

**SEMINOLE COUNTY**  
**VESTING AGREEMENT APPLICATION**

**FOR: NET BUILDABLE ACRES**

1. Fee simple property owner: \_\_\_\_\_
2. Phone Number: \_\_\_\_\_
3. Email Address: \_\_\_\_\_
4. Project: \_\_\_\_\_
5. Designated agent/applicant: \_\_\_\_\_
6. Agent Authorization: \_\_\_\_\_
7. A typed copy of the legal description of the subject property: \_\_\_\_\_
8. Subject Property Parcel IDs: \_\_\_\_\_
9. \$500.00 Application Fee: \_\_\_\_\_
10. Vesting through Governmental Approvals: Requirements (Seminole County Administrative Code Sections 30.34)
  - a. The name of the owner of the fee interest in the property any, if applicable, the name of the designated agent;
  - b. Proof of Ownership of the Property. If the applicant is not the owner of the fee title to the property, then the applicant shall present an affidavit of authority providing for the applicant's authorization to seek approval of the Vesting Certificate on behalf of the fee owner. The affidavit of authority shall be signed by the property owner and said signature shall be properly attested to by a notary public;
  - c. A site plan or survey/sketch of description of the subject property to be subject to the Vesting Certificate showing:
    - i. The overall parcel;
    - ii. The number and types of units;
  - d. A typed copy of the legal description of the property;

- e. A statement outlining the background of the project permitting history and explaining the development process that applicant claims warrants a Vesting Certificate which shall, at a minimum, establish that:
  - i. A development order has been issued or the County has otherwise taken official action with respect to development of the project subject to the definition of Net Buildable Acres; and
  - ii. Extensive obligations or expenses (other than land purchase costs and payment of taxes) including, but not limited to, legal and professional expenses related directly to the development of the project have been incurred or there has otherwise been a substantial change in position by the applicant; and
  - iii. Such obligations, expenses and change in position were undertaken by the applicant in good faith reliance on the actions taken by the County; and
  - iv. It would be unfair to deny the applicant the opportunity to complete the project based on the definition of Net Buildable Acres in effect prior to June 15, 2022.

# SEMINOLE COUNTY NET BUILDABLE DEFINITION AREA

-  Commission Districts
-  Net Buildable Urban Area
-  Rural Charter Boundary
-  Wekiva Protection Area
-  Econ Protection Area
-  City Limits

