64 and 65, of the Public Records of Seminole County, Florida, said Southwest corner of Lot 1 also being on the Northwest right of way of State Road 434; run thence South 56°36'44" West along the Northwesterly right of way of State Road 434, 100.00 feet to the Point of Beginning; thence continue South 56°36'44" West along said

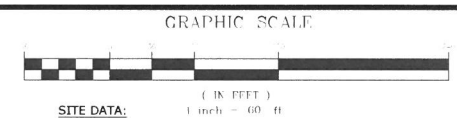
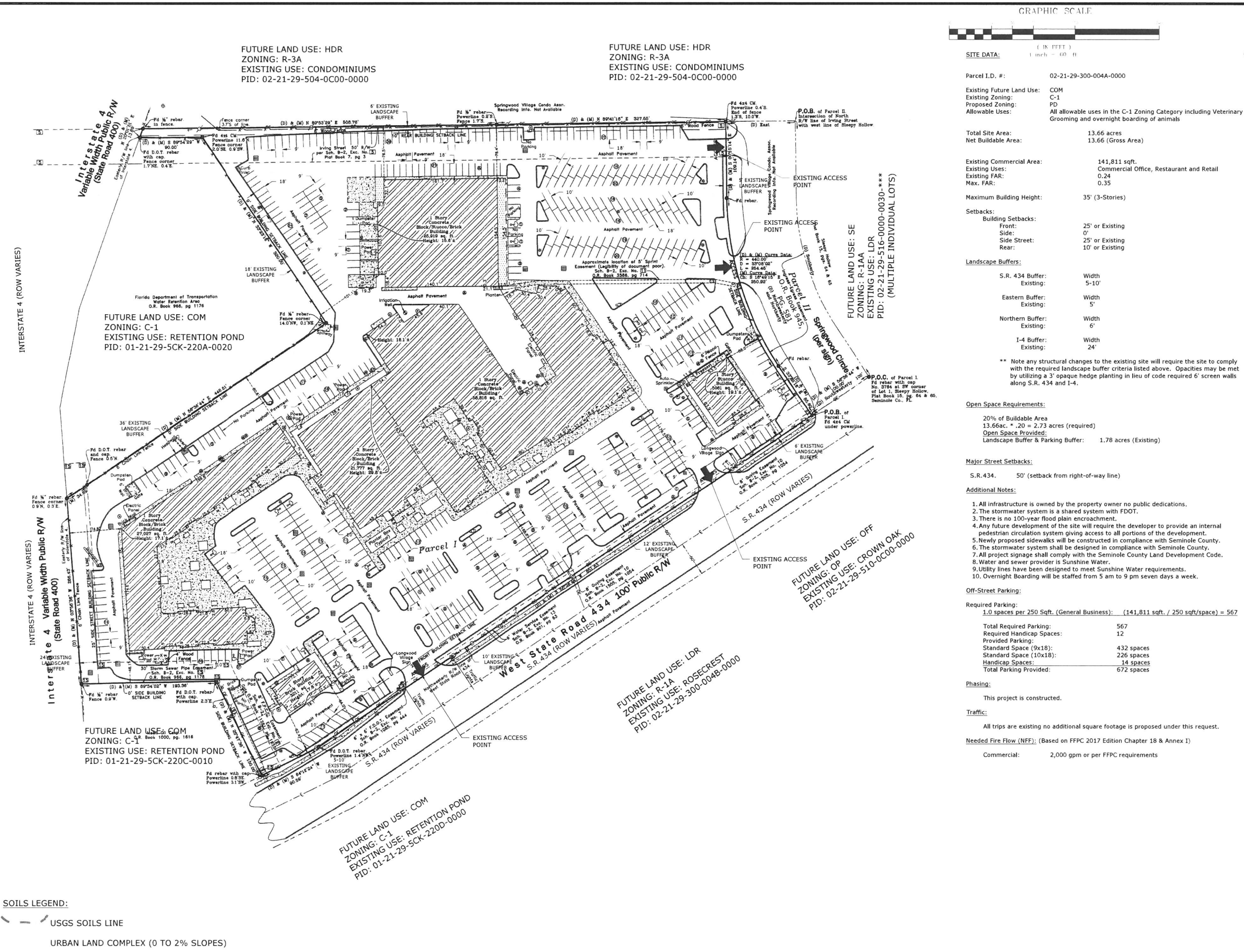
Northwesterly right of way 851.63 feet; thence run South 64°12'24" West along the Northwesterly right of way of said State Road 434, 90.59 feet; thence run North 25°47'36" West 150 feet; thence run South 89°34'02" West, 193.36 feet to the Easterly right of way of Interstate Highway No. 4 (State Road No. 400); thence run North 03°56'36" West along said Easterly right of way, 266.43 feet to the most Southerly corner of the Department of Transportation Water Storage Area; thence run North 56°36'44" East along the Southeasterly boundary of said Department of Transportation Water Storage Area, 448.51 feet; thence run North 33°23'16" West along the Northeasterly boundary of said Water Storage Area, 320 feet; thence run South 89°54'29" West along the North boundary of said Water Storage Area, 90 feet to the Easterly right of way of said Interstate Highway No. 4; thence run North 20°01'51" East along said Easterly right of way of Interstate Highway No. 4, 13.69 feet to the Northerly right of way of Irving Street, as shown on the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs, according to the plat thereof as recorded in Plat Book 7, Page 3, of the Public Records of Seminole County, Florida; thence run North 89°53'29" East along said Northerly right of way of Irving Street, 508.76 feet; thence run North 89°41'16" East continuing on the said Northerly right of way of Irving Street 327.55 feet to a point 100 feet West of the West line of said Sleepy Hollow; thence run South 00°15'14" East, parallel to said Westerly line of Sleepy Hollow, 109.14 feet to the point of curvature of a curve concave Northeasterly and having a radius of 440.0 feet; thence run Southeasterly along said curve 254.45 feet through a central angle of 33°08'02" to the point of tangency of said curve; thence run South 33°23'16" East, 85.60 feet to the Point of Beginning, subject to a Drainage Easement to the State of Florida Department of Transportation, 30 feet in width along the Westerly side of said property. LESS and except the portion of the legal description as recited in Order of Taking as recorded in O.R. Book 7659, Page 1899, Public Records of Seminole County, Florida.

PARCEL II:

A non-exclusive easement for ingress and egress over and upon the following described parcel situate in Seminole County, Florida, viz:

Begin at the intersection of the North right of way line of Irving Street and the West line of Sleepy Hollow, according to the plat thereof as recorded in Plat Book 15, Pages 64 and 65 of the Public Records of Seminole County, Florida; run thence Southerly along the West line of said Sleepy Hollow Subdivision to the Southwest corner of Lot 1 of said Sleepy Hollow Subdivision; thence run Southwesterly along the North right of way line of State Road No. 434, a distance of 100 feet; thence Northwesterly and Northerly along a line parallel to and 100 feet West of the West line of said Sleepy Hollow Subdivision to a point on the North right of way line of Irving Street; thence East along the North right of way line of Irving Street to the Point of Beginning, all in Section 2, Township 21 South, Range 29 East.

Property surveyed and shown hereon is the same property as described in title commitment number 361765, dated September 6, 2016, prepared by Old Republic National Title Insurance Company.



SITE DATA:

Parcel I.D. #: 02-21-29-300-004A-0000

Existing Future Land Use: COM
Existing Zoning: C-1
Proposed Zoning: PD
Allowable Uses: All allowable uses in the C-1 Zoning Category including Veterinary Grooming and overnight boarding of animals

Total Site Area: 13.66 acres
Net Buildable Area: 13.66 (Gross Area)

Existing Commercial Area: 141,811 sqft.
Existing Uses: Commercial Office, Restaurant and Retail
Existing FAR: 0.24
Max. FAR: 0.35

Maximum Building Height: 35' (3-Stories)

Setbacks:
Building Setbacks:
Front: 25' or Existing
Side: 0'
Side Street: 25' or Existing
Rear: 10' or Existing

Landscape Buffers:

S.R. 434 Buffer:	Width 5-10'
Existing:	
Eastern Buffer:	Width 5'
Existing:	
Northern Buffer:	Width 6'
Existing:	
I-4 Buffer:	Width 24'
Existing:	

** Note any structural changes to the existing site will require the site to comply with the required landscape buffer criteria listed above. Opacities may be met by utilizing a 3' opaque hedge planting in lieu of code required 6' screen walls along S.R. 434 and I-4.

Open Space Requirements:

20% of Buildable Area
13.66ac. * .20 = 2.73 acres (required)
Open Space Provided:
Landscape Buffer & Parking Buffer: 1.78 acres (Existing)

Major Street Setbacks:

S.R. 434: 50' (setback from right-of-way line)

- Additional Notes:**
1. All infrastructure is owned by the property owner no public dedications.
 2. The stormwater system is a shared system with FDOT.
 3. There is no 100-year flood plain encroachment.
 4. Any future development of the site will require the developer to provide an internal pedestrian circulation system giving access to all portions of the development.
 5. Newly proposed sidewalks will be constructed in compliance with Seminole County.
 6. The stormwater system shall be designed in compliance with Seminole County.
 7. All project signage shall comply with the Seminole County Land Development Code.
 8. Water and sewer provider is Sunshine Water.
 9. Utility lines have been designed to meet Sunshine Water requirements.
 10. Overnight Boarding will be staffed from 5 am to 9 pm seven days a week.

Off-Street Parking:

Required Parking:
1.0 spaces per 250 Sqft. (General Business): (141,811 sqft. / 250 sqft/space) = 567

Total Required Parking:	567
Required Handicap Spaces:	12
Provided Parking:	
Standard Space (9x18):	432 spaces
Standard Space (10x18):	226 spaces
Handicap Spaces:	14 spaces
Total Parking Provided:	672 spaces

Phasing:

This project is constructed.

Traffic:

All trips are existing no additional square footage is proposed under this request.

Needed Fire Flow (NFF): (Based on FFPC 2017 Edition Chapter 18 & Annex I)

Commercial: 2,000 gpm or per FFPC requirements

G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on Mar 12 2024

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

IOA Properties, LLC
1855 W. S.R. 434
Longwood, FL 32750
407-834-7099

IOA Properties
Rezoning
Seminole County, Florida
PD Rezone
Master Development Plan

Master Site Plan

Plans not valid unless signed, dated and sealed as shown.

Geoffrey L. Summitt, P.E.
Date: January 25, 2024
FL Registration #58755
Certificate of Authorization #29665

Digitally signed by Geoffrey L. Summitt
Date: 2024.03.12 16:08:39 -04'00'

SHEET NUMBER
4 OF 4

DOT/STATE OF FL & SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468	CORCHO, ALEXANDER A & INMACULADA 158 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5049	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594
GUIGNARD, JACK W TR 1904 BOOTHE CIR LONGWOOD, FL 32750-6774	SHAW, SARAH A 1611 ORLANDO AVE LONGWOOD, FL 32750-6227	VELHO, PAULA B 113 ICHABOD TRL LONGWOOD, FL 32750-3874
SHANNON, KENNETH C & CAROL L 224 ADAIR AVE LONGWOOD, FL 32750-6201	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	MICHAELS, ROBERT 136 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5005
BARKER CAPITAL LP PO BOX 540777 ORLANDO, FL 32854-0777	CJA PALM BAY I LLC 19 EAGLE RD MARLBORO, NJ 07746-1810	DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834
MASTIKOSA, JOVAN 272 RANGELINE RD LONGWOOD, FL 32750-4035	LEE, CHIAYING 306 RAVEN ROCK LN LONGWOOD, FL 32750-3837	MC CLINTIC, PATRICIA F HEIR 157 SPRINGWOOD CIR APT 157-B LONGWOOD, FL 32750-5048
DM REALTY HOLDINGS LLC 1912 BOOTHE CIR # 200 LONGWOOD, FL 32750-6709	MAURICE, SCOTT R ENH LIFE EST & MAURICE, LIGAYA D ENH LIFE EST 1830 BARTON ST LONGWOOD, FL 32750-6112	SCHWEITZER, R SCOTT & SCHWEITZER, JAMES A & ETAL 172 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5060
MAHANKE, DARLENE D & MAHANKE, MIRIAM S 1780 ROBERT ST LONGWOOD, FL 32750-6145	DARLENE M HAUFF REV TRUST 247 SAINT JAMES PL LONGWOOD, FL 32750-6172	ESTATES AT SPRINGS LANDING HOMEOWNERS ASSN INC C/O ENERGY PROPERTY MANAGEMENT PO BOX 950455 LAKE MARY, FL 32795-0455
SNYDER, GARY & ANIRO 700 CAMBRIDGE WAY LAKE WALES, FL 33853-2806	WILSON, ANTHONY S & KIERA A 436 HOMER AVE LONGWOOD, FL 32750-6164	LENHART, REID C 155 S COURT AVE UNIT 2901 ORLANDO, FL 32801-3205
TUBBS, GARY B & MARY R 235 TIMBERLAND AVE LONGWOOD, FL 32750-6159	FIELD, WILLIAM T & HEATHER D 308 RAVEN ROCK LN LONGWOOD, FL 32750-3837	COURSIN, JEFFREY J & JEANINE M 32527 HAWKS LAKE LN SORRENTO, FL 32776-7738
RUIZ BARRERA, LUZ Y & MOJICA MOJICA, JOSE R 8624 VERIDIAN DR ORLANDO, FL 32810-1754	HARROD, ANTJE L 173 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5061	LYONS, ASHLEY M 149 SPRINGWOOD CIR # C LONGWOOD, FL 32750-5015

RATHEL, DONNA 115 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5029	SHEA, MICHAEL R 170 SPRINGWOOD CIR # B LONGWOOD, FL 32750-5058	WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839
NUTTER, KYLE 130 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5076	HANZE SITE DEV CORP 4725 W SAND LAKE RD 200 ORLANDO, FL 32819-9508	PARADIS, SAMANTHA M & WHEELER, DANIEL V 306 CRANE CV LONGWOOD, FL 32750-3825
LOPEZ MEJIAS, SABRINA P 2227 DEANNA DR APOPKA, FL 32703-4731	JJW PROPERTIES LLC 1272 WYNDHAM PINE DR APOPKA, FL 32712-2343	VIEGO, MIGUEL A LIFE EST & KEES, MARY B LIFE EST 206 BROM BONES LN LONGWOOD, FL 32750-3822
ROMERO ROSA, GRETELL E & ROSA, JUAN R 243 SAINT JAMES PL LONGWOOD, FL 32750-6172	HERNANDEZ SALINAS, JOSE E & MORENO ESPINOSA, ANGELA C 132 CHARLES ST LONGWOOD, FL 32750-3863	COHEN, SARIT 142 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5007
MOORE, GAIL C 120 SPRINGWOOD CIR APT D LONGWOOD, FL 32750-5034	ARLENE T WOLOSHEN FAMILY TRUST 819 SHERBOURNE CIR LAKE MARY, FL 32746-5216	MINTON, ELIZABETH D ENH LIFE EST & MINTON, SIDNEY M ENH LIFE EST 1902 LOST SPRING CT LONGWOOD, FL 32779-4997
SPRINGS COMMUNITY ASSN INC THE C/O SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD, FL 32779-5041	ZOM SPRINGSIDE OFFICE CENTER I INC 1200 COMMERCE PARK DR #201 LONGWOOD, FL 32779-4978	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839
BODINE ALVIN A SR REV TRUST 1911 BARTON ST LONGWOOD, FL 32750-6711	DICKMAN, NANCY 276 AGNES AVE LONGWOOD, FL 32750-6106	SEDLITA, MELISA PO BOX 773 PLYMOUTH, FL 32768-0773
TODD, MICHAEL T & CYNTHIA A 1760 CARLTON ST LONGWOOD, FL 32750-6714	WILHITE, JAMES M 146 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5012	LAYUG, JOHN T & DANIELLE 110 ICHABOD TRL LONGWOOD, FL 32750-3831
PETERSON, MARIA L 1401 WINDSOR AVE LONGWOOD, FL 32750-6830	ROBICHAUD, DARCI L 133 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5057	BRYN REALTY HOLDINGS LLC 1625 MINK DR APOPKA, FL 32703-7723
WENMAR FAMILY PROP INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	NOLL, ROGER G 422 RAYMOND AVE LONGWOOD, FL 32750-6739	GARZON, RICARDO 657 STARSTONE DR LAKE MARY, FL 32746-6397

CLINE, ALICIA B 175 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5063	DRAKE, RAND F & BARBARA J 105 COLONIAL LN LONGWOOD, FL 32750-3864	TARIQ, USMAN & TARIQ, RIZWAN & BIBI, AMINA 146 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5012
TRES, JUAN J 157 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5048	BURNS FAMILY TRUST 1016 BUCKSAW PL LONGWOOD, FL 32750-3073	FLANAGAN WIGINTON FAMILY LLC 1201 DELK RD LONGWOOD, FL 32779-2738
PAULI, JOHNATHAN O & RAMOS, DENISE & RAMOS, WILFREDO 109 COLONIAL LN LONGWOOD, FL 32750-3864	LINCOLN, LAVENIA E ENH LIFE EST 1971 MARY CATHERINE ST YPSILANTI, MI 48198-6246	PATTON, MELODIE A ENH LIFE EST & DAVIES, MATTHEW M ENH LIFE EST 1850 BARTON ST LONGWOOD, FL 32750-6706
SULLIVAN, PAUL & JENNIFER 1750 CARLTON ST LONGWOOD, FL 32750-6714	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594	ZELEN, JOVO & MIA 101 S SILVER CLUSTER CT LONGWOOD, FL 32750-4030
DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834	PIROS, NOEL & ANDREW 202 BROM BONES LN LONGWOOD, FL 32750-3822	FANSHER, THOMAS K & TERESA L 207 BROM BONES LN LONGWOOD, FL 32750-3821
DOT/STATE OF FLA 719 S WOODLAND BLVD DELAND, FL 32720-6834	MARCH, NADINE L 142 SPRINGWOOD CIR #142H LONGWOOD, FL 32750-5007	STOKES, DIANE J & PEARSON, TARA L 1409 W MARVIN ST LONGWOOD, FL 32750-6131
MARTINEZ, RHONDA L 134 KRISTEN CV LONGWOOD, FL 32750-6185	DAVIS, JUDITH 1235 S PRAIRIE AVE #2204 CHICAGO, IL 60605-3403	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594
SHOOK, ADAM 135 SPRINGWOOD CIR #H LONGWOOD, FL 32750-5004	DANFORD, MITCHELL A & DEVON C 1408 W MARVIN ST LONGWOOD, FL 32750-6132	LANE, JOHN A ENH LIFE EST & LANE, ZACHARY J 611 SUNRISE AVE WINTER SPGS, FL 32708-3623
BURKETT, WILLIE E & PATRICIA D 1821 CARLTON ST LONGWOOD, FL 32750-6718	DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834	PATEL, USHA N & NAVNIT A 2007 VANDERBILT PT LONGWOOD, FL 32779-2852
FINN, ELIZABETH A 211 BROM BONES LN LONGWOOD, FL 32750-3821	FABA DEVELOPMENT GROUP LLC 9582 CYPRESS PINE ST ORLANDO, FL 32827-6853	QUINONES, CARLOS 210 BROM BONES LN LONGWOOD, FL 32750-3822

IOA PROPERTIES LLC C/O TAX DEPARTMENT 1855 W STATE ROAD 434 LONGWOOD, FL 32750-5069	CHRISSICA LLC 236 S SHADOWBAY BLVD LONGWOOD, FL 32779-4844	IM INVESTMENTS OF CENTRAL FLORIDA LLC 27 ALPINE DR BOX 9924 ELLIJAY, GA 30540-6825
KING, SYDNEY L & EDWARD F SR 153 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5019	CROLEY, RYAN K & MATTHEW, LUANNE W 100 LAKE DESTINY TRL ALTAMONTE SPG, FL 32714-3455	REICHERT, KENNETH W & REICHERT, EMMA 138 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5009
MILLER, MARGARET S ENH LIFE EST 104 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5021	KIRBUG HOLDINGS LLC 1912 BOOTHE CIR STE 300 LONGWOOD, FL 32750-6709	JASON ALVES LLC 136 FOXRIDGE RUN LONGWOOD, FL 32750-2740
MARTIN, BLANCHARD PATRICIA ENH LIFE EST & MARTIN, CINDY J ENH LIFE EST 523 PLUMOSA DR SANFORD, FL 32771-3546	SFR 2012-1 FLORIDA LLC 1775 HANCOCK ST SAN DIEGO, CA 92110-2034	RAYA, CONSTANCE 106 ICHABOD TRL LONGWOOD, FL 32750-3831
RAMOS, DAVID 127 SPRINGWOOD CIR APT E LONGWOOD, FL 32750-5039	COOPER FAMILY TRUST 264 AGNES AVE LONGWOOD, FL 32750-6106	FUSEK, EDWARD W & THOMMEN, PATRICIA 120 CHAMBERS RD DANBURY, CT 06811-3537
REMINGTON, BRIAN L & BARBARA A 103 COLONIAL LN LONGWOOD, FL 32750-3864	NELSEN, MARJORIE R ENH LIFE EST 1417 NOBLE ST LONGWOOD, FL 32750-6738	GMV INVESTMENTS LLC 5516 CREPE MYRTLE CIR OVIEDO, FL 32765-7388
NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	J & M INVESTMENT 485 WILD OAK CIR LONGWOOD, FL 32779-3395
MANNOR, MARK & JAMIE 301 VIRGINIA AVE LONGWOOD, FL 32750-6745	BECKS, LISA L 248 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	CHEVERE, KRISTIAN J 217 KAYS LANDING DR SANFORD, FL 32771-7783
BROMME, JEFFREY & DELAFIELD-BROMME, NICHOLE 315 STARBUCK RUN LONGWOOD, FL 32779-3713	NEEPA MANAGEMENT LLC 504 CINDER PT SANFORD, FL 32771-8137	MENDEZ LOPEZ, JACQUELINE 173 SPRINGWOOD CIR # B LONGWOOD, FL 32750-5061
NEIGHBORHOOD ALLIANCE CHURCH OF THE CHRISTIAN & MISSIONARY ALLIANCE INC 301 MARKHAM WOODS RD LONGWOOD, FL 32779-2831	HANNAH, MARY J 1794 ROBERT ST LONGWOOD, FL 32750-6145	WHITESIDE, CHASE D 5129 LAKE HOWELL RD WINTER PARK, FL 32792-5019

PORRAS, VICTOR H & DEPORRAS, LIGIA A 119 SPRINGWOOD CIR # C LONGWOOD, FL 32750-5033	BRIENEN, JOHANNES & KARIEN 228 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	RICONALLA, SEPTIS M 236 MARKHAM WOODS RD LONGWOOD, FL 32779-2843
BROWN FAMILY LIVING TRUST 398 CREEKSTONE CT LONGWOOD, FL 32779-6115	EBERT, KRISTA A 149 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5015	HARRISON, KATHY S 121 ICHABOD TRL LONGWOOD, FL 32750-3874
SHIRLEY SAN SOUCIR TRUST 131 EASTERN FRK LONGWOOD, FL 32750-7309	OBISPO, RONALDO M & LYDIA 432 HOMER AVE LONGWOOD, FL 32750-6164	CARLOS & TIFFANY CARRION REV TRUST 23 ROHDE AVE ST AUGUSTINE, FL 32084-5072
WILLIAM J LUBY & PEGGY D LUBY REV LIVING TRUST 160 N SUNSET DR CASSELBERRY, FL 32707-3251	NAUMAN, KENT J 168 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5081	LAVERDE MARTINEZ, GUSTAVO A & LEMOS, CATHERINE 318 RAVEN ROCK LN LONGWOOD, FL 32750-3865
WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	URZUA, ANDRES G & GERAUD, MICHELLE M 126 SPRINGWOOD CIR APT D LONGWOOD, FL 32750-5038	YANEZ, ANABELLE 598 GOSSAMER WING WAY SEBASTIAN, FL 32958-3956
WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	JENNINGS, RICHARD K 238 SAINT JAMES PL LONGWOOD, FL 32750-6172	DRAFTS, WILLIAM A & JILL M 746 CRISTALDI WAY LONGWOOD, FL 32779-5868
CARRION, CARLOS A & MARISOL 531 TEAKWOOD DR ALTAMONTE SPG, FL 32714-7429	RAMME, DONALD 106 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5023	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839
SAMSUDEAN, KEN 6344 SE 84TH PL PORTLAND, OR 97266-5446	ROMAN, MAGALI 1240 N BRASSIE DR WINTER SPGS, FL 32708-2350	KEECH, PEGGY M ENH LIFE EST 234 SAINT JAMES PL LONGWOOD, FL 32750-6172
POLITE, REAETTE D 124 SPRINGWOOD CIR # A LONGWOOD, FL 32750-5078	ACOSTA, YEPSENIA Y 141 SPRINGWOOD CIR # E LONGWOOD, FL 32750-5006	HILLTOP COMMERCIAL CONDO OWNERS ASSOC INC 1912 BOOTHE CIR #100 LONGWOOD, FL 32750-6709
ROST, RICHARD P & LOIS A 1770 MARSHALL DR LONGWOOD, FL 32750-6128	RIVERA, MARIBEL R 3745 BISCAYNE DR WINTER SPGS, FL 32708-4628	MCGEE, JEROME J & SUZANNE B 1420 NOBLE ST LONGWOOD, FL 32750-6737

CUSUMANO, PEGGY A 128 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5040	RODRIGUEZ, MICHELLE C/O THEODOSEAU, MICHELLE 1722 WILLA CIR WINTER PARK, FL 32792-6305	BAIRD, MARY G ENH LIFE EST 3213 TIMOTHY ST APOPKA, FL 32703-6047
USA-PRC INVESTMENTS LLC C/O MERIDIAN, MATT 349 AGNES ST ORLANDO, FL 32801-3855	BEHNER, KEVIN T 2750 TEAK PL LAKE MARY, FL 32746-1814	HALL, BRYAN C & CYNTHIA S 250 TIMBERLAND AVE LONGWOOD, FL 32750-6159
BRISTOL FAMILY TRUST 7470 N HIGHWAY 1 APT 203 COCOA, FL 32927-5212	JONES, CLAUDETTE E 166 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5055	WENMAR FAMILY PROP INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187
TALLEY, BRUCE A & BREANNA S 111 ICHABOD TRL LONGWOOD, FL 32750-3874	CUELLO, MARIO J & NICOLE A 209 BROM BONES LN LONGWOOD, FL 32750-3821	JAKIE & JONNY FL REAL EST LLC 20 JUDSON AVE ARDSLEY, NY 10502-2213
CHEATHAM-OUZTS, PAMELA C & CHEATHAM, ROBERT 148 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5014	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594	DOT/STATE OF FL & SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468
LSF9 MASTER PARTICIPATION TRUST & US BANK TRUST TR C/O HUDSON HOMES MGMT LLC 2711 N HASKELL AVE STE 2100 DALLAS, TX 75204-2911	SELIGMAN, ALAN T & SABRINA C 1414 NOBLE ST LONGWOOD, FL 32750-6737	CATAMOUNT PROPERTIES 2018 LLC 2015 MANHATTAN BEACH BLVD # 100 REDONDO BEACH, CA 90278-6311
OBRIEN, GROVER T & DESIREE 1664 JACKSON ST LONGWOOD, FL 32750-6215	WEATHERBEE, RYAN & WEATHERBEE, DAWN M 153 PEREGRINE CT WINTER SPGS, FL 32708-5618	CAPELLAN, JOSE L & EDITH 2072 HAYFIELD WAY APOPKA, FL 32712-1926
SCARPA, ERIC 152 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5018	CREMEANS, JEFFREY A 184 CHARLES ST LONGWOOD, FL 32750-3863	VELAZQUEZ, MIGUEL V & VAZQUEZ, CANDACE 119 ICHABOD TRL LONGWOOD, FL 32750-3874
ADVANTAGE HOLDINGS-LAMAR LLC & DONEGAN ETAL 2525 S BRENTWOOD BLVD #103 SAINT LOUIS, MO 63144-2323	LOWREY, BECKY L 101 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5072	YOUNG, WAGNER JAMIE 136 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5005
SAPIENZA, SALVATORE & LINDA J 1 SHORE DR N COPIAGUE, NY 11726-5316	LAHENS BERNE, MELISSA M 174 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5062	WENMAR FAMILY PROP INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187

METZ, DAWN 152 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5018	PEARSON, JAMES S & TERESA M 449 HOMER AVE LONGWOOD, FL 32750-6162	CARBONATE LLC PO BOX 513 PLYMOUTH, FL 32768-0513
J & M INVESTMENT 485 WILD OAK CIR LONGWOOD, FL 32779-3395	AH-CS HOLDINGS LLKC 1939 BOOTHE CIR LONGWOOD, FL 32750-1918	FRIDLEY, LAVONNA S 169 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5086
MIDWAY POINT LLC 380 MENASHE CT LONGWOOD, FL 32779-5847	HENNON, DAVID R & SUSAN E 1788 ROBERT ST LONGWOOD, FL 32750-6145	SANLANDO UNITED METHODIST CHURCH INC 1890 W STATE ROAD 434 LONGWOOD, FL 32750-5002
KING, JOHN K & PROSSEN, LAWRENCE G JR 1410 WINDSOR AVE LONGWOOD, FL 32750-6830	PYNN, ROGER W & SHELLEY A 269 SADDLEWORTH PL LAKE MARY, FL 32746-5082	URBAN, JENNIFER M 317 HANGING MOSS CIR LAKE MARY, FL 32746-6256
BKMGJ INVESTMENTS LLC 3351 LUKAS CV ORLANDO, FL 32820-1418	BOHLENDER, ASHLEY R 131 SPRINGWOOD CIR # B LONGWOOD, FL 32750-5079	SIGUENZA, ANA A 127 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5039
ADAMS, CHRISTOPHER 311 RAVEN ROCK LN LONGWOOD, FL 32750-3836	ST CYR, MICHELLE V & DAVID L 205 BROM BONES LN LONGWOOD, FL 32750-3821	KEATON LILLIAN A P IRREVOCABLE TRUST 4480 S COBB DR SE STE H STE 330 SMYRNA, GA 30080-6964
LINCOLN, LAVENIA E ENH LIFE EST 1971 MARY CATHERINE ST YPSILANTI, MI 48198-6246	REHBAUM, CAROLYN 103 RED BAY DR LONGWOOD, FL 32779-4914	MORALES, MARISOL & RAMON 456 TERRAVISTA PL OVIEDO, FL 32765-3715
BELANGER, MIKE & JUDY 246 SAINT JAMES PL LONGWOOD, FL 32750-6172	PUERTO, MARIA 154 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5045	MAGINLEY, ELIZABETH & ADAM 110 KRISTEN CV LONGWOOD, FL 32750-6185
ARMENDINGER, MELINDA 240 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	FECHTLER, BEVERLY A 155 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5046	BAYTON, ALMIRA C & EDWARD R 4001 S TUSKAWILLA RD OVIEDO, FL 32765-7362
FIELD, HEATHER D & WILLIAM T C/O FIELD, HEATHER AND WILLIAM 308 RAVEN ROCK LN LONGWOOD, FL 32750-3837	DEMAYO, GREGORY P & PEGI A 310 RAVEN ROCK LN LONGWOOD, FL 32750-3837	FALCO COMPANIES LLC 350 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6149

WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	KEITH, ROSA 176 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5064	140 SPRINGWOOD CIR #B TRUST PO BOX 520385 LONGWOOD, FL 32752-0385
HANSON, WARREN F & HILL HANSON, MICHELLE A 109 COLYER DR LONGWOOD, FL 32779-5722	TRAAS, ADAM M & GENEVIEVE M 304 CRANE CV LONGWOOD, FL 32750-3825	USA PRC INVESTMENTS LLC C/O MERIDIAN, MATT 349 AGNES ST ORLANDO, FL 32801-3855
SCHMENK, JOYCE M 172 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5060	AAGAARD, TERESA JO & DUSTIN 204 BROM BONES LN LONGWOOD, FL 32750-3822	DACORA LLC 1057 BLACKWOOD ST ALTAMONTE SPG, FL 32701-7705
SAMSUDEAN, KEN 6344 SE 84TH PL PORTLAND, OR 97266-5446	NAFEY, NARGIS 4270 REGAL TOWN LN LAKE MARY, FL 32746-2062	MILOSHEV, KRASIMIR 144 SPRINGWOOD CIR # D LONGWOOD, FL 32750-2534
CARR, DEBORAH & WARREN, REBECCA L & CARR, ETAL 136 SPRINGWOOD CIR # E LONGWOOD, FL 32750-5005	GRANT, BRADFORD S & DONNA M 1413 NOBLE ST LONGWOOD, FL 32750-6738	FABA DEVELOPMENT GROUP LLC 9582 CYPRESS PINE ST ORLANDO, FL 32827-6853
DM REALTY HOLDINGS LLC 316 HEATHERWOOD CT WINTER SPGS, FL 32708-6179	ALAN D SALERNO LIVING TRUST 11973 SW CORAL COVE PKWY PORT ST LUCIE, FL 34987-7810	ARAYA, REX E & ISIS 303 RAVEN ROCK LN LONGWOOD, FL 32750-3836
STEVERSON, MATTHEW J 1052 MONTGOMERY RD ALTAMONTE SPG, FL 32714-7420	SCANDALE, ANTHONY E & YEZESKI, JOHNNA L 630 S PALM ST WASHINGTON, PA 15301-5932	CARRION, CARLOS & MARISOL PO BOX 162974 ALTAMONTE SPG, FL 32716-2974
MOBLEY, JAMOS K & BASS, MICHAEL C JR 122 ICHABOD TRL LONGWOOD, FL 32750-3831	THUNDERBOWL LAND TRUST PO BOX 513 PLYMOUTH, FL 32768-0513	GEORGIEVA, MARGARITA 112 ICHABOD TRL LONGWOOD, FL 32750-3831
ASHARIA, FIDAHUSSEIN & ASHARIA, ZAHARIA & ASHARIA, HASNAIN 717 HUPA CT LAKE MARY, FL 32746-3498	MORNINGSTAR, WESLEY P & MORNINGSTAR, IRENE Y 446 HOMER AVE LONGWOOD, FL 32750-6164	BARNES, SCOTT L TR 2001 VANDERBILT PT LONGWOOD, FL 32779-2852
DOSWELL, GARY ENH LIFE EST 310 CRYSTAL POND AVE DELAND, FL 32720-7949	EVERLY, NICHOLAS D & ROSA 239 SAINT JAMES PL LONGWOOD, FL 32750-6172	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594

PINNEY, MARK 108 ICHABOD TRL LONGWOOD, FL 32750-3831	JOSEPH LAWRENCE MGMT GROUP LLC 3550 HOLLIDAY AVE APOPKA, FL 32703-6727	PRIU, NORBERTO A 207 RIVER BEND CT LONGWOOD, FL 32779-4918
MAGUIRE, DIAN ENH LIFE EST & BAUDER, ELIAS 955 TUSKAWILLA RD WINTER SPGS, FL 32708-4401	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594	NUVIEW IRA INC CUST 280 S RONALD REAGAN BLVD LONGWOOD, FL 32750-5468
RIEDEL, LIZA ENH LIFE EST 251 SAINT JAMES PL LONGWOOD, FL 32750-6172	YOUNG, CHRISTOPHER S & JEANNE M 251 TIMBERLAND AVE LONGWOOD, FL 32750-6159	KAVANAGH, CRAIG & AMY 316 RAVEN ROCK LN LONGWOOD, FL 32750-3865
TJ GLEASON LLC 140 OCEAN HOLLOW LN ST AUGUSTINE, FL 32084-1748	BARRERA, MONICA & HOFLE, JUAN F 2460 OAK DR LONGWOOD, FL 32779-4746	LEINJARV, ANTS ENH LIFE EST 135 SPRINGWOOD CIR # F LONGWOOD, FL 32750-5004
CASTANER, EDUARDO J 2913 GULF DR ORLANDO, FL 32806-5727	DACORA LLC 1057 BLACKWOOD ST ALTAMONTE SPG, FL 32701-7705	MILLER, RORY & MOSES, STEPHANIE 107 COLONIAL LN LONGWOOD, FL 32750-3864
SURLES, RONALD 5123 SEA PINES DR DALLAS, TX 75287-7555	DEARTH, THOMAS ENH LIFE EST & DEARTH, PATRICIA J ENH LIFE EST 213 BROM BONES LN LONGWOOD, FL 32750-3821	IANNACO, JEAN ENH LIFE EST 155 SPRINGWOOD CIR # A LONGWOOD, FL 32750-5046
BENTON, PHYLLIS B ENH LIFE EST 481 COUNTRY CLUB DR LONGWOOD, FL 32750-6805	CHERY, VLADIMIR 2164 MARSH SEDGE LN WINTER PARK, FL 32792-3148	ANCA, IULIANA 2637 KINNON DR ORLANDO, FL 32817-2855
CLARKE, KEVIN W & MARY E 321 RAVEN ROCK LN LONGWOOD, FL 32750-3836	MORA, FRIGIA 174 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5062	DI GIOVANNI LIVING TRUST 1402 NOBLE ST LONGWOOD, FL 32750-6737
LONGWOOD OFFICE GROUP LLC 362 WOLDUNN CIR LAKE MARY, FL 32746-3941	LEVIN, ALEXANDER 106 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5023	RODRIGUES, ALINE V 405 RAYMOND AVE LONGWOOD, FL 32750-6140
INFANTE, VALERIA M & HOYOS, MILAGROS R 118 SPRINGWOOD CIR # C LONGWOOD, FL 32750-	DUCKWORTH, ALVENIA 142 SPRINGWOOD CIR APT E LONGWOOD, FL 32750-5007	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594

MORRIS, TEIR 438 RAYMOND AVE LONGWOOD, FL 32750-6739	SNIDER, NANCY D & CHRISTOPHER K 1515 W MARVIN ST LONGWOOD, FL 32750-6133	BLEUS, JOHANNAH 6406 GOLDEN DEWDROP TRL WINDERMERE, FL 34786-4102
WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	YOUNGMAN, WILLIAM D & GRETA M 1414 W MARVIN ST LONGWOOD, FL 32750-6132	MADEIROS, PAUL A & ANTOINETTE 1511 W MARVIN ST LONGWOOD, FL 32750-6133
WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	ENFINGER, JIMMIE R & EMILY V 102 ICHABOD TRL LONGWOOD, FL 32750-3831	FLETCHER, ADAM & CATHERINE A 1412 W MARVIN ST LONGWOOD, FL 32750-6132
SURLES, RONALD L 5123 SEA PINES DR DALLAS, TX 75287-7555	SEA SUN SAND AND SURF LLC 27 GREENWOOD VILLAGE ST NORTH EASTON, MA 02356-2718	KRING, ROBERT S & ELAINE 224 MARKHAM WOODS RD LONGWOOD, FL 32779-2843
O'BRIEN, DOROTHY R 150 CHARLES ST LONGWOOD, FL 32750-3863	CASCARDO, SERGIO & CHARLOTTA 224 ARNOLD AVE LONGWOOD, FL 32750-6110	TORRES, GLADYS & FERNANDO 427 HOMER AVE LONGWOOD, FL 32750-6162
CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594	HAUFF, ADRIANNE N & HAUFF, DARLENE 250 SAINT JAMES PL LONGWOOD, FL 32750-6172	STRELNIKOV, SERGEY & HALIETT 112 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5073
GALLUP, DAVID C 247 TIMBERLAND AVE LONGWOOD, FL 32750-6159	CONNIE J CORNELIUS LIVING TRUST 700 WOODBRIDGE PL LONGWOOD, FL 32750-2967	DALMAU PROPERTIES LLC 4060 BERMUDA GROVE PL LONGWOOD, FL 32779-5468
KUBICA, ANGELA 546 VIA FONTANA DR # 201 ALTAMONTE SPG, FL 32714-3173	THELAMOUR, NATACHA 117 ICHABOD TRL LONGWOOD, FL 32750-3874	FIELDING, ROGER & SHAMIRA 200 SWEETWATER PL LONGWOOD, FL 32779-2518
TOLOS, PERRY E TR 319 RAVEN ROCK LN LONGWOOD, FL 32750-3836	URQUHART, TAMIKA 216 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	NEIGHBORHOOD ALLIANCE CHURCH OF THE CHRISTIAN & MISSIONARY ALLIANCE INC 301 MARKHAM WOODS RD LONGWOOD, FL 32779-2831
BRYN REALTY HOLDINGS LLC 1625 MINK DR APOPKA, FL 32703-7723	LIBBY, DEBRA L 1824 MARSHALL DR LONGWOOD, FL 32750-6727	COLELLA, MARIA C & JACK 4802 EAGLESHAM DR ORLANDO, FL 32826-4021

DE LANE, ANA MARIA P 137 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5043	BHOLA, GARGI 162 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5053	BOWLING, TAMRAH S 173 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5061
REDLING, KATHLEEN 1911 MAGNOLIA AVE SANFORD, FL 32771-3842	ADVANTAGE HOLDINGS-LAMAR LLC & DONEGAN ETAL 2525 S BRENTWOOD BLVD #103 SAINT LOUIS, MO 63144-2323	MALLOY, MATTHEW S 1416 W MARVIN ST LONGWOOD, FL 32750-6132
GINZINGER, ADAM & BRANDY A 442 HOMER AVE LONGWOOD, FL 32750-6164	MULLEN, TERENCE ENH LIFE EST 100 SEEDLING CT LONGWOOD, FL 32750-4028	FILE, CHARLES & KAREN 320 RAVEN ROCK LN LONGWOOD, FL 32750-3865
AMAYA, ANA 163 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5050	MUNDARAIN, MARIA F & DAVILA, DANIEL E 148 SPRINGWOOD CIR # C LONGWOOD, FL 32750-5014	POOL, LINDA L 315 RAVEN ROCK LN LONGWOOD, FL 32750-3836
ESV FAMILY PROPERTIES LLC 127 W FAIRBANKS AVE # 222 # WINTER PARK, FL 32789-4326	JASON ALVES LLC 136 FOXRIDGE RUN LONGWOOD, FL 32750-2740	RIDIMAN, TABITHA M & BRANDENBURG, ALEX Z 325 RAVEN ROCK LN LONGWOOD, FL 32750-3836
BKMGJ INVESTMENTS LLC 3351 LUKAS CV ORLANDO, FL 32820-1418	KATHURIA, PUJA 2536 CIVITAS PL CASSELBERRY, FL 32707-2415	SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468
DONISON, JAMES T 120 ICHABOD TRL LONGWOOD, FL 32750-3831	HOLLAR, KENNETH E & SUSAN C 322 RAVEN ROCK LN LONGWOOD, FL 32750-3865	SUNTRUST OF SEMINOLE C/O LEASE ADMIN PO BOX 26665 VA-RIC-8614 RICHMOND, VA 23261-6665
TAZIOLI, CYNTHIA 300 VIRGINIA AVE LONGWOOD, FL 32750-6160	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	PETROSKY, PETER & DEBBIE 114 ICHABOD TRL LONGWOOD, FL 32750-3831
BORGLUM, CHRIS D ENH LIFE EST & BORGLUM, KAREN M ENH LIFE EST 220 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	SOUTH WEST TRADING INTERNATIONAL LLC 351 CEDARCREST CT LAKE MARY, FL 32746-4051	AURISANO, JOHN & DEBORAH 273 AGNES AVE LONGWOOD, FL 32750-6105
MORAE, NURIA M 108 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5024	LUSA, MICHAEL F ENH LIFE EST 121 SPRINGWOOD CIR LONGWOOD, FL 32750-5087	MARSAK, KRISTYNA & MANIECKI, IRENA & MARSAK, KRISTNA GDN & MARSAK, KRISTNA GDN 228 ARNOLD AVE LONGWOOD, FL 32750-6110

PROSSER, GEORGE A 125 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5037	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	HAIR, KYLE 203 BROM BONES LN LONGWOOD, FL 32750-3821
STRAIGHT, RICHARD ENH LIFE EST 277 CLEMONE AVE LONGWOOD, FL 32750-6120	HELLER, MARTI J 508 RIDGEWOOD ST ALTAMONTE SPG, FL 32701-2611	DOLCE, FRANCES I ENH LIFE EST 273 BERNARD AVE LONGWOOD, FL 32750-6113
ROOD RENTALS TWO LLC 846 SILK OAK TER LAKE MARY, FL 32746-4923	VEGA, HECTOR 220 SECRET WAY CASSELBERRY, FL 32707-3362	OVIEDO, CARMEN H & MARTINEZ, EDDIE 100 ICHABOD TRL LONGWOOD, FL 32750-3831
THORINGTON, TREVOR E & ROSEMARY 252 ETHAN DR WINDSOR, CT 06095-1674	FOURNIER, DAVID E & DARLING D 252 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	PORRAS, ASTRID L & PORRAS-LIED, WINSTON A 157 SPRINGWOOD CIR APT D LONGWOOD, FL 32750-5048
HEALY, JOHN C & SHANNON L & LUNDEQUAM, BRETT I & ANNE M 103 WHITECAPS CIR MAITLAND, FL 32751-5851	WOERTMAN, HARRIETT S ENH LIFE EST 118 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5032	LEWIS, BARBARA K 142 SPRINGWOOD CIR #G LONGWOOD, FL 32750-5007
J & M INVESTMENT 485 WILD OAK CIR LONGWOOD, FL 32779-3395	COEN, CHARLES W & CHRISTINA M 445 HOMER AVE LONGWOOD, FL 32750-6162	TINY ENTERPRISES INC 1220 COMMERCE PARK DR STE 203 LONGWOOD, FL 32779-5000
ZHAO, TERRY 2 LINDEN ST GREAT NECK, NY 11021-3815	GREEN, JONATHAN S 120 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5034	BOGLE, MICHAEL & MCREYNOLDS, WILLIAM & BOGLE, LAURA 2640 GLEN FOREST DR APOPKA, FL 32712-5034
TAYLOR, GREGORY D & AMBER R 313 RAVEN ROCK LN LONGWOOD, FL 32750-3836	MINCEY, HAVEN L 149 SPRINGWOOD CIR UNIT 149B LONGWOOD, FL 32750-5015	DM REALTY HOLDINGS LLC 1000 N MAITLAND AVE MAITLAND, FL 32751-8406
SPRINGS COMMUNITY ASSN INC THE C/O SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD, FL 32779-5041	OCONNOR, JENNIFER 124 SPRINGWOOD CIR # B LONGWOOD, FL 32750-5078	KIRSCH, CHERYL 106 SPRINGWOOD CIR # B LONGWOOD, FL 32750-5023
CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	EWBANK, TRACY A 147 SPRINGWOOD CIR # A LONGWOOD, FL 32750-5013

NEEPA MGMT LLC 504 CINDER PT SANFORD, FL 32771-8137	KUNZ, ANDREW & JENNIFER S 1828 BARTON ST LONGWOOD, FL 32750-6112	SEA SUN SAND AND SURF LLC 27 GREENWOOD VILLAGE ST NORTH EASTON, MA 02356-2718
EDWARDS, WILLIAM 122 KRISTEN CV LONGWOOD, FL 32750-6185	SEBASTIAN REALTY HOLDINGS LLC 1625 MINK DR APOPKA, FL 32703-7723	RM1 SFR PROPCO A LP 1850 PARKWAY PL SE # 900 MARIETTA, GA 30067-4439
JEAN-BAPTISTE, JOHANE 2726 RUNNING SPRINGS LOOP OVIEDO, FL 32765-9633	NARAGHI, HAMID 7175 MARVISTA CT ORLANDO, FL 32835-1822	KRAUSE, THOMAS K 167 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5056
FELICIANO, RUBEN 113 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5027	LUBY, MATTHEW D 141 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5006	BRUMMER, KELLY A 110 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5089
BROWNING, SALLY I 151 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5017	WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	THUNDERBOWL LAND TRUST PO BOX 513 PLYMOUTH, FL 32768-0513
SEMINOLE RESTAURANTS OF FL INC 1200 COMMERCE PARK DR LONGWOOD, FL 32779-4978	SPRINGWOOD VILLAGE CONDO ASSN OF LONGWOOD INC 160 SPRINGWOOD CIR LONGWOOD, FL 32750-5026	WEBSTER, DAVID A 1220 COMMERCE PARK DR STE 207 LONGWOOD, FL 32779-5000
SANLANDO UNITED METHODIST CHURCH INC 1939 BOOTHE CIR LONGWOOD, FL 32750-6774	MEEK, AMY 402 ELLIS SQUARE CT SANFORD, FL 32771-8519	KIMRON REV TRUST 1800 MARSHALL DR LONGWOOD, FL 32750-6726
HALL, GARY L & PATRICIA P 243 TIMBERLAND AVE LONGWOOD, FL 32750-6159	OPPERMANN, STEVE H & PEGGY J 188 CHARLES ST LONGWOOD, FL 32750-3863	KOZAK, JODI A 151 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5017
GREENOUGH, ROBERT A 109 ICHABOD TRL LONGWOOD, FL 32750-3874	BROOKS, MICHAEL & JESSICA 283 AGNES AVE LONGWOOD, FL 32750-6105	DACORA LLC 1057 BLACKWOOD ST ALTAMONTE SPG, FL 32701-7705
KENNETH W REICHERT REV TRUST 139 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5088	BLAKE, RICHARD L 1411 W MARVIN ST LONGWOOD, FL 32750-6131	HETRICK, JULIE R & JEFFREY 116 ICHABOD TRL LONGWOOD, FL 32750-3831

HEALTH CAPITAL LLC 1850 BARTON ST LONGWOOD, FL 32750-6706	FRAZIER, SUSAN M 272 VICTOR AVE LONGWOOD, FL 32750-6157	MOUNTAN, MARK & TRISHA J 310 CRANE CV LONGWOOD, FL 32750-3825
DUARTE, MARCO & DUARTE, VANIA S 418 RAYMOND AVE LONGWOOD, FL 32750-6739	KAGAN, JORDAN S 636 ELDER CT ALTAMONTE SPG, FL 32714-7305	STEVERSON, MATTHEW J 1428 OAK PL APT F APOPKA, FL 32712-1919
BARAC, GORAN & VIOLETA 129 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5041	J & M INV PROP LLC 485 WILD OAK CIR LONGWOOD, FL 32779-3395	BENFORD, JOHN R 116 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5030
CUPO, BERNADETTE & THOMAS 123 KRISTEN CV LONGWOOD, FL 32750-6185	FULLER, JOYCE C 1412 NOBLE ST LONGWOOD, FL 32750-6737	BRYN REALTY HOLDINGS LLC 1625 MINK DR APOPKA, FL 32703-7723
HEITMANN, JOHN W 144 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5010	PARKER, JULIANNE C/O MICHELE ENGLE 1884 PINE BAY DR LAKE MARY, FL 32746-6294	SADAT, SAYD PO BOX 163087 ALTAMONTE SPG, FL 32716-3087
BEAN DAVID L JR REV TRUST & MILLS, JANET SUCC TR PO BOX 2157 NEW SMYRNA, FL 32170-2157	MONTANEZ, MARTA I 158 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5049	LYNN, DANIEL & DONNA 111 KRISTEN CV LONGWOOD, FL 32750-6185
SEBASTIAN REALTY HOLDINGS LLC 1625 MINK DR APOPKA, FL 32703-7723	POOL, DONALD R & LISA C 317 RAVEN ROCK LN LONGWOOD, FL 32750-3836	PASEK, CRAIG J & ALLEN, SUSAN F 122 WESTBOURNE TER BROOKLINE, MA 02446-2234
JANMOHAMED, MOHSIN & RUHAINA 2910 W LAKE MARY BLVD STE 101 LAKE MARY, FL 32746-3498	TALESNICK KENNETH J REV TRUST 437 HOMER AVE LONGWOOD, FL 32750-6162	AHSANI, HAMID & JALALI, NADIA 270 CLEMONE AVE LONGWOOD, FL 32750-6121
SOTO, JOSE A 433 HOMER AVE LONGWOOD, FL 32750-6162	LUGO, ALLAN G 1811 CARLTON ST LONGWOOD, FL 32750-6717	BARKER CAPITAL LP PO BOX 540777 ORLANDO, FL 32854-0777
SLATER, JAMES E & NANCY T 209 RIVER BEND CT LONGWOOD, FL 32779-4918	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	TAGUE, DOUGLAS E & KIMBERLY D 308 CRANE CV LONGWOOD, FL 32750-3825

BROWN FAMILY TRUST 398 CREEKSTONE CT LONGWOOD, FL 32779-6115	PARISH, MARK M & JANICE L 1421 NOBLE ST LONGWOOD, FL 32750-6738	LEWANDOWSKI, JAN C ENH LIFE EST & LEWANDOWSKI, DEBORAH M ENH LIFE EST 1831 CARLTON ST LONGWOOD, FL 32750-6718
JEFFERSON, MARK M & LYNN 154 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5045	J & M INV PROP LLC 485 WILD OAK CIR LONGWOOD, FL 32779-3395	BASTEN, GRANT J 173 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5061
CARRION, JOSE L & DORIS PO BOX 161868 ALTAMONTE SPG, FL 32716-1868	BARAC, DRAGANA 125 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5037	GBH PROPERTY LLC 1924 WHITEHALL DR WINTER PARK, FL 32792-4647
DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834	DEBORD, MARK B 235 SAINT JAMES PL LONGWOOD, FL 32750-6172	MASTIKOSA, MILOVAN 134 SPRINGWOOD CIR APT G LONGWOOD, FL 32750-5044
KIRCHER, KEVIN 1026 TURNER RD WINTER PARK, FL 32789-1840	DRAGO, ANGELO & AMNERIS 101 CARLTON DR E SHIRLEY, NY 11967-1046	GHALAYINI, KHALED & GHALAYINI, DINA & GHALAYINI, YOUSUF S 275 BERNARD AVE LONGWOOD, FL 32750-6113
UNITED PROPERTY HOLDINGS LLC 610 SWALLOW DR CASSELBERRY, FL 32707-4813	DU PLESSIS, ADAM 134 SPRINGWOOD CIR # E LONGWOOD, FL 32750-5044	BOSCO, CAROLYN 127 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5039
CALA, DANY ENH LIFE EST 200 BROM BONES LN LONGWOOD, FL 32750-3822	FANTRY, CHRISTOPHER & FANTRY, ALINA 6397 MIRAMONTE DR UNIT 102 ORLANDO, FL 32835-3073	BRINT, STEVEN L & ELIZABETH C 327 RAVEN ROCK LN LONGWOOD, FL 32750-3836
KNIGHT, CHRISTOPHER B & STACY P 105 RED BAY DR LONGWOOD, FL 32779-4914	THORINGTON, ROSEMARY & SANCHEZ, ANTHONY L 127 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5039	ARCHANGEL PROPERTIES LLC 370 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6149
NAGHOON, FARZAN 171 SPRINGWOOD CIR # C LONGWOOD, FL 32750-5059	CAMBRIDGE SQUARE OWNERS ASSN INC C/O HMI 760 FLORIDA CENTRAL PKWY STE 200 LONGWOOD, FL 32750-7594	CRAWFORD, GENE D 1410 W MARVIN ST LONGWOOD, FL 32750-6132
2018-2 1H BORROWER LP 1717 MAIN ST STE 2000 DALLAS, TX 75201-4612	MAI, DUONG G & SHUK 9247 51ST AVE ELMHURST, NY 11373-4013	CAPELLAN, JOSE & EDITH 2072 HAYFIELD WAY APOPKA, FL 32712-1926

BROWN FAMILY TRUST 398 CREEKSTONE CT LONGWOOD, FL 32779-6115	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	ALAN D SALERNO LIVING TRUST 11973 SW CORAL COVE PKWY PORT ST LUCIE, FL 34987-7810
FISHER, ROBERT B 742 POWDERHORN CIR LAKE MARY, FL 32746-5113	HERNANDEZ, MERCEDES 141 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5006	BOGEYS OF WINTER GARDEN LLC C/O HYMEL 5907 MASTERS BLVD ORLANDO, FL 32819-4317
SALINAS, CRYSTAL & LEEROY JR 1321 WINDSOR AVE LONGWOOD, FL 32750-6829	TALOPAU, KELLEY & SAVEA 1811 STANLEY ST LONGWOOD, FL 32750-6169	JUDGE, WALTER 224 NOB HILL CIR LONGWOOD, FL 32779-4437
SAMDR LIVING REV TRUST 539 S SUNDANCE DR LAKE MARY, FL 32746-6357	LARSEN, DAGEAN A & SHARAH 1860 BARTON ST LONGWOOD, FL 32750-6707	KOURY, MELISSA J & IBRAHIM 244 MARKHAM WOODS RD LONGWOOD, FL 32779-2843
GERHARDT, BRADLEY K ENH LIFE EST 1415 W MARVIN ST LONGWOOD, FL 32750-6131	COLELLA, GIOCCHINO MARIA 4802 EAGLESHAM DR ORLANDO, FL 32826-4021	LOPEZ, NADINE 117 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5031
SPRINGS COMMUNITY ASSN INC THE C/O SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD, FL 32779-5041	C A M 2015 LAND TRUST 745 CEDAR FOREST CIR ORLANDO, FL 32828-8270	FALCO COMPANIES LLC 350 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6149
GAROFALO, CAROL 12274 N REFLECTION RIDGE DR ORO VALLEY, AZ 85755-8732	VELA, VILMA L & DAVID S 242 SAINT JAMES PL LONGWOOD, FL 32750-6172	CREAMER, DAVID A 234 TIMBERLAND AVE LONGWOOD, FL 32750-6159
MOORE, JASON L & SHARON L 105 ICHABOD TRL LONGWOOD, FL 32750-3830	GAYNOR, ROBERT & BINKLEY, LUISA C 1420 WINDSOR AVE LONGWOOD, FL 32750-6830	SARAVIA, JAIME D & MADISON 1420 W MARVIN ST LONGWOOD, FL 32750-6132
SURROCA, FRANCISCO & ELIZABETH 72 SWEETBRIAR BR LONGWOOD, FL 32750-2736	PRICE, JEREMIAH & RACHEL 282 AGNES AVE LONGWOOD, FL 32750-6106	CERDA, REINA & FELIX 178 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5066
MC MULLEN, THOMAS & NOREEN 280 CLEMONE AVE LONGWOOD, FL 32750-6121	YASHCON INVESTMENTS LLC 145 RANGELINE WOODS CV LONGWOOD, FL 32750-5600	TRAUGER, ALAN C & JANET D 124 ICHABOD TRL LONGWOOD, FL 32750-3831

MARTIN-BLANCHARD, PATRICIA H ENH LIFE EST & MARTIN, CINDY J ENH LIFE EST 523 PLUMOSA DR SANFORD, FL 32771-3546	BUSCH, MARILYN 328 E 1200 N CHESTERTON, IN 46304-9525	CORNEJO, SABRINA A & BERMUDEZ, ELOISE Y 150 SPRINGWOOD CIR # B LONGWOOD, FL 32750-5016
KUSHNER, BARBARA & KAMENOFF, LARRY & KAMENOFF, MARCIA 1220 TRENTWOOD CT LAKE MARY, FL 32746-5359	SANTOS, ERIC & ALEJANDRA 155 SPRINGWOOD CIR APT D LONGWOOD, FL 32750-5046	HIEN ROADWAY LLC 468 W HIGHWAY 436 ALTAMONTE SPG, FL 32714-4147
SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468	TIMBERLAND AVE RESORTS LLC 246 TIMBERLAND AVE LONGWOOD, FL 32750-6159	DOT/STATE OF FL 719 S WOODLAND BLVD DELAND, FL 32720-6834
LEVEQUE, JESSICA 166 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5055	TORRES, FERNANDO & EDILIA 1791 CARLTON ST LONGWOOD, FL 32750-6715	MINUGH, JOFFRE L 106 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5023
THUNDERBOWL LAND TRUST PO BOX 513 PLYMOUTH, FL 32768-0513	SOLOWEY MARLA GUARDIAN OF DAVID SOLOWEY 176 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5064	BAGY, RICK S & MARY C 307 RAVEN ROCK LN LONGWOOD, FL 32750-3836
DRAFTS, WILLIAM A & JILL M 746 CRISTALDI WAY LONGWOOD, FL 32779-5868	CASPER, CHRISTOPHER 109 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5084	PINNEY, WESLEY & STEPHANIE 208 BROM BONES LN LONGWOOD, FL 32750-3822
MATTHEWS, MARY HEIR C/O DONATHAN, KATHLEEN A 118 GUM ST ALTAMONTE SPG, FL 32714-1994	FARWIG, DOUGLAS W 450 HOMER AVE LONGWOOD, FL 32750-6164	KIRCHER, K 1026 TURNER RD WINTER PARK, FL 32789-1840
FIPPINGER, BRYAN & JENNIFER 238 TIMBERLAND AVE LONGWOOD, FL 32750-6159	GOLDEN BRIDGE LLC 6320 138TH ST FLUSHING, NY 11367-1122	GORANFLO, CHASE M 108 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5024
ASHARIA, FIDAHUSSEIN & ASHARIA, ZAHARIA & ASHARIA, HASNAIN 717 HUPA CT LAKE MARY, FL 32746-3498	OSHOLO GOLDEN GOOSE LONGWOOD LLC 511 YACHT ST COUNCIL BLFS, IA 51501-8251	SMITH, HERBERT G JR 135 SPRINGWOOD CIR #D LONGWOOD, FL 32750-5004
CASTRO, JENNIFER & REINEL 1555 TRAPPER JOHN LN TURLOCK, CA 95380-2402	RUOFF, STEVEN C & DAWN B 210 RIVER BEND CT LONGWOOD, FL 32779-4918	USA-PRC INVESTMENTS LLC C/O MERIDIAN, MATT 349 AGNES ST ORLANDO, FL 32801-3855

WASHER, DONALD M 163 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5050	FALCO COMPANIES LLC 350 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6149	WENMAR FAMILY PROP INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187
DENSLOW, RUSSELL E & SANDRA C 232 MARKHAM WOODS RD LONGWOOD, FL 32779-2843	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	WOLLARD, JEFFREY R & HELLEN B 1400 WINDSOR AVE LONGWOOD, FL 32750-6830
HILL, GREGORY P 126 ICHABOD TRL LONGWOOD, FL 32750-3831	RODRIGUEZ, EDUARDO 1777 ROBERT ST LONGWOOD, FL 32750-6144	BARRERA, MONICA & HOFLE, JUAN F 2460 OAK DR LONGWOOD, FL 32779-4746
PERIN, STACY N & VICHROSKI, RICHARD E 115 ICHABOD TRL LONGWOOD, FL 32750-3874	FERGUSON, THOMAS E & MARIA C 135 KRISTEN CV LONGWOOD, FL 32750-6185	LLOYD, BRIGITTE 128 CHARLES ST LONGWOOD, FL 32750-3863
BAIRDTRUSDALE, JACQUELINE E & TERRELL, SAIZONE & CHIDSEY, JOSHUA 10424 HENBURY ST ORLANDO, FL 32832-6956	PAINE, ASHLEY A 1407 NOBLE ST LONGWOOD, FL 32750-6738	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187
DOT/STATE OF FLA 719 S WOODLAND BLVD DELAND, FL 32720-6834	HEYMAN, THEODORE J & NANCY D 930 WESTPARK DR KISSIMMEE, FL 34747-4966	DENNSTEDT, JOSHUA ENH LIFE EST 323 RAVEN ROCK LN LONGWOOD, FL 32750-3836
WHITE, C BARRY 1170 TURTLE ROCK CT LONGWOOD, FL 32750-2966	CARRION, MARISOL A & CARLOS A PO BOX 162974 ALTAMONTE SPG, FL 32716-2974	PATTON, DAVID O & JAMIE S 1780 CARLTON ST LONGWOOD, FL 32750-6714
MONTAS, MICHAEL & VIVETTE 1771 ASTOR FARMS PL SANFORD, FL 32771-8040	GREEN ANOLE HOLDINGS LLC 1272 WYNDHAM PINE DR APOPKA, FL 32712-2343	LORI A SHENFIELD REV TRUST 609 EDWARD ST NEW SMYRNA, FL 32168-6634
SMITH, DONALD S 118 ICHABOD TRL LONGWOOD, FL 32750-3831	PERLEY, BARBARA J 165 SPRINGWOOD CIR APT C LONGWOOD, FL 32750-5052	COLLAR, WILLIAM K 129 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5041
GOBESAN LLC 12300 SOUTH SHORE BLVD STE 214 WELLINGTON, FL 33414-6509	GOLDEN, PAMELA 178 SPRINGWOOD CIR APT B LONGWOOD, FL 32750-5066	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839

ZNN PROPERTIES LLC 1360 ORANGE AVE WINTER PARK, FL 32789-4912	MCMANUS-KEENE, LEI LIFE EST 285 BERNARD AVE LONGWOOD, FL 32750-6113	CARPENTER, ANNA R & FAVA, GARY R 161 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5054
LONG ISLAND SPRING LLC 3130 104TH ST EAST ELMHURST, NY 11369-2018	ACOSTA, JANETH 157 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5048	FROSH FAMILY TRUST 5848 PINE GROVE RUN OVIEDO, FL 32765-9338
MWA INV LLC 601 W LAKE CIR LONGWOOD, FL 32750-2957	SORENSEN, JEREMY P & KATHY L 2525 223RD LN NW OAK GROVE, MN 55011-5018	MYRICK FAMILY TRUST 1821 STANLEY ST LONGWOOD, FL 32750-6169
KAGAN, JACOB & CIPORA 455 TIMBER RIDGE DR LONGWOOD, FL 32779-2644	HOLLIS, CHARLES M JR & MARY E 1401 NOBLE ST LONGWOOD, FL 32750-6738	KEATON, DAVID W 394 S PRESSVIEW AVE LONGWOOD, FL 32750-6813
LUCAS, KEVIN F 148 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5210	PYTEL, STEVEN M 620 MONROE HARBOR PL SANFORD, FL 32773-5018	RICHARDSON, SHIRLEY W ENH LIFE EST & RICHARDSON, JAMES W ENH LIFE EST 1415 WINDSOR AVE LONGWOOD, FL 32750-6830
CIPRIANO, ANTHONY M JR & SUZANNE L 205 RIVER BEND CT LONGWOOD, FL 32779-4918	VERON, NATALIA 131 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5079	ARIZ FAMILY LIVING TRUST 426 RAYMOND AVE LONGWOOD, FL 32750-6739
SADAT, DAVID S PO BOX 163087 ALTAMONTE SPG, FL 32716-3087	CROWN OAK CENTRE CONDO ASSN INC 2460 W STATE ROAD 434 LONGWOOD, FL 32779-3613	THOMPSON, JANICE 161 SPRINGWOOD CIR #C LONGWOOD, FL 32750-5054
WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	NATION INC 570 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6187	CAMBRIDGE GROUP LTD THE C/O CAMBRIDGE SQUARE OWNERS 1900 BOOTHE CIR #104 LONGWOOD, FL 32750-6751
PENA, LIVIA 116 SPRINGWOOD CIR # B LONGWOOD, FL 32750-1651	DACORA LLC 1057 BLACKWOOD ST ALTAMONTE SPG, FL 32701-7705	MICHAEL M ROOSE REV TRUST 1870 BARTON ST LONGWOOD, FL 32750-6707
HONEYCUTT, MARY E 156 SPRINGWOOD CIR #B LONGWOOD, FL 32750-5047	JERVEY, PENSRI S 242 TIMBERLAND AVE LONGWOOD, FL 32750-6159	SG GROUP KOREA LLC 7786 W SAND LAKE RD ORLANDO, FL 32819-5114

MASTIKOSA, JOVAN 272 RANGELINE RD LONGWOOD, FL 32750-4035	STAGES OF LIFE MEDICAL CENTER LLC 845 MARKHAM WOODS RD LONGWOOD, FL 32779-2823	HILLTOP COMMERCIAL CONDO OWNERS ASSOC INC 1912 BOOTHE CIR #100 LONGWOOD, FL 32750-6709
WILLIAM P BERG REV TRUST 100 PINE NEEDLE LN ALTAMONTE SPG, FL 32714-5814	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839
WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	BROWN FAMILY LIVING TRUST 398 CREEKSTONE CT LONGWOOD, FL 32779-6115	WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839
ZELEN, JOVO & MIA 101 S SILVER CLUSTER CT LONGWOOD, FL 32750-4030	SALVAMAR INVESTMENTS & SERVICES INC 2803 SPYGLASS CV LONGWOOD, FL 32779-4889	HEATTER, WILLIAM E & GINA 1033 SUGARBERRY TRL OVIEDO, FL 32765-6039
EQUITY TRUST CO CUST 250 SPANISH OAK TRL LONGWOOD, FL 32779-2713	ERINNA-SORTO, ARIANA & SORTO, JOSHUA 1801 CARLTON ST LONGWOOD, FL 32750-6717	VEAL, MARIA 116 SHADDOCK DR AUBURNDALE, FL 33823-9217
DM REALTY HOLDINGS LLC 316 HEATHERWOOD CT WINTER SPGS, FL 32708-6179	T & A PROPERTIES LLC 1036 DENTON RD WINTER PARK, FL 32792-2748	HARMS, CRAIG 138 SPRINGWOOD CIR LONGWOOD, FL 32750-5009
IOA GROUP LLC 1855 W STATE ROAD 434 LONGWOOD, FL 32750-5069	JACOBS, LEWIS C 202 CHARLES ST LONGWOOD, FL 32750-3863	MIRABILE, JOYCE M 175 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5063
THIRION, ANA ISABEL ENH LIFE EST 157 SPRINGWOOD CIR # C LONGWOOD, FL 32750-5048	SALDIVIA, CARLOS P & OBANDO, LUZ N 144 SPRINGWOOD CIR # E LONGWOOD, FL 32750-5010	RIESEN, KATHY & RIESEN, DAVID 1840 BARTON ST LONGWOOD, FL 32750-6706
7-ELEVEN INC Attn: AD VALOREM TAX DEPT 1722 ROUTH ST STE 1000 DALLAS, TX 75201-2535	THOMPSON, SANDRA L ENH LIFE EST 1790 CARLTON ST LONGWOOD, FL 32750-6714	SPRINGS COMMUNITY ASSN INC THE C/O SENTRY MANAGEMENT INC 2180 W SR 434 STE 5000 LONGWOOD, FL 32779-5041
FELDMAN, ALLISON & FELDMAN, PAMELA ENH LIFE EST & FELDMAN, ALLISON P 430 RAYMOND AVE LONGWOOD, FL 32750-6739	QUALIS FINANCIAL GROUP LLC 450 CROWN OAK CENTRE DR LONGWOOD, FL 32750-6186	BLAIR, MARGARET I ENH LIFE EST 125 SPRINGWOOD CIR APT A LONGWOOD, FL 32750-5037

WENMAR FAMILY PROPERTIES INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	OGLES, PAMELA S 151 SPRINGWOOD CIR #A LONGWOOD, FL 32750-5017	TRIOLA, NANCY 127 SPRINGWOOD CIR #G LONGWOOD, FL 32750-5039
SEMINOLE B C C 1101 E 1ST ST SANFORD, FL 32771-1468	SHIRLEY SAN SOUCIE TRUST 131 EASTERN FRK #B LONGWOOD, FL 32750-5029	BLUEBIRD GARDEN LLC 3448 E TUSA CT MERIDIAN, ID 83642-6346
SAIBOT INC 1220 COMMERCE PARK DR STE 103 LONGWOOD, FL 32779-5000	GRAHAM, ROBIN S 1781 ROBERT ST LONGWOOD, FL 32750-6144	ASHTON, JEFFREY A 242 W LYMAN AVE WINTER PARK, FL 32789-4218
LOUIS, FLORENCE 250 SPANISH OAK TRL LONGWOOD, FL 32779-2713	CAMPBELL, JENNIFER L & SCHERER, MATTHEW T 1784 ROBERT ST LONGWOOD, FL 32750-6145	
TYLER, MARTHA W 277 AGNES AVE LONGWOOD, FL 32750-6105	BISHOP & CHAN PROP LLC 605 ORANGE BLOSSOM LN DELAND, FL 32724-7532	
SCHOEPLER PICKETT, WILDA S ENH LIFE EST 161 SPRINGWOOD CIR APT D LONGWOOD, FL 32750-5054	J & M INVESTMENT 485 WILD OAK CIR LONGWOOD, FL 32779-3395	
MARTIN, DEVIN 31 BIRDSONG LN TAYLORS, SC 29687-6550	DOMENECH LIVING TRUST 5421 W 24TH AVE APT 19 HIALEAH, FL 33016-4824	
DAVIS, JUDITH 1235 S PRAIRIE AVE #2204 CHICAGO, IL 60605-3403	SIBLEY, ADAM L & LAUREN M 1425 WINDSOR AVE LONGWOOD, FL 32750-6830	
COX, MICHAEL R 6012 ELLERSTON WAY UNIT 1121 AVE MARIA, FL 34142-5195	SOTO, MADELINE 177 SPRINGWOOD CIR # A LONGWOOD, FL 32750-5065	
WENMAR FAMILY PROP INC 1442 MT LAUREL DR WINTER SPGS, FL 32708-3839	SMITH, SHAWN D 156 SPRINGWOOD CIR # D LONGWOOD, FL 32750-5047	

March 11th, 2024

Ms. Annie Sillaway, AICP
Senior Planner
Planning & Development Services
Seminole County Government
1101 E. 1st St. 2nd Floor
Sanford, FL 32771

RE: IOA Property PD Rezone Community Meeting Summary

Dear Ms. Sillaway,

This letter shall serve as our Final Report under the Community Meeting required for the proposed PD Rezone Application for the IOA Property.

In accordance with the County's adopted policy a notification was mailed to the property owners identified in the mailing list received from your office. Included in the mailer was a letter explaining the proposed request as well as a location map and a reduced copy of the Master Plan from the PD submittal.

A reservation was made at Grace Church 1765 W S.R. 434 Longwood, FL for the community meeting on March 7, 2024 at 6:30 pm.

Directions to the meeting area were posted from the parking area in front of the church to provide residents with directions to the meeting location. The meeting location was ready at 6:15 with a sign-in table and seat available for concerned residents. At 6:40 the meeting started with eight (8) residents (and several relatives) in attendance. The meeting began with the introduction of the applicant's team including G L Summitt, IOA Properties and Dogtopia. After introductions a summary of the proposed rezoning stating that the proposed change will not result in structural changes to the site but only allow for overnight boarding.

Several of the residents had questions concerning the amendment with most of the discussions revolving around the potential for redevelopment of the site for residential use. A list of the questions has been attached to this letter for reference. In addition to the residents in attendance several phone calls were received with the main concerns being redevelopment as residential use and issues with access to the condominiums located behind the site which has been affected by the realignment of the I-4 on ramp.

Attached to this summary you will find a copy of the mailer notice, location map and masterplan along with a copy of the mailing list used to provide notification to the adjacent property owners, the attendance list and the list of questions.

If you have any questions concerning the mailer or the response that was received, please do not hesitate to contact us.

Sincerely,



Geoffrey L. Summitt, P.E.
President

Attach:
Community Meeting Notice Letter
Location Map
PD Site Plan
Mailing List for Adjacent Property Owners
Attendance List
Questions List

Date: March 7, 2024

Parcel: 02-21-29-300-004A-0000

Reference: 13-acre Planned-Unit Development Rezoning Request Community Meeting

Name	Address
1 AHMAD HABIB, M.D. (for HWA INC.)	601 W. LAKE CIR. LONGWOOD, FL 32750
2 Charles and Karen File	320 Raven Rock Ln, Longwood, FL 32750
3 Aziz A Frost	5848 PINE GROVE RUN, Oviedo FL 32765
4 RUSANA FROST	" "
5 Edith Capellan	2072 Hayfield Way Apopka Fl.
6 JOSE CAPELLAN	" " " "
7 Amber Davidson	undel aged fl 32750
8 Kim Tague	308 Crane Con Longwood 32750
9	
10	
11 EDITH CAPELLAN	SpringwoodVillage@hotmail.com.
12	
13	Sleepyhallowstsfaddition@gmail.com
14	Sleepyhallowhoast51@gmail.com
15	
16	
17	
18	

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, HEATH RITENOUR, the owner of record for the following described property [Parcel ID Number(s)] 02-21-29-300-004A-0000 hereby designates G L Summitt Engineering, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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.

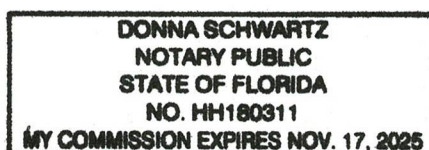
10-26-23
Date

[Signature]
Property Owner's Signature

HEATH RITENOUR
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 Heath Ritenour (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 26 day of October, 2023.



Donna Schwartz
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

I.O.A. PROPERTIES, LLC

Filing Information

Document Number L03000025125
FEI/EIN Number 54-2120612
Date Filed 07/10/2003
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 09/26/2016
Event Effective Date NONE

Principal Address

1855 West S.R. 434
 Longwood, FL 32750

Changed: 04/18/2018

Mailing Address

1855 West S.R. 434
 Longwood, FL 32750

Changed: 04/18/2018

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

Name Changed: 02/03/2016

Address Changed: 02/03/2016

Authorized Person(s) Detail

Name & Address

Title CFO

Masters, Gregory
1855 West S.R. 434
Longwood, FL 32750

Title Manager

Ritenour, Heath
1855 West S.R. 434
Longwood, FL 32750

Title Managing Member

IOA Group, LLC
1855 West S.R. 434
Longwood, FL 32750

Title Secretary

Meyers, Thomas, Jr.
1855 West S.R. 434
Longwood, FL 32750

Annual Reports

Report Year	Filed Date
2021	04/21/2021
2022	03/21/2022
2023	04/27/2023

Document Images

04/27/2023 -- ANNUAL REPORT	View image in PDF format
03/21/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
09/26/2016 -- LC Amendment	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
02/03/2016 -- CORLCRACHG	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
02/02/2011 -- ANNUAL REPORT	View image in PDF format
01/15/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 14, 2024, 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 Owner(s): IOA Property, LLC

Project Name: IOA Properties PD Rezone

Requested Development Approval: Consider a Rezone from C-1 (Retail Commercial) to PD (Planned Development) on approximately 13.66 acres, located on the north side of W SR 434, east of Interstate 4.

Findings: After fully considering staff analysis titled "IOA Properties PD Rezone" and all evidence submitted at the public hearing on May 14, 2024, regarding this matter, the Board of County Commissioners has found, determined, and concluded that the requested rezone from C-1 (Retail Commercial) 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: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"
Legal Description

PARCEL I:

From the Southwest corner of Lot 1 Sleepy Hollow according to the plat thereof as recorded in Plat Book 15, Page 64 and 65, of the Public Records of Seminole County, Florida, said Southwest corner of Lot 1 also being on the Northwest right of way of State Road 434; run thence South 56'36'44" West along the Northwesterly right of way of State Road 434, 100.00 feet to the Point of Beginning; thence continue South 56'36'44" West along said

Northwesterly right of way 851.63 feet; thence run South 64'12'24" West along the Northwesterly right of way of said State Road 434, 90.59 feet; thence run North 25'47'36" West 150 feet; thence run South 89'34'02" West, 193.36 feet to the Easterly right of way of Interstate Highway No. 4 (State Road No. 400); thence run North 03'56'36" West along said Easterly right of way, 266.43 feet to the most Southerly corner of the Department of Transportation Water Storage Area; thence run North 56'36'44" East along the Southeasterly boundary of said Department of Transportation Water Storage Area, 448.51 feet; thence run North 33'23'16" West along the Northeasterly boundary of said Water Storage Area, 320 feet; thence run South 89'54'29" West along the North boundary of said Water Storage Area, 90 feet to the Easterly right of way of said Interstate Highway No. 4; thence run North

20'01'51" East along said Easterly right of way of Interstate Highway No. 4, 13.69 feet to the Northerly right of way of Irving Street, as shown on the Replat of Tracts 18, 19, 20 and 22, Sanlando Springs, according to the plat thereof as recorded in Plat Book 7, Page 3, of the Public Records of Seminole County, Florida; thence run North 89'53'29" East along said Northerly right of way of Irving Street, 508.76 feet; thence run North 89'41'16" East continuing on the said Northerly right of way of Irving Street 327.55 feet to a point 100 feet West of the West line of said Sleepy Hollow; thence run South 00'15'14" East, parallel to said Westerly line of Sleepy Hollow, 109.14 feet to the point of curvature of a curve

concave Northeasterly and having a radius of 440.0 feet; thence run Southeasterly along said curve 254.45 feet through a central angle of 33'08'02" to the point of tangency of said curve; thence run South 33'23'16" East, 85.60 feet to the Point of Beginning, subject to a Drainage Easement to the State of Florida Department of Transportation, 30 feet in width along the Westerly side of said property. LESS and except the portion of the legal description as recited in Order of Taking as recorded in O.R. Book 7659, Page 1899, Public Records of Seminole County, Florida.

PARCEL II:

A non-exclusive easement for ingress and egress over and upon the following described parcel situate in Seminole County, Florida, viz:

Begin at the intersection of the North right of way line of Irving Street and the West line of Sleepy Hollow, according to the plat thereof as recorded in Plat Book 15, Pages 64 and 65 of the Public Records of Seminole County, Florida; run thence Southerly along the West line of said Sleepy Hollow Subdivision to the Southwest corner of Lot 1 of said Sleepy Hollow Subdivision; thence run Southwesterly along the North right of way line of State Road No.

434, a distance of 100 feet; thence Northwesterly and Northerly along a line parallel to and

100 feet West of the West line of said Sleepy Hollow Subdivision to a point on the North right of way line of Irving Street; thence East along the North right of way line of Irving Street to the Point of Beginning, all in Section 2, Township 21 South, Range 29 East.

Property surveyed and shown hereon is the same property as described in title commitment number 361765, dated September 6, 2016, prepared by Old Republic National Title Insurance Company.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0185

Title:

Connection Point Commercial Center Rezone - Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426; (CPCC Oviedo, LLC, Applicant) District 1 - Dallari (**Rebecca Hammock, Development Services Director/Annie Sillaway, Project Manager**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Dale Hall

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant desires to develop a self-storage facility on the subject property.

To consider this type of development, the property is required to be rezoned from the existing zoning of A-1 (Agriculture) to C-3 (General Commercial & Wholesale) which permits general office, commercial and wholesale distribution, storage, and light manufacturing.

The subject property has an Industrial Future Land Use designation, which permits the requested C-3 zoning district.

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

East: Future Land Use: Industrial
Zoning: A-1 (Agriculture) and PD (Planned Development) known as the Big Boys Storage PD, permitting storage of boats and recreational vehicles

with a maximum F.A.R. of 0.65.

West: Future Land Use: Industrial

Zoning: C-3 (General Commercial & Wholesale)

North: Future Land Use: Industrial

Zoning: PD (Planned Development) - known as the Alro Metals PD permitting office and warehouse uses, with a maximum F.A.R. 0.65.

South: Connection Point

Future Land Use: Industrial

Zoning: C-3 (General Commercial & Wholesale)

Site Analysis

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there does not appear to be floodplains on the subject property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be approximately 1.46 acres of wetlands on the subject property. A topographic survey showing wetland and floodplain delineations will be required at Site Plan Approval. The Applicant will be required to provide a fifteen (15) foot minimum, twenty (25) foot overall average wetland buffer around the wetlands that are to remain on site.

Endangered and Threatened Wildlife:

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

Utilities:

The site is located within Seminole County's utility service area and is required to connect to public utilities for water. A gravity sewer main is not readily available in the area; therefore, the site will utilize septic for onsite sewage. The site is not in the ten year master plan for reclaim water. Water capacity is available to service the proposed development.

Transportation/Traffic:

The property proposes access onto Connection Point, which is classified as a local road. Connection Point does not have improvements programmed in the County's five

(5) year Capital Improvement Program.

Sidewalks:

The Developer will be required to construct a five (5) foot wide sidewalk along the property frontage.

Drainage:

The proposed project is located within the Howell Creek Drainage Basin, and has limited downstream capacity; therefore, the site will have to be designed to hold the pre-vs-post volumetric difference for the twenty-five (25) year, twenty-four (24) hour storm event.

Buffers:

Buffer requirements will be determined at the time of Final Engineering Site Plan review.

Open Space:

The requested C-3 (General Commercial & Wholesale) zoning classification requires a minimum of twenty-five (25) percent open space.

Consistency with the Land Development Code

The request is consistent with the Land Development Code of Seminole County and is compatible with the surrounding trend of development in the area.

The requested C-3 (General Commercial & Wholesale) zoning district has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 42.

The requested C-3 zoning district has been established along Connection Point, and the surrounding parcels to the north, south, east, and west have an Industrial Future Land Use permitting the requested C-3 zoning district.

At the time of Engineered Site Plan review, the development must meet all requirements for parking, access, maximum building height, minimum open space requirements, permitted uses, and maximum F.A.R., in accordance with the Land Development Code Seminole County.

Consistency with the Comprehensive Plan

The request is consistent with the Seminole County Comprehensive Plan and compatible with the surrounding area which consists of Industrial, Commercial, and

Office Uses.

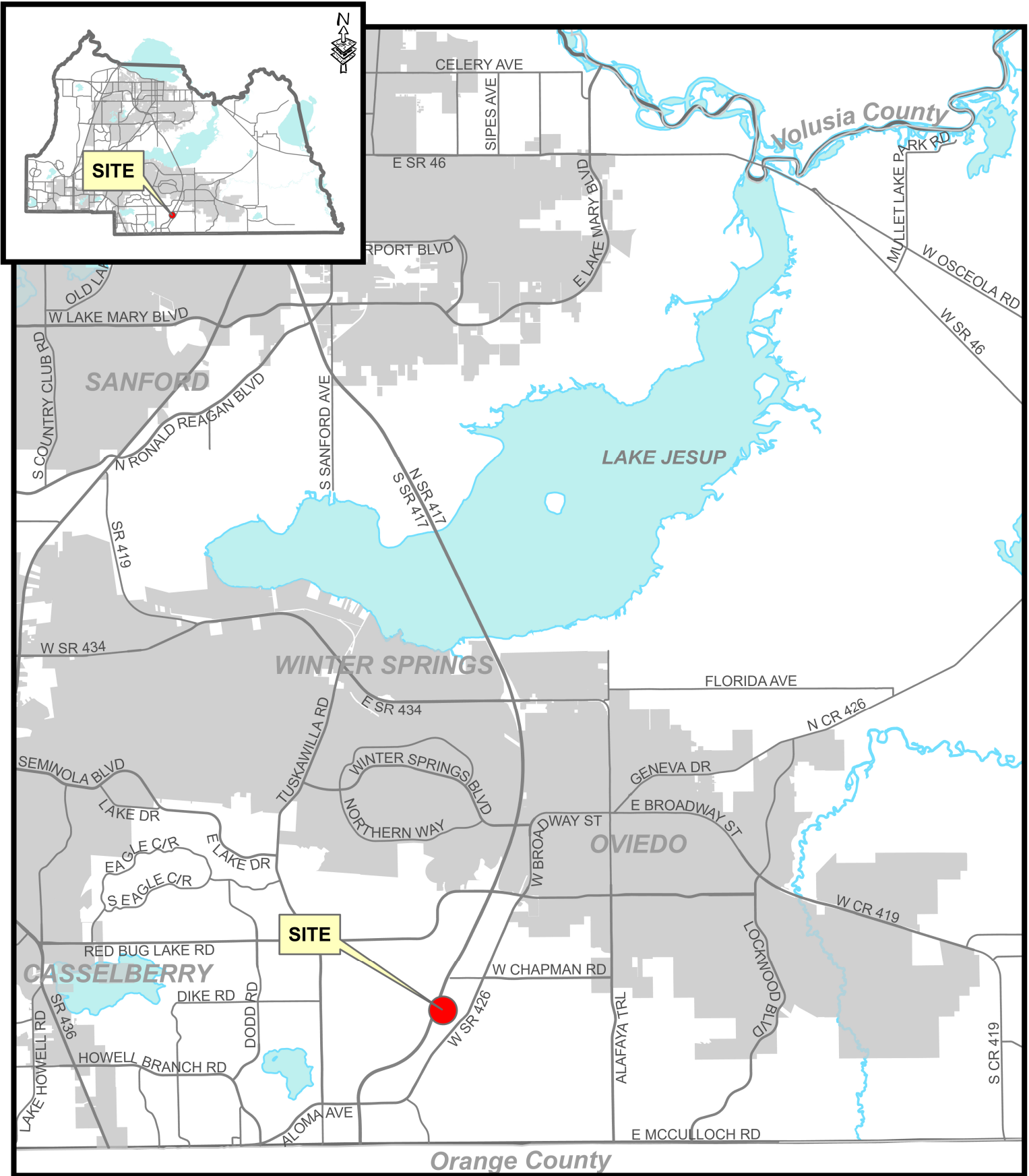
The purpose and intent of the existing Industrial Future Land Use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is an F.A.R. of 0.65.

Under Policy FLU 17.5 Evaluation Criteria of Property Rights Assertions, the reasonable use of property is a use which does not adversely affect the public health, safety, morals, or welfare and is compatible with abutting or proximate properties and is otherwise a use that is consistent with generally accepted land use planning principles.

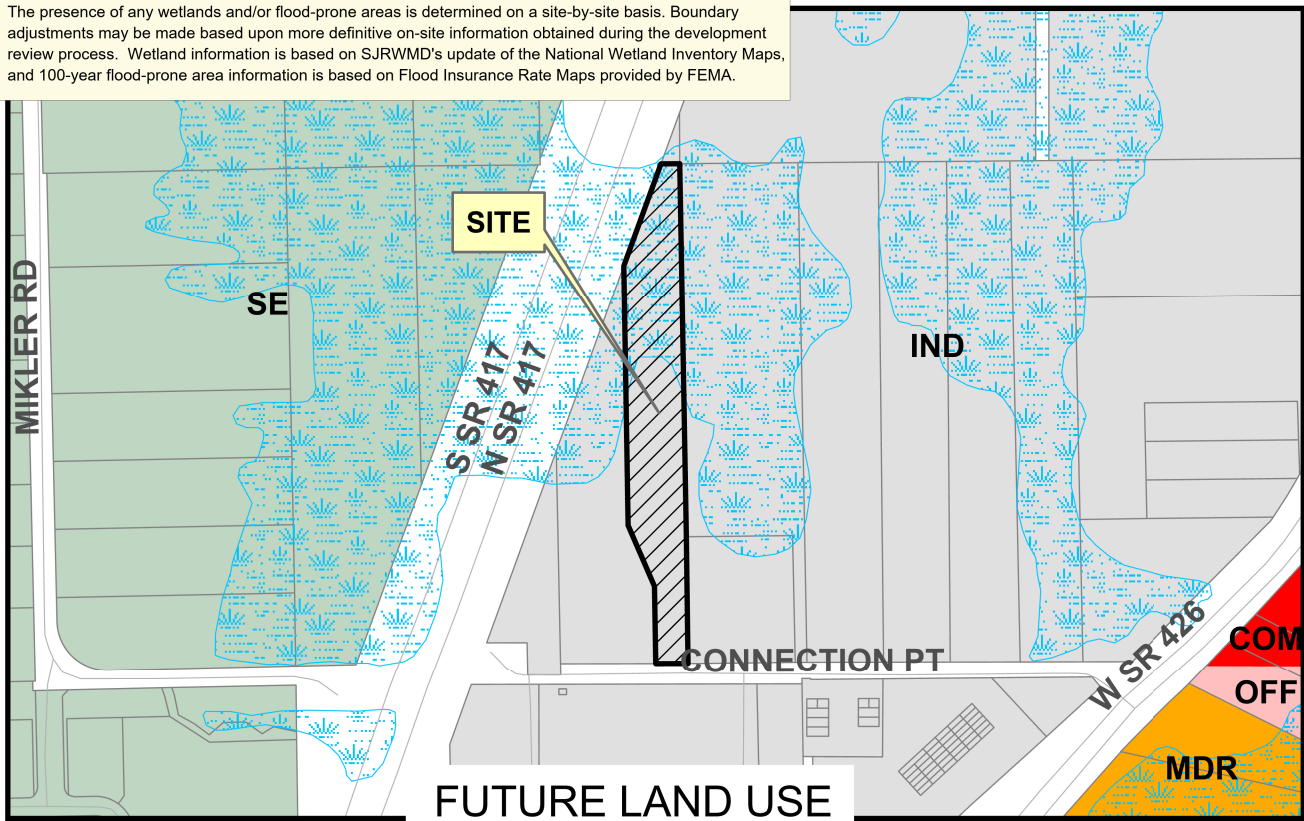
In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on February 8, 2024; details of the community meeting have been provided in the agenda package.

Requested Action:

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426.



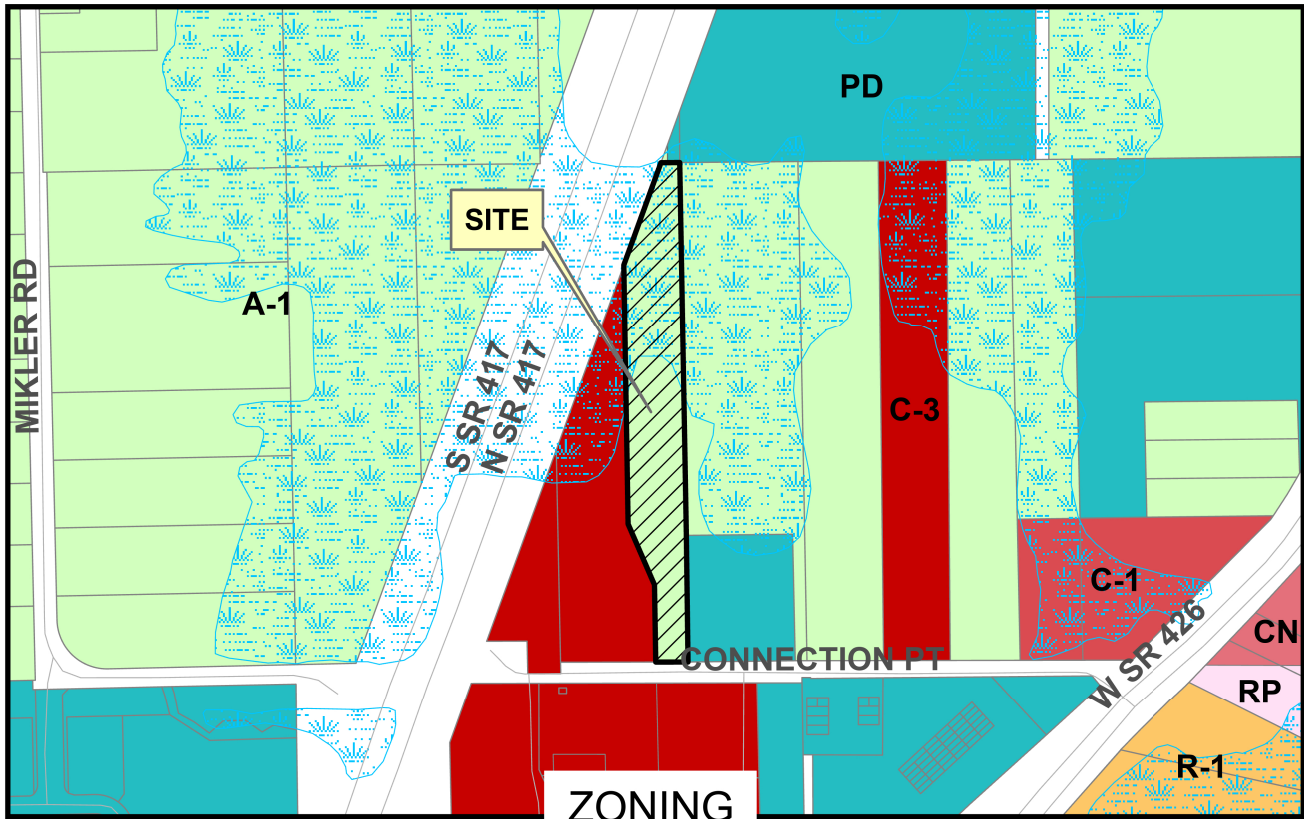
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 COM
 IND
 MDR
 OFF
 SE

Applicant: CPCC Oviedo, LLC
 Physical STR: 29-21-31
 Gross Acres: 3.8+/- BCC District: 1
 Existing Use: single family residential
 Special Notes:

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z23-200000015	A-1	C-3

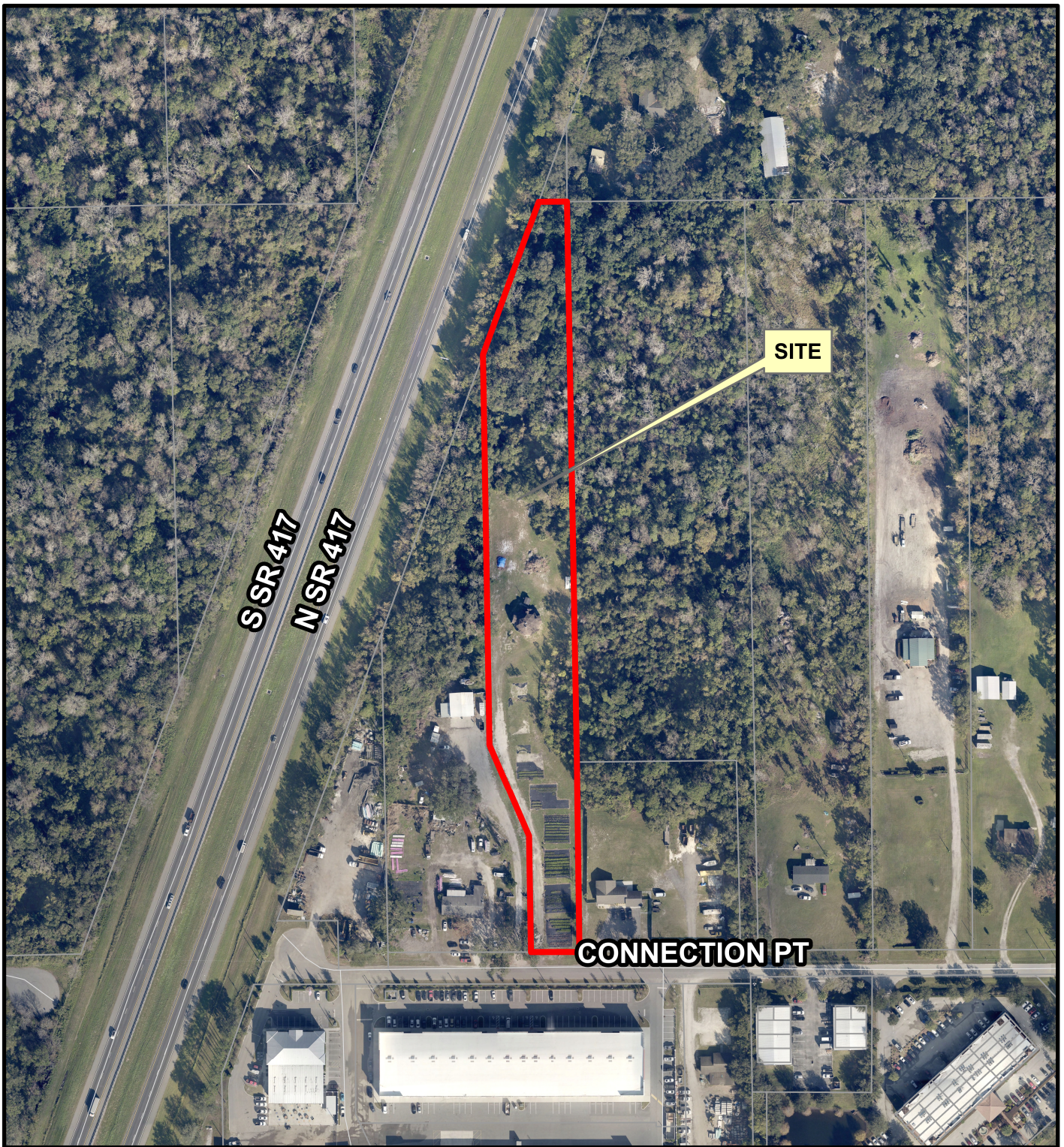


ZONING

Date: 2/28/2024

Name Z23_200000015

Site
 CONS
 A-1
 R-1
 RP
 CN
 C-1
 C-2
 C-3
 PD



Rezone No: Z23_200000015
From: A-1 To: C-3

 Parcels
 Site



Winter 2023 Color Aerials

Date: 2/29/2024

Name Z23_200000015Aerial

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) ZONING CLASSIFICATION TO THE C-3 (GENERAL COMMERCIAL & WHOLESALE) 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 Connection Point Commercial Center Rezone, dated May 14, 2024.

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

Section 2. REZONING. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to C-3 (General Commercial & Wholesale):

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "B" FOR BOUNDARY SURVEY**

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

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

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

ENACTED this 14TH day of May, 2024.

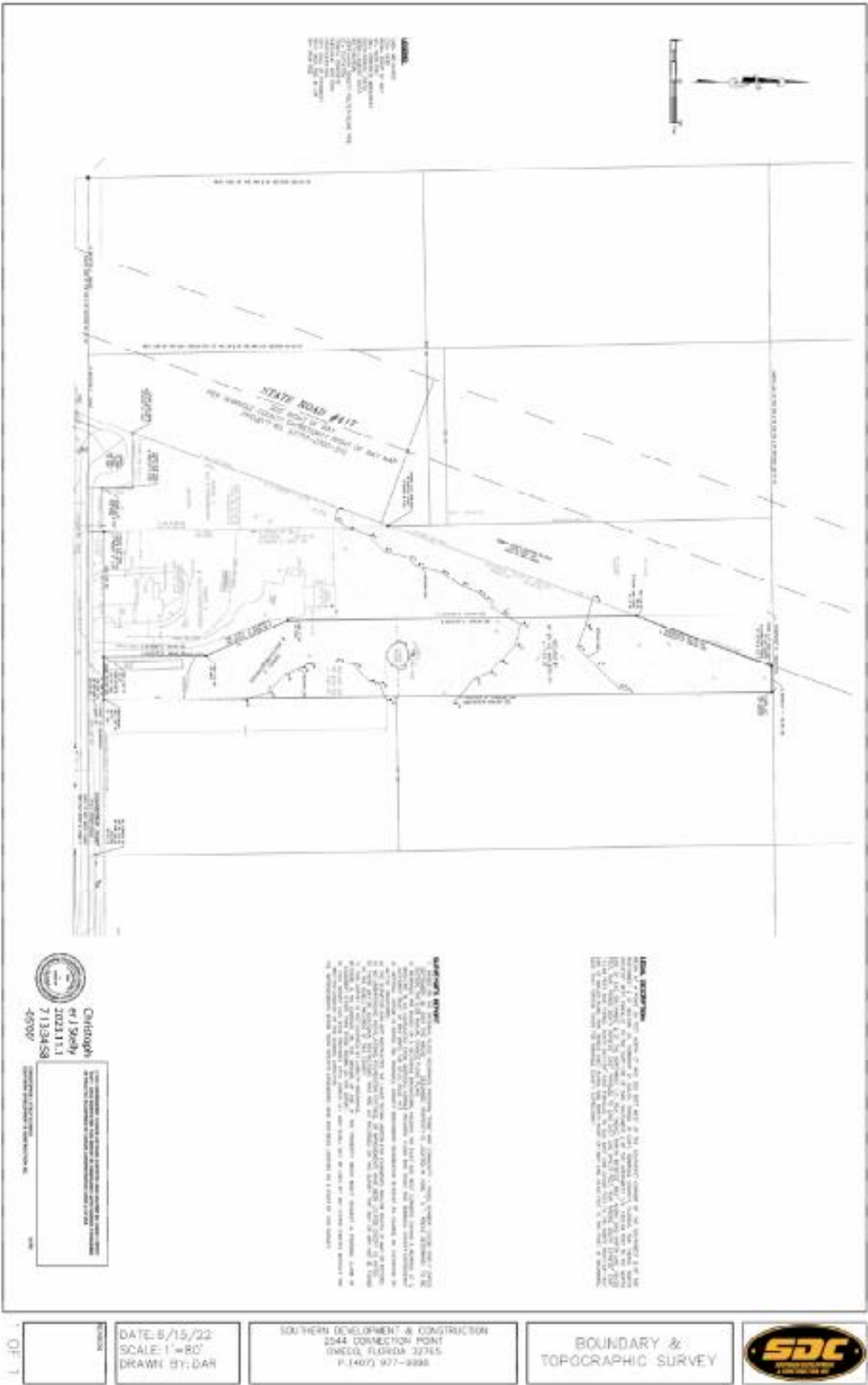
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

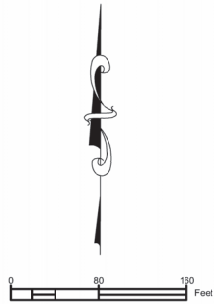
By: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT A
LEGAL DESCRIPTION

BEGIN AT A POINT 30 NORTH OF AND 300 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 00°18'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1300.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89°59'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22°48'25" EAST 172.48 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 201.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MIKLER ROAD, RUN THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE 84.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION TAKEN FOR SEMINOLE COUNTY EXPRESSWAY.

EXHIBIT B
BOUNDARY SURVEY





LEGEND:

- (M)= MEASURED
- (D)= DEED
- ROW= RIGHT OF WAY
- IP= IRON PIPE
- CM= CONCRETE MONUMENT
- ELEV=ASBUILT DATA
- DESC.=ASBUILT DATA
- BO=BOTTOM
- HDPE=HIGH DENSITY POLYETHYLENE PIPE
- EL= ELEVATION
- CON= CONCRETE
- N&D=NAL AND DISK
- EXIST=EXISTING
- EP= EDGE OF PAVEMENT
- IRC= IRON ROD & CAP
- IR= IRON ROD



LEGAL DESCRIPTION:

BEGIN AT A POINT 30 FEET NORTH OF AND 300 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 0018'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1330.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89'59'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 0018'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22'48'25" EAST 172.48 FEET, RUN THENCE SOUTH 0018'35" EAST PARALLEL TO SAID EAST LINE 201.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MIKLER ROAD, RUN THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 84.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION TAKEN FOR SEMINOLE COUNTY EXPRESSWAY.

SURVEYOR'S REPORT:

- 1) BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FRM" MAP COMMUNITY - PANEL NUMBER 120289 0190 F DATED SEPTEMBER 28, 2007 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 2) BEARINGS ARE BASED ON A SECTIONAL BREAKDOWN, HOLDING THE EAST AND WEST CORNERS HAVING A BEARING OF S 89'53'35" W, AS CALCULATED FROM CERTIFIED CORNER RECORDS 75366 AND 75362 AND SEMINOLE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS FOR STATE ROAD 417.
- 3) VERTICAL DATUM IS BASED ON: SEMINOLE COUNTY BENCHMARK DESIGNATION 814C107 AS HAVING AN ELEVATION OF 46.274' (NAVD1988)
- 4) THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
- 5) NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS, OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) THIS SURVEY IS NOT COVERED BY LIABILITY INSURANCE.
- 8) THERE IS NO EVIDENCE ON THE GROUND OF USE OF THE PROPERTY WHICH MIGHT SUGGEST A POSSIBLE CLAIM OF EASEMENT OTHER THAN THOSE SHOWN ON THE SURVEY.
- 9) THIS SURVEY HAS BEEN PREPARED OPCC OVIEDO LLC AND SHALL NOT BE USED BY ANY OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- 10) IMPROVEMENTS WITHIN THEIR SPECIFIC EASEMENTS HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY.



Christopher J. Stelly
2023.11.1
7 13:34:58
-05'00'

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER DO HERBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA STANDARDS OF PRACTICE AS DEFINED IN FLORIDA ADMINISTRATIVE CODE SJ-17-352.

CHRISTOPHER J. STELLY LS 86445
SOUTHERN DEVELOPMENT & CONSTRUCTION INC.

DATE:



BOUNDARY &
TOPOGRAPHIC SURVEY

SOUTHERN DEVELOPMENT & CONSTRUCTION
2544 CONNECTION POINT
OVIEDO, FLORIDA 32765
P: (407) 977-9898

DATE: 6/15/22
SCALE: 1"=80'
DRAWN BY: DAR

REVISION



February 22, 2024

Seminole County
Attn: Anne Sillaway
1101 East First Street, 2nd floor, West Wing
Sanford, FL 32771

**RE: CONNECTION PT COMMERCIAL CENTER – REZONE
PROJ #: 23-20000015**

Dear Anne:

The community meeting was scheduled to begin at 6:00 p.m. on February 8, 2024. Chad Moorhead of our office, along with the Developer, waited for 60 minutes from 6:00 p.m. – 7:00 p.m., but no attendees ever arrived.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Chadwyck H. Moorhead

Chadwyck H. Moorhead, P.E.
President

CHM/nm

H:\Data\23092-ConnectionPointIndustrialCPCC\Cor\Community Meeting Minutes.doc

SENTINEL CAPITAL ALAFAYA LLC
701 COLUMBIA BLVD
TITUSVILLE, FL 32780-9502

ESI PROPERTIES II LLC
2563 CONNECTION PT
OVIEDO, FL 32765-9068

CATHCART, FLORIDA MIKLER
PO BOX 195788
WINTER SPGS, FL 32719-5788

NUNEZ, EDWARD
2582 CONNECTION PT
STE 1000
OVIEDO, FL 32765-5007

HOWLAND DAVIS BUILDING LLC &
DAVIS, STEPHEN H & DONNA F
2410 READING DR
ORLANDO, FL 32804-4913

MUD HOLE CUSTOM TACKLE INC
2133 COMPONENT LOOP
STE 1001
OVIEDO, FL 32765-9088

CPCC OVIEDO LLC
2544 CONNECTION PT
OVIEDO, FL 32765-3118

MAD VENTURE LLC
4170 MERCY INDUSTRIAL CT
ORLANDO, FL 32808-3811

HAGE, BRUCE
2480 MCINTOSH WAY
MAITLAND, FL 32751-4005

HOWLAND DAVIS BUILDING LLC &
DAVIS, STEPHEN H & DONNA F
2410 READING DR
ORLANDO, FL 32804-4913

OVIEDO COMMERCIAL CENTER CONDO
OWNERS ASSN INC
2544 CONNECTION PT
OVIEDO, FL 32765-9086

SOUTHERN DEVELOPMENT &
CONSTRUCTION INC
2544 CONNECTION PT
OVIEDO, FL 32765-9086

CPCC OVIEDO LLC
2544 CONNECTION PT
OVIEDO, FL 32765-3118

HOWLAND DAVIS BUILDING LLC &
DAVIS, STEPHEN H & DONNA F
2410 READING DR
ORLANDO, FL 32804-4913

MAD VENTURE LLC
4170 MERCY INDUSTRIAL CT
ORLANDO, FL 32808-3811

MAD VENTURE LLC
4170 MERCY INDUSTRIAL CT
ORLANDO, FL 32808-3811

INDRUNAS ENTERPRISES LLC
2582 CONNECTION PT
OVIEDO, FL 32765-5007

LUKAS, STANLEY T JR TR & LUKAS,
CECELIA C Z TR & LUKAS, CALEB N TR
1275 E RED BUG RD
OVIEDO, FL 32765-6530

LUKAS, PHILIP N & SARAH L
1929 SLAVIA RD
OVIEDO, FL 32765-7622

PATENAUDE, THOMAS & KATHLEEN
1730 W MCCULLOCH RD
OVIEDO, FL 32765-8800

LG DEVELOPMENT CORP
3100 E HIGH ST
JACKSON, MI 49203-3467

HOWLAND DAVIS BUILDING LLC &
DAVIS, STEPHEN H & DONNA F
2410 READING DR
ORLANDO, FL 32804-4913

MAD VENTURE LLC
4170 MERCY INDUSTRIAL CT
ORLANDO, FL 32808-3811

LAYMAN, DOUGLAS H & LAYMAN,
JANICE H & LAYMAN, LOIS & LAYMAN,
2110 MARK DR
LAKE WORTH, FL 33461-5624

1100 LEGGETT AVE INC C/O
SUTTON, SAMUEL
150 E 61ST ST 10E
NEW YORK, NY 10065-8529

LUKAS, CECELIA C Z TR & LUKAS, CALEB
N TR & LUKAS, STANLEY T JR TR 2521
MORNING STAR PL
OVIEDO, FL 32765-9292

MAGNOLIA ENTERPRISE LLC
PO BOX 1385
WINDERMERE, FL 34786-1385

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, BRUCE HAGE, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-007A-0000 hereby designates CPCC Oviedo, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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

11/20/23

X

Property Owner's Signature

BRUCE HAGE

Property Owner's Printed Name

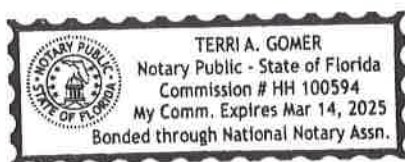
STATE OF FLORIDA
COUNTY OF

Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Bruce Hage (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 20th day of November, 2023



X

Notary Public

Terri A. Gomer

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On May 14, 2024, 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 Owner: Bruce Hage

Project Name: Connection Point Commercial Center Rezone

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) on approximately 3.75 acres, located on the north side of Connection Point, approximately 0.25 mile west of SR 426.

Findings: After fully considering staff analysis titled "Connection Point Commercial Center Rezone" and all evidence submitted at the public hearing on May 14, 2024, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) 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: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"
Legal Description

BEGIN AT A POINT 30 NORTH OF AND 300 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 00°18'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1300.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89°59'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22°48'25" EAST 172.48 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 201.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MIKLER ROAD, RUN THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE 84.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION TAKEN FOR SEMINOLE COUNTY EXPRESSWAY.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0234

Title:

Orange Blvd Rezone - Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.14 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4; (Seminole County - Public Works, Applicant) District5 - Herr (**Rebecca Hammock, Development Services Director on behalf of Public Works/Annie Sillaway, Project Manager**).

Agenda Category:

Public Hearing Items

Department/Division:

Development Services - Planning and Development

Authorized By:

Dale Hall 407-665-7375

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant is requesting a Rezone from A-1 (Agriculture) and PD (Planned Development) to C-3 (General Commercial & Wholesale), to develop an internal roadway and parking lot in compliance with the C-3 zoning district which permits commercial, general office, wholesale distribution, and light storage.

The developed site directly adjacent on the east of the subject property is known as the La Mesa RV Center dealership, providing the sale and service of recreational vehicles. The dealership, located on the south side of Orange Blvd, utilized the property directly across the street on the north side of Orange Blvd as an overflow parking lot for the facility. The overflow parking lot parcel is in the process of being acquired by Seminole County for the Orange Blvd Road widening capital improvement program project. The parcel subject to the rezone request is intended to replace the

previous La Mesa parking lot.

The subject property has an Industrial Future Land Use designation which permits the requested C-3 zoning district.

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

East: Future Land Use: Industrial
Zoning: C-3 (General Commercial & Wholesale)

West: Future Land Use: Medium Density Residential
Zoning: R-1 (Single Family Dwelling)

North: Orange Blvd
Future Land Use: Industrial
Zoning: M-1 (Industrial)

South: Future Land Use: Industrial
Zoning: PD (Planned Development) known as the KBC Office Park
permitting C-1 (Retail Commercial) uses.

Site Analysis

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there does not appear to be floodplains on the subject property.

Wetland Impacts:

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

Endangered and Threatened Wildlife:

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

Utilities:

The site is within Seminole County's utility service area and is required to connect to public utilities for water and sewer. There is an eight (8) inch PVC water main stub out on the southside of Orange Blvd directly east of the sites/driveway, and an eight (8) inch PVC sanitary sewer main on the south side of Orange Blvd directly west of the

subject sites existing driveway.

The eight (8) inch PVC sanitary sewer main may extend eighty (80) linear feet south into the site; however, field verification is required. Please note that current locations for nearby water and sewer mains may change due to the future “Seminole County Orange Blvd Road Widening” capital improvement project. Currently a reclaim water main is not available; however, upon completion of the Orange Blvd Road Widening project, reclaim water will be available and the site will be required to connect.

Transportation/Traffic:

The property proposes access onto Orange Blvd, which is classified as an Urban Major Collector. Orange Blvd is currently operating at a level-of-service “A” and has improvements programmed in the County five (5) year Capital Improvement.

Sidewalks:

There is an existing sidewalk along Orange Boulevard.

Drainage:

The site is located within the Lake Monroe Drainage Basin and is part of a master drainage system. If designed per the master system, no additional retention would be required.

Buffers:

Buffers requirements will be determined at Site Plan review.

Open Space:

The requested C-3 (General Commercial & Warehouse) zoning classification requires a minimum of twenty-five (25) percent open space.

Consistency with the Land Development Code

Staff has determined the request is consistent with the trend of development in the area which consist of M-1 (Industrial) zoning to the north and C-3 (General Commercial & Wholesale) to the east.

The proposed C-3 (General Commercial & Wholesale) zoning designation has been evaluated for compatibility with the Land Development Code of Seminole County in accordance with Chapter 30, Part 42.

The C-3 (General Commercial & Wholesale) zoning district provides for the business operation of commercial uses, wholesale distribution, storage, and light manufacturing.

At the time of Site Plan review, the development must meet all requirements for parking, access, open space, and permitted uses in accordance with the Land Development Code of Seminole County (LDCSC).

Consistency with the Comprehensive Plan

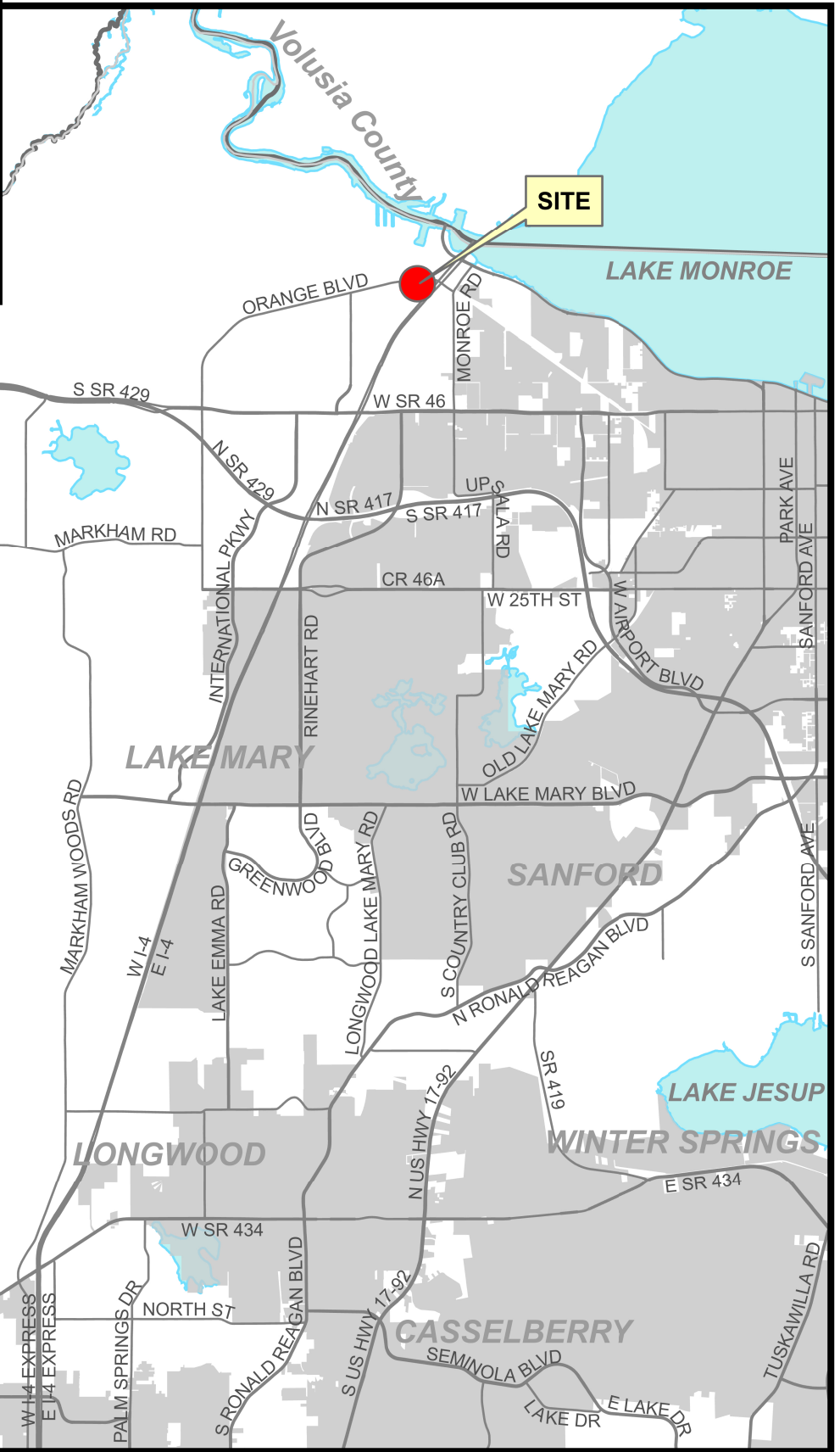
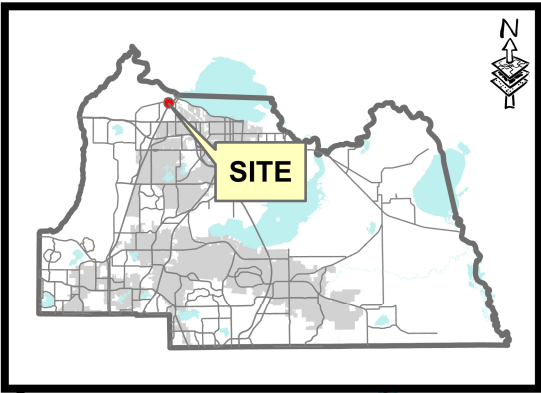
The request is consistent with the Seminole County Comprehensive Plan and compatible with the surrounding development trend in the area, which consist of Industrial, Commercial, and Office uses.

The purpose of the existing Industrial Future Land Use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is an F.A.R. of 0.65.

In compliance with Seminole County Land Development Code Sec. 30.49 - Community Meeting Procedure, the Applicant conducted a community meeting on March 14, 2024; details of the community meeting have been provided in the agenda package.

Requested Action:

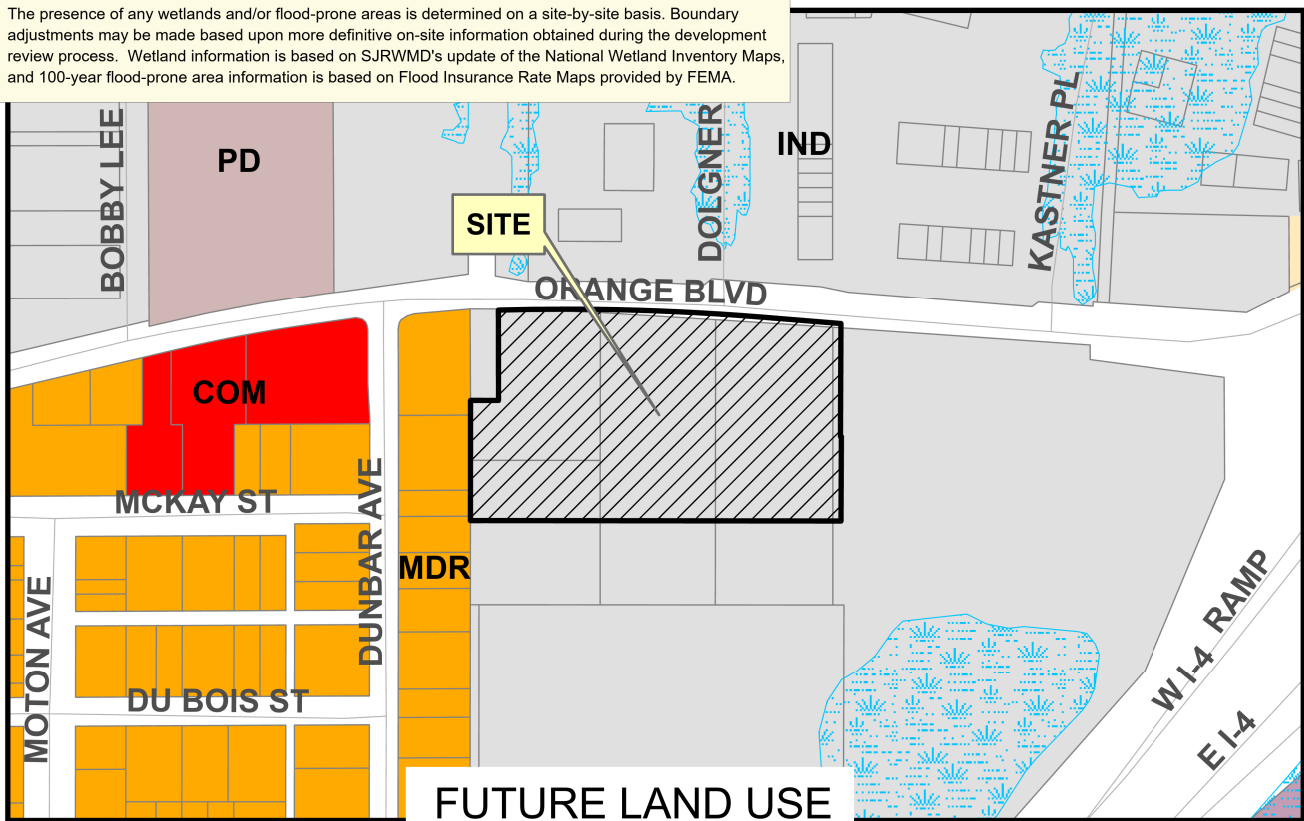
Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture), and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.14 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4.



Date: 3/26/2024

Name Z2024-001SiteMap

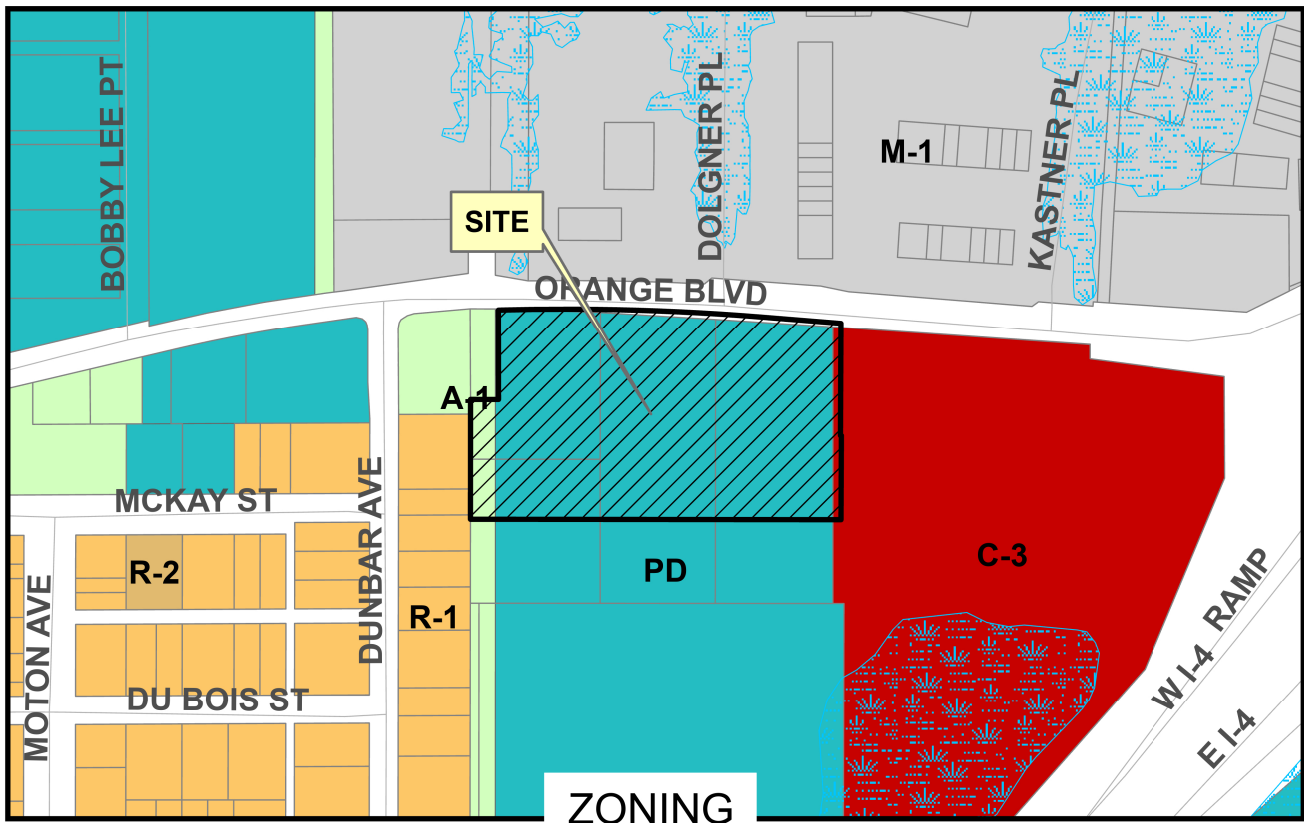
The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory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



Site
 CONS
 COM
 HIPTI
 IND
 MDR
 PD
 PUBC

Applicant: Seminole County Public Works
 Physical STR: 21-19-30
 Gross Acres: 5.1+/- BCC District: 5
 Existing Use: vacant
 Special Notes:

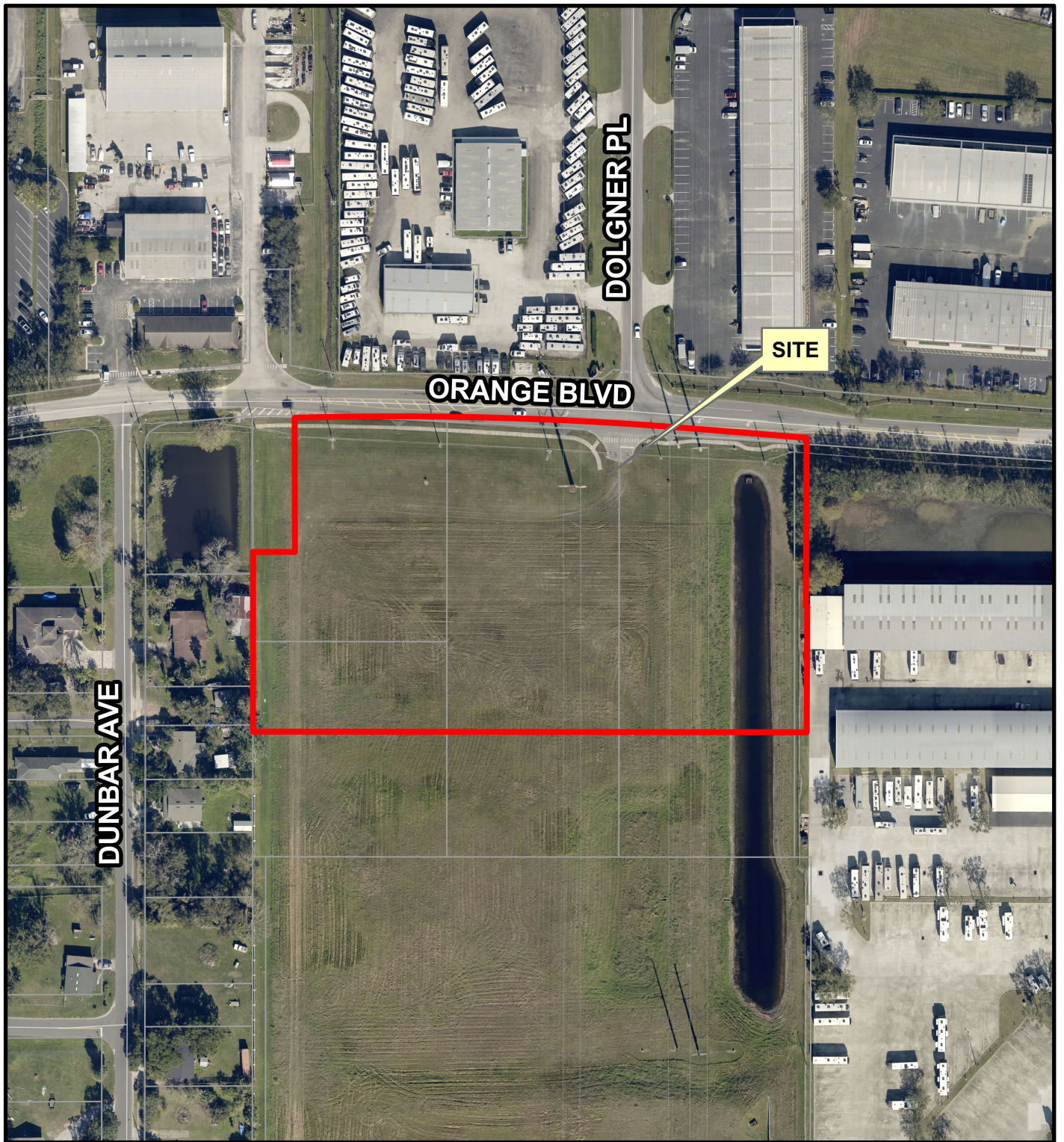
	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2024-001	PD/ A-1/ C-3	C-3



Date: 3/25/2024

Name Z2024-001

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



Rezone No: Z2024-001
From: PD/ A-1/ C-3 To: C-3

 Parcels
 Site



Winter 2023 Color Aerials

Date: 3/26/2024

Name Z2024-001Aerial

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATIONS TO THE C-3 (GENERAL COMMERCIAL & WHOLESALE) 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 Orange Blvd Rezone, dated April 23, 2024.

(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 PD (Planned Development) to C-3 (General Commercial & Wholesale):

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "B" FOR BOUNDARY SURVEY**

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

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

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

ENACTED this 23rd day of April, 2024.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

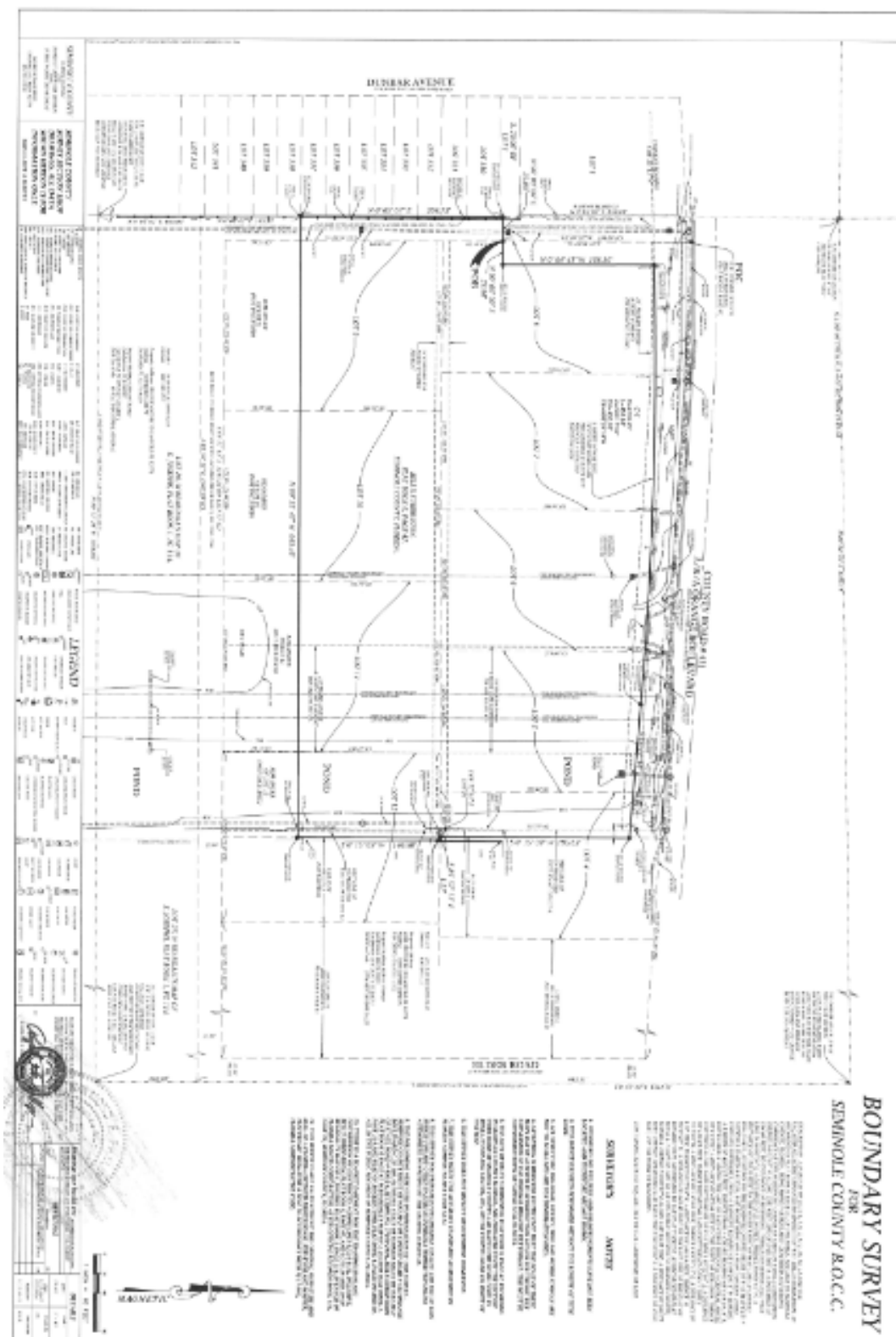
By: _____
JAY ZEMBOWER, CHAIRMAN

**EXHIBIT A
LEGAL DESCRIPTION**

DESCRIPTION: A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND THE VACATED ADJACENT UNNAMED ROAD RIGHT OF WAY, BELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 8 BELL'S SUBDIVISION; THENCE S 0°05'07" W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N 90°00'00" E, A DISTANCE OF 23.90 FEET; THENCE N 0°04'41" W, A DISTANCE OF 156.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #431, AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP C.I.P. # 01785303, DATED 9/8/2020, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, FROM A TANGENT BEARING OF S 88°24'11" W, HAVING A RADIUS OF 4202.25 FEET; THENCE FROM A CHORD BEARING OF S 88°29'18" E, RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'02", A DISTANCE OF 455.98 FEET TO THE POINT OF TERMINUS; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 139.25 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 0°15'09" W, A DISTANCE OF 195.65 FEET; THENCE S 89°57'11" E, A DISTANCE OF 1.57 FEET; THENCE S 0°15'09" W, A DISTANCE OF 146.09 FEET; THENCE N 89°55'47" W, A DISTANCE OF 643.46 FEET TO THE EAST LINE OF THE PLAT OF BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 0°05'07" E ALONG SAID EAST LINE, A DISTANCE OF 208.75 FEET; THENCE DEPARTING SAID EAST LINE N 90°00'00" E. A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 224,061.95 SQUARE FEET OR 5.14 ACRES MORE OR LESS.

EXHIBIT B
BOUNDARY SURVEY



DESCRIPTION: A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND THE EAST ADJACENT UNNAMED ROAD RIGHT OF WAY, BELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING THE RIGHT OF WAY OF SAID ROAD, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 8, BELL'S SUBDIVISION, THENCE S 0°07'07" W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING, THENCE DEPARTING SAID WEST LINE N 90°00'00" E, A DISTANCE OF 23.90 FEET, THENCE N 0°04'41" W, A DISTANCE OF 10.00 FEET, THENCE S 88°29'18" E, A DISTANCE OF 11.00 FEET, THENCE ALONG SAID ROAD #431, AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP C.I.P. # 01785303, DATED 9-8-2020, SAID POINT BEING ON A NON-TANGENT CURVE COMENACE SOUTHERLY, FROM A TANGENT BEARING OF S 88°24'11" W, HAVING A RADIUS OF 4202.25 FEET, THENCE FROM A CHORD BEARING OF S 88°29'18" E, A DISTANCE OF 11.00 FEET, TO THE POINT OF BEGINNING, THENCE S 61°02'42" E, A DISTANCE OF 455.98 FEET TO THE POINT OF TERMINUS, THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 139.25 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 195.65 FEET, THENCE S 89°57'11" E, A DISTANCE OF 1.00 FEET, THENCE S 0°07'07" W, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING, THENCE S 89°55'47" W, A DISTANCE OF 643.46 FEET TO THE EAST LINE OF THE PLAT OF BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING THE RIGHT OF WAY OF SAID ROAD, N 90°00'00" E, A DISTANCE OF 208.75 FEET, THENCE DEPARTING SAID EAST LINE N 90°00'00" E, A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

1. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS HAVE NOT BEEN LOCATED AND THEREFORE ARE NOT SHOWN.
2. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF TITLE WORK.
3. ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY.
4. ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE LOTS OF BELL'S SUBDIVISION, PLAT BOOK 6, PAGE 47, RECORDED IN SEMINOLE COUNTY FLORIDA, ARE PRORATED TO FIT THE SECTION WORK DONE BY SEMINOLE COUNTY AND MATCH THE WORK DONE BY JONES, WOOD AND GENTRY, INC. ON THE COUNTY ROAD 431 RIGHT OF WAY MAP.
6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
7. THIS SURVEY MEETS THE ACCURACY STANDARDS AS REQUIRED IN FLORIDA ADMINISTRATIVE CODE SJ-17.
8. THIS SURVEY WAS PREPARED FOR SEMINOLE COUNTY. THE USE OF THIS SURVEY FOR ANY OTHER PARTIES IS EXPRESSLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE SIGNING SURVEYOR.
9. THE FOLLOWING WERE USED IN PREPARATION OF THIS SURVEY , SEMINOLE COUNTY RIGHT OF WAY MAP OF COUNTY ROAD # 431/ORANGE BOULEVARD C.I.P. NO. 01785303, STATE OF FLORIDA RIGHT OF WAY MAP OF STATE ROAD # 400/I-4, SECTION NO. 77160-2404, BELL'S SUBDIVISION PLAT BOOK 6, PAGE 47, REARDALL'S MAP OF S. JOSEPH'S PLAT BOOK 1, PLAT 114 AND PLAT OF BOKEXTOWN, PLAT BOOK 4, PAGES 98 AND 99, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
10. THERE IS A BLANKET EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ACROSS LOTS 6,7,10 & 11, INCLUSIVE, OF BELL'S SUBDIVISION, PLAT BOOK 6, PAGE 47, AND LOTS 28 AND 29 OF REARDALL'S MAP OF S. JOSEPH'S, PLAT BOOK 1, PAGE 114, IN FAVOR OF FLORIDA POWER CORPORATION, AS PER OFFICIAL RECORDS BOOK 111, PAGE 76, SEMINOLE COUNTY, FLORIDA.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, ELECTRONIC SIGNATURE & SEAL IN ACCORDANCE WITH SJ-17.062, FLORIDA ADMINISTRATIVE CODE.



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, MICHAEL GOOD, the owner of record for the following described property [Parcel ID Number(s)] 21-19-30-503-0000-0040; 21-19-30-503-0000-0060; 21-19-30-503-0000-0080; 21-19-30-503-0000-0090 hereby designates Seminole County to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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.

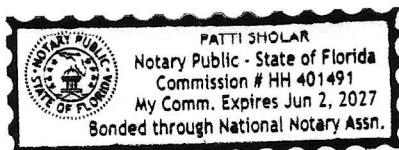
12/4/23
Date

[Signature]
Property Owner's Signature

Michael J. Good
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 Michael J. Good (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 4th day of December, 2023.



[Signature]
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

KBC DEVELOPMENT, INC.

Filing Information

Document Number P98000068684
FEI/EIN Number 59-3525272
Date Filed 08/03/1998
State FL
Status ACTIVE

Principal Address

4566 ORANGE BLVD.
 SUITE 1000
 SANFORD, FL 32771

Changed: 04/18/2008

Mailing Address

1590 BOBBY LEE PT
 SANFORD, FL 32771

Changed: 03/31/2006

Registered Agent Name & Address

GOOD, MICHAEL J
 1590 BOBBY LEE POINT
 SANFORD, FL 32771

Address Changed: 04/24/2009

Officer/Director Detail

Name & Address

Title PSD

GOOD, MICHAEL J
 1590 BOBBY LEE POINT
 SANFORD, FL 32771

Annual Reports

Report Year	Filed Date
-------------	------------

PUBLIC WORKS DEPARTMENT
REAL ESTATE MANAGEMENT



March 18, 2024

Seminole County
Real Estate Management
100 East 1st Street
Sanford, FL 32771

Seminole County
Development Services – Planning & Development
1101 East 1st Street
Sanford, FL 32771

Re: Orange Blvd. Rezone Community Meeting

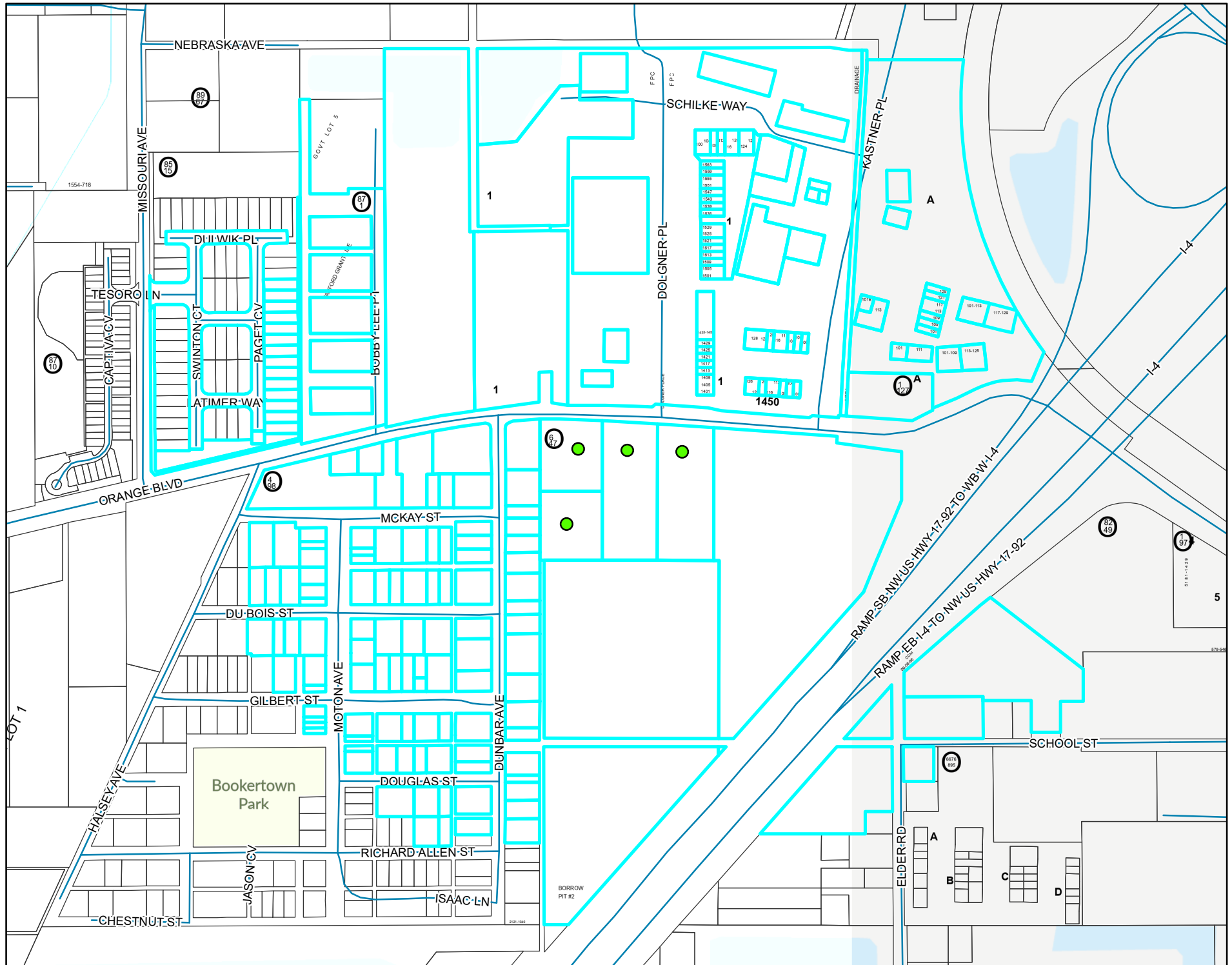
To Whom It May Concern:

On March 14, 2024 the community meeting for the Orange Blvd. rezone was held at 6pm, as noticed in the letter sent to the surrounding property owners. Ed Barfield and Tricia Smith were present for the meeting. No members of the community were in attendance. The meeting adjourned at 7pm.

Sincerely,

Tricia Smith
Land Manager

90



SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 23, 2024, 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 Owner: KBC Development, Inc.

Project Name: Orange Blvd Rezone

Requested Development Approval: Consider a Rezone from A-1 (Agriculture), and PD (Planned Development) to C-3 (General Commercial & Wholesale) on approximately 5.02 acres, located on the south side of Orange Blvd, approximately 0.25 mile west of Interstate 4.

Findings: After fully considering staff analysis titled "Orange Blvd Rezone" and all evidence submitted at the public hearing on April 23, 2024, regarding this matter, the Board of County Commissioners has found, determined and concluded that the requested rezone from A-1 (Agriculture), PD (Planned Development) to C-3 (General Commercial & Warehouse) 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: _____
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"

DESCRIPTION: A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND THE VACATED ADJACENT UNNAMED ROAD RIGHT OF WAY, BELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 8 BELL'S SUBDIVISION; THENCE S 0°05'07" W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE N 90°00'00" E, A DISTANCE OF 23.90 FEET; THENCE N 0°04'41" W, A DISTANCE OF 156.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #431, AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP C.I.P. # 01785303, DATED 9/8/2020, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, FROM A TANGENT BEARING OF S 88°24'11" W, HAVING A RADIUS OF 4202.25 FEET; THENCE FROM A CHORD BEARING OF S 88°29'18" E, RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'02", A DISTANCE OF 455.98 FEET TO THE POINT OF TERMINUS; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 139.25 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 0°15'09" W, A DISTANCE OF 195.65 FEET; THENCE S 89°57'11" E, A DISTANCE OF 1.57 FEET; THENCE S 0°15'09" W, A DISTANCE OF 146.09 FEET; THENCE N

89°55'47" W, A DISTANCE OF 643.46 FEET TO THE EAST LINE OF THE PLAT OF BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N 0°05'07" E ALONG SAID EAST LINE, A DISTANCE OF 208.75 FEET; THENCE DEPARTING SAID EAST LINE N 90°00'00" E. A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 224,061.95 SQUARE FEET OR 5.14 ACRES MORE OR LESS.