

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: 145 Wekiva Springs Road – John Gabrovic, applicant; Request for a special exception for the on-premise consumption of alcoholic beverages as an accessory use to a bona-fide restaurant (Harmoni) within one thousand feet (1,000) feet of a church in the C-1 (Commercial) district.

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7389

Agenda Date 10/27/08 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

1. **Approve** the request for special exception for the on-premise consumption of alcoholic beverages as an accessory use to a bona-fide restaurant within one thousand feet (1,000) feet of a church in the C-1 (Commercial) district; or
2. **Deny** the request for special exception for the on-premise consumption of alcoholic beverages as an accessory use to a bona-fide restaurant within one thousand feet (1,000) feet of a church in the C-1 (Commercial) district; or
3. **Continue** The request to a time and date certain.

GENERAL INFORMATION	Harmoni 324 Cypress Landing Drive Longwood, Fl. 32749	C-1 District, LDC section 30.124 (conditional uses);
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to offer alcoholic beverages to their customers as an accessory use to a restaurant • The applicant is proposing to be located within existing internal suites in the Springs Plaza. The location is within one thousand feet of the property line of an existing church which requires the approval of a special exception for on-premise consumption of alcoholic beverages. 	

Reviewed by:
Co Atty: _____
Pln Mgr: _____

**STANDARDS FOR
GRANTING A
SPECIAL EXCEPTION;
LDC SECTION
30.43(b)(2)**

The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:

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

The proposed wine shop and wine bar will be located in an existing shopping center which is located on the commercial intersection of State Road 434 and Wekiva Springs Road. Within these commercial areas and within the existing shopping center the sale of alcoholic beverages for on-premise is consistent with commercial and retail uses.

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

The applicant is remodeling the interior portion of an existing shopping center. There will be no increase in the square footage of the existing shopping center therefore any increase in the amount of traffic or parking needs.

Is consistent with the Seminole County Vision 2020 Comprehensive Plan:

The Seminole County Vision 2020 Comprehensive Plan describes the Commercial land use appropriate for retail commercial, restaurants and other service industries.

Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

The proposed use and site plan meets the setbacks, building size and lot size requirements of the C-1 zoning.

Will not adversely affect the public interest:

Section 30.1353(b)(2) of the Land Development Code (LDC) requires a special exception for the establishment of any business selling alcoholic beverages in the C-1 district, either for on-premise or off-premise consumption, where the sale of alcoholic beverages is not incidental to other products sold.

	<p>The LDC further states that any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from churches and schools:</p> <ul style="list-style-type: none">○ Churches. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the church.○ Schools - public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverages establishment to the nearest lot line of the school.
<p>STAFF RECOMMENDATION</p>	<p>Staff recommends approval subject based upon the following conditions:</p> <ol style="list-style-type: none">1. The Special Exception granted will apply only to the sale of on-premise consumption of alcoholic beverages as an accessory use to a restaurant. The sale of alcoholic beverages will not be allowed as the primary use.2. The general layout of the proposed uses as depicted on the master plan shall not change.3. No building shall be increased more than 10% without Board of Adjustment approval.4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

Fee: \$370.00

Application # B52008-15
Meeting Date 10-27-08

COPY



**SPECIAL EXCEPTION APPLICATION
SEMINOLE COUNTY PLANNING DIVISION**

1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: JOHN GABROVIC
Address: 324 Cypress Landing Dr. (Sabal Point) City: Longwood Zip code: 32719
Project Address: 145 Wekiva Springs Rd City: Longwood Zip code: 32779
Phone number(s): (407) 702-3819 Suites 153, 161
Email address: jjgabravic@HarmoniMarket.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: Garnet Market & Bistro

RECEIVED SEP 09 2008

RECEIVED SEP 09 2008

Is the property available for inspection without an appointment? Yes No

What is the current use of the property? Restaurant

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: John L. Johnson

FOR OFFICE USE ONLY

Date Submitted: <u>09-09-08</u>	Reviewed By: <u>P. Johnson</u>
Tax parcel number: <u>03-21-29-300-009B-0000</u>	Zoning/FLU: <u>C1/COMM.</u>
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	<input type="checkbox"/> Platted Lot (check easements on lots / in dedication)
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Past approval # _____	<input type="checkbox"/> Application and checklist complete
Notes: _____	

SPECIAL EXCEPTION SUBMITTAL CHECKLIST

A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. View Site Plan Review information.

	1. Completed application.
	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
	3. Owner's authorization letter (if needed). <i>This form can be obtained online.</i>
	4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
	○ Size and dimensions of the parcel
	○ Location of wetland and/or flood plain line, if applicable
	○ Location and names of all abutting streets
	○ Location of driveways
	○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	○ Location, size and type of any septic systems, drainfield and wells
	○ Location of all easements
	○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	○ Building height
	○ Setbacks from each building to the property lines
	○ Proposed fences
	○ Location and size of buffers: show existing and proposed landscaping, fences and walls
	○ Location, number and size of existing and proposed parking spaces
	○ Location of existing and proposed outdoor lighting
	○ Location of existing and proposed signage
	○ Location of fire lanes
	5. Provide an 8 ½ x 11 reduction of the site plan.

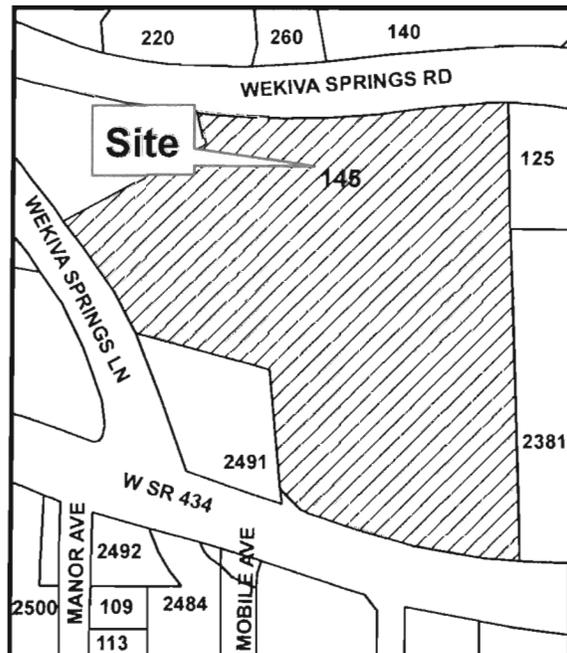
John Gabrovic
 145 Wekiva Springs Road Suites 153 & 161
 Longwood, Florida 32779



Seminole County Board of Adjustment
 October 27, 2008
 Case: BS2008-15 (Map 3155, Grid B3)
 Parcel No: 03-21-29-300-009B-0000

Zoning

- | | | | |
|--|-----------|--|-----|
| | BS2008-15 | | OP |
| | R-1A | | C-1 |
| | R-3 | | C-2 |
| | RM-1 | | PUD |
| | RP-1 | | |



Personal Property Please Select Account

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-885-7506</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 03-21-29-300-009B-0000</p> <p>Owner: MSKP SPRINGS PLAZA LLC</p> <p>Own/Addr: C/O KITSON & PARTNERS</p> <p>Mailing Address: 4500 PGA BLVD STE 400</p> <p>City,State,ZipCode: PALM BEACH GARDENS FL 33418</p> <p>Property Address: 145 WEKIVA SPRINGS (STE 149/187) LONGWOOD 32779</p> <p>Facility Name: SPRINGS PLAZA</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 16-RETAIL CENTER-ANCHOR</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2" style="text-align: center;">VALUE SUMMARY</th></tr> <tr><th style="text-align: center;">VALUES</th><th style="text-align: center;">Wc</th></tr> <tr><td style="text-align: center;">Value Method</td><td></td></tr> <tr><td style="text-align: center;">Number of Buildings</td><td></td></tr> <tr><td style="text-align: center;">Depreciated Bldg Value</td><td></td></tr> <tr><td style="text-align: center;">Depreciated EXFT Value</td><td></td></tr> <tr><td style="text-align: center;">Land Value (Market)</td><td></td></tr> <tr><td style="text-align: center;">Land Value Ag</td><td></td></tr> <tr><td style="text-align: center;">Just/Market Value</td><td style="text-align: right;">\$8,70</td></tr> <tr><td style="text-align: center;">Portability Adj</td><td></td></tr> <tr><td style="text-align: center;">Save Our Homes Adj</td><td></td></tr> <tr><td style="text-align: center;">Assessed Value (SOH)</td><td style="text-align: right;">\$8,70</td></tr> <tr><th colspan="2" style="text-align: center;">Tax Estimate</th></tr> <tr><th colspan="2" style="text-align: center;">Portability Calc</th></tr> <tr><th colspan="2" style="text-align: center;">2008 Notice of Proposed</th></tr> <tr><td colspan="2" style="text-align: center;">(* Income Approac</td></tr> </table>	VALUE SUMMARY		VALUES	Wc	Value Method		Number of Buildings		Depreciated Bldg Value		Depreciated EXFT Value		Land Value (Market)		Land Value Ag		Just/Market Value	\$8,70	Portability Adj		Save Our Homes Adj		Assessed Value (SOH)	\$8,70	Tax Estimate		Portability Calc		2008 Notice of Proposed		(* Income Approac	
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2008 Taxes and Taxable Value Estimate				
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Mill
Cnty County	\$8,702,503	\$0	\$8,702,503	4
Schools	\$8,702,503	\$0	\$8,702,503	7
Fire	\$8,702,503	\$0	\$8,702,503	2
Road District	\$8,702,503	\$0	\$8,702,503	
SJWM(Saint Johns Water Management)	\$8,702,503	\$0	\$8,702,503	
Natural Lands/Trails I/S Debt	\$8,702,503	\$0	\$8,702,503	
Total				15.

The taxable values and taxes are calculated using the current years working values and the proposed millage

SALES							
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	
QUIT CLAIM DEED	12/2006	06513	1919	\$100	Improved	No	2007 VALUE SUM 2007 Tax Bill Amou 2007 Taxable Val DOES NOT INCLUDE NON-AD VAL
SPECIAL WARRANTY DEED	12/2006	06513	1914	\$21,510,700	Improved	No	
SPECIAL WARRANTY DEED	07/2005	05828	0846	\$10,000,000	Improved	No	
SPECIAL WARRANTY DEED	01/1990	02143	0760	\$4,178,900	Improved	No	
WARRANTY DEED	03/1981	01324	0456	\$5,048,900	Improved	Yes	
WARRANTY DEED	06/1978	01171	1832	\$25,000	Vacant	No	
Find Sales within this DOR Code							

LEGAL DESCRIP

LEG SEC 03 TWP 21S RGE 29E BEG
 LI ST RD 434 OF INT N LI ST RD
 434 & E LI W 1/2 OF SEC RUN WLY C
 70 DEG 52 MIN 46 SEC W 33.22
 FT N 20 DEG 27 MIN 11 SEC W 200 F
 SEC E 200.28 FT NLY ON
 CURVE 206.61 FT N 63 DEG 32 MIN
 74.45 FT ELY ON CURVE 190.92 FT I
 83 DEG 44 MIN 37 SEC E 219.6 FT E
 S 739.18 FT TO BEG (LESS RD)

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	344,494	7.50	\$2,583,705

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Val
1	WOOD BEAM/COL	1979	66	64,800	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$2,392,9
Subsection / Sqft		OPEN PORCH FINISHED / 27248					

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1978	281,830	\$102,586	\$256,465
POLE LIGHT STEEL 1 ARM	1978	10	\$9,640	\$9,640
POLE LIGHT STEEL 3 ARM	1978	2	\$8,154	\$8,154
POLE LIGHT STEEL 4 ARM	1978	4	\$22,532	\$22,532
POLE LIGHT STEEL 4 ARM	1978	1	\$5,633	\$5,633
WALKS CONC COMM	1978	21,200	\$28,069	\$70,172

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax pu
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

see attached application

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07-23:

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

Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Phone #: _____	Phone #: _____

Name: _____	Name: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: _____	Name of Corporation: _____
Officers: _____	Officers: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
City/Zip: _____	City/Zip: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	City/Zip: _____
City/Zip: _____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

For partnerships, including limited partnerships, list the name, and address of each principal in the partnership, including general or limited partners.

see Attached Application

Name of Partnership: _____ Name of Partnership: _____
Principal: _____ Principal: _____
Address: _____ Address: _____
City/Zip: _____ City/Zip: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: _____ Contract Vendee: _____
Name: _____ Name: _____
Address: _____ Address: _____
City/Zip: _____ City/Zip: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

9-5-08
Date

John P. Barkett
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me this 9 day of September, 2008 by John P. Barkett

Russell Barkett
Signature of Notary Public

RUSSELL BARKETT
Notary Public, State of Florida
Print, Type or Stamp Name of Notary Public
My comm. exp. Aug 9, 2010
Comm. No. DD 579454

Personally Known OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff
Date: _____ Application Number: _____



HARMONI

ARTISAN MEAL MARKET



HARMONI LONGWOOD LLC

APPLICATION FOR SPECIAL EXCEPTION

PREPARED FOR:

KATHY FALL
BOARD OF ADJUSTMENT

SEPTEMBER 4, 2008



"When you do the common things in life
in an uncommon way, you will command
the attention of the world."

George Washington Carver (1864-1943)

September 4, 2008



HARMONI

ARTISAN MEAL MARKET

601 N. New York Ave.

Suite 203

Winter Park, FL 32789

Ms. Kathy Fall
Planning Division
Seminole Country

Dear Ms. Fall:

Please accept the attached Special Exception application for our Harmoni Market to be located at 145 Wekiva Springs Rd. Suites 153 and 161 in the Springs Plaza shopping center in Longwood. The subject premises are located within 1,000 feet of the Wekiva Presbyterian Church. We request the right to offer alcoholic beverages (wine, beer and liquor) as an ancillary part of our primary businesses: operating a restaurant and market.

On behalf of the Principals of Harmoni Market Development Company LLC,

Sincerely,

John Gabrovic
Founder, Managing Partner
Harmoni Market Development Company LLC

Harmoni Market Development

Company LLC was formed in April, 2003 in Orlando, Florida to develop a chain of “artisan meal markets” called Harmoni Market. Harmoni is the tasty fusion of urban life and Mediterranean style, a veritable playground for food and wine lovers. Harmoni was inspired by the simple, delicious and wholesome cuisines of the Mediterranean and the realities of our time-starved society, where few of us have the time, skill or desire to cook anymore.



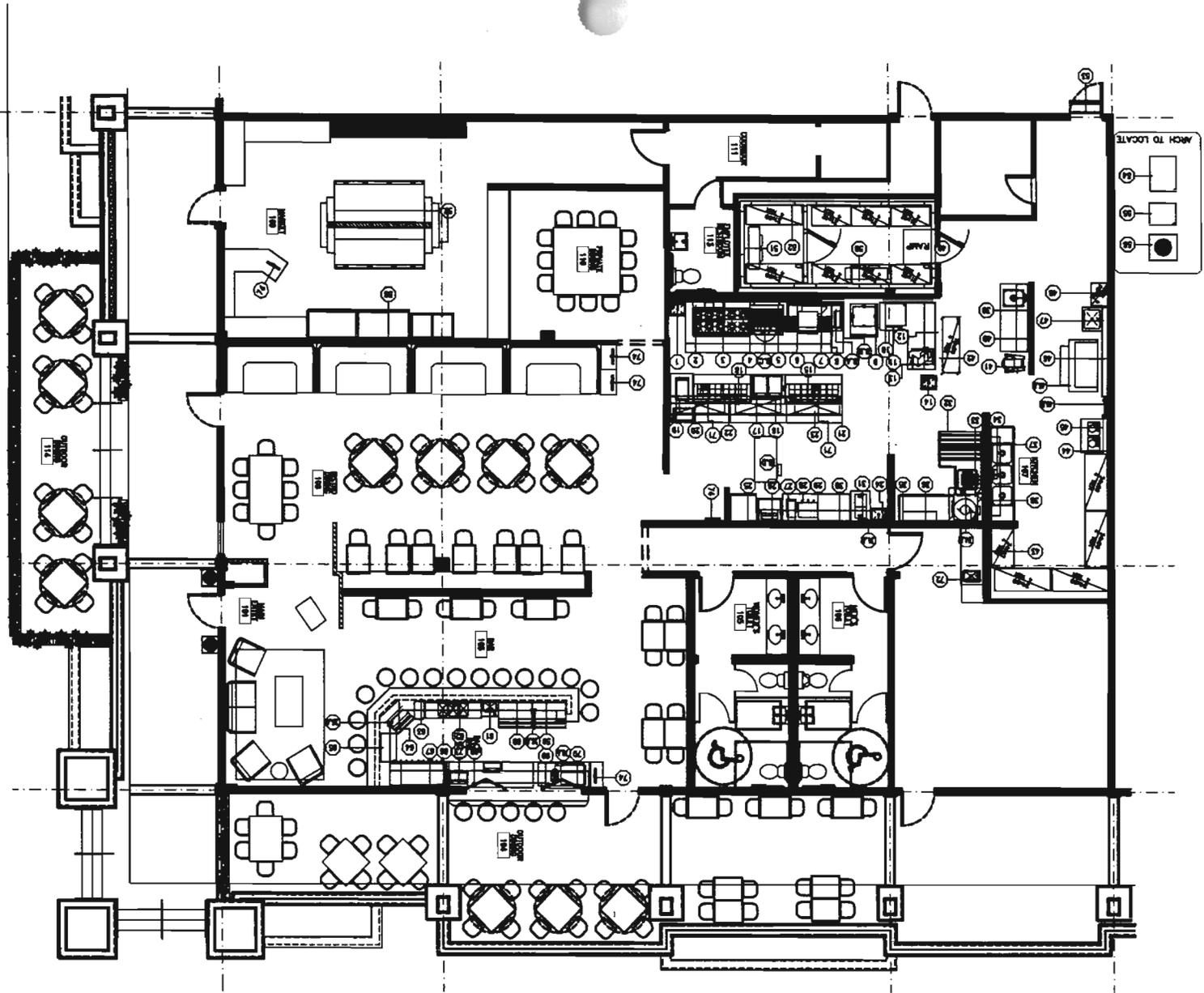
Just as “la piazza”, or the town square, serves as the crossroads, marketplace, living room and dining room for all Italian villages, Harmoni will serve as Florida’s new living room, dining room, kitchen and pantry. All dinners are prepared fresh daily by highly trained artisans replicating an energetic European marketplace.

Harmoni Market College Park. In October, 2006, the Company opened its first store in the Wellesley Condominium building in College Park to rave reviews. Harmoni Market in College Park is a 4,500 square foot gourmet market and bistro that employs approximately 40 people. Our friendly bistro and corner market have quickly become an integral part of the College Park community.



Harmoni Market Springs Plaza. The company recently signed a lease for 4,687 square feet on the Wekiva Springs Rd. side of the Springs Plaza shopping center in the Longwood suburb of Orlando. Springs Plaza is located in a very strong neighborhood of high-end neighborhoods, but the Springs Plaza center has passed through a number of owners and a recent renovation which has left the Wekiva Springs Rd. side with very few tenants. The Wekiva Springs Rd. side of this center is in need of a high-quality anchor to drive business and future tenancy to the area. Much of the center has been vacant for over five years. Upon your approval of our special exception, we will most likely lease an additional 1,000 square feet of space next to Harmoni Market for an authentic Italian gelato and dessert shop.

The Springs Plaza Harmoni Market will include a full service restaurant, bar, and a 1,000 square foot gourmet market and cheese shop. The bistro menu will offer entrees featuring



10% DESIGN DEVELOPMENT SET <small>Description</small> <small>NO.</small>	<small>Date</small>
RECORD	

Harmoni Market
 at Springs Plaza
 145 Wekiva Springs Rd.
 Longwood, FL

M
MAVERICK
 ARCHITECTS & INTERIORS
 145 Wekiva Springs Rd.
 Longwood, FL 32750
 407.329.1111
 www.maverickarchitects.com

hand-cut steaks and Florida fresh seafood, pastas, flatbreads, sandwiches, salads, soups, desserts and beverages. See menu attached.

Harmoni Market Springs Plaza will employ approximately 40 to 50 people. The restaurant and bar will have approximately 155 seats in total, both inside and out. The market will occupy approximately 1,000 square feet and feature artisan cheeses, fresh bread, prepared meals, chocolates, olives, dips and spreads and other specialty items. The gourmet market is an ancillary business to the primary business of operating a restaurant.

We will open the market at 10AM and the restaurant at 11AM. We normally close the market at 9PM and the restaurant closes at around 10PM Sunday through Thursday and 2PM Friday and Saturday; however, most of our business occurs between 11AM and 2PM and between 6PM and 9PM.

Corporate Structure & Partners. The Springs Plaza location is owned 25% by our parent company, Harmoni Market Development Company LLC, and 75% by John C. Gray. John C. Gray is owner of the Pinnacle Companies, a successful residential development company based in Heathrow. The Gray family has been played a large role in Central Florida as John's father, Charlie Gray, is the founder of the law firm Gray Robinson and his mother has been on the St. John's River Management board.

Harmoni Market Development Company LLC is the parent and management company of our organization. John Gabrovic, a resident of Sabal Point in Longwood, is the founder of the company. Manny Garcia is on the board and a partner in the business as well (the founder of Pebbles, owner of Harvey's Bistro and Manuel's on the 28th, and, at one point, the largest Burger King franchisee in the country. Manny is currently on the Board of Directors of Burger King. Other partners who either live in or who have ties to Seminole county include: Bill Beckman, CEO (lives on Lake Brantley) and Ken Rigby (lives in Sabal Point) Vice President of Xnth Engineering (one of the largest engineering companies in the country located in the Maitland Center); and Jason Varitek, (All-star catcher of the Boston Red Sox), who grew up in Sabal Point and his parents still live there. *(Please see section below with a complete list of our partners.)*



All of the aforementioned people are men of integrity who take a vested interest in the communities within which they do business. Core to our strategy is the intimate involvement of management and team members with the local community and as lead organizers of community events. By contributing time and money to our local communities through education, outreach and service we build stronger relationships and bonds with our local friends and neighbors.



HARMONI

ARTISAN MEAL MARKET

Viva Bende!

STARTERS

- ☞ Soup of the Day: Cup \$4 / Bowl \$6
- ☞ Bruschetta \$4.5
- ☞ Mediterranean Nachos \$8.5
- ☞ Caprese \$8
- ☞ Mediterranean Tuna \$9.5
- ☞ ANTIPASTO PLATE \$15
Prosciutto, Sopressata, Mortadella,
Marinated Mushrooms, Roasted Tomatoes,
Olives & Hand-Made Mozzarella
- ☞ MARKET MUSSELS \$12
Harmoni White Wine Garlic Butter

LITE BITES \$3.5

Served with Warm Pita

- ☞ Tzatziki
- ☞ Red Pepper Hummus
- ☞ Greek Tapenade
- ☞ Spinach & Artichoke Dip
- ☞ Moroccan White Bean Dip
- ☞ Mixed Greek Olives

FLATBREADS

Add: Chicken (\$4) Shrimp (\$5) ~ Whole Wheat Flatbread Available

- ☞ Fig, Bacon, Tomato, Bleu Cheese \$8
- ☞ Italian Sausage, Broccolini, Crushed Red Pepper, Parmesan \$9.5
- ☞ Basil Pesto, Tomato, Hand-Made Mozzarella \$9
- ☞ Truffle Oil, Caramelized Onion, Mushroom, Roasted Red Pepper, Parmesan \$8.5
- ☞ Ribeye, Portabella, Caramelized Onion, Tomato, Bleu Cheese \$10.5

SALADS \$9

Made with Organic Greens

Add: Ahi Tuna (\$6) Salmon (\$5) Chicken (\$4.5)
Shrimp (\$5) Steak (\$6) Scallops (\$6.5)

- ☞ Harmoni Caesar
- ☞ Nicoise ~ Italian Tuna, Egg, Roasted Potatoes, Red Onion, Olives, EVOO
- ☞ Lisbon ~ Chickpeas, Cucumber, Red Onion, Tomato, Pine Nuts, Manchego, Basil Pesto Vinaigrette
- ☞ Mediterranean Cobb ~ Tomato, Red Onion, Egg, Cilantro, Olives, Pecans, Feta, Avocado Ranch
- ☞ Barcelona ~ Tomato, Artichoke, Caramelized Onion, Pecorino, Mojo Vinaigrette
- ☞ Harmonious Fig ~ Bacon, Tomato, Walnuts, Bleu Cheese, Fig Balsamico

SIDE SALADS \$5 Harmoni Bistro Salad / Caesar Salad

PASTAS

Add: Chicken (\$4) Shrimp (\$5) ~ Add a Side Salad - \$3.5
Whole Wheat Penne Pasta Available

- ☞ Basil Pesto, Roasted Tomato, Hand-made Mozzarella, Linguini \$9.5
- ☞ Portabella, Caramelized Onion, Tomato, Roasted Garlic, White Wine, EVOO, Pecorino, Penne \$9.5
- ☞ Grilled Salmon, Spicy Roasted Pepper Cream Sauce, Cilantro, Manchego, Linguini \$14.5
- ☞ Home-Made Spaghetti and Meatballs \$9.5
- ☞ Gulf Shrimp, Lemon White Wine Butter Sauce, Garlic, Crushed Red Pepper, Linguini \$14.5
- ☞ Italian Sausage, Broccolini, White Wine Garlic Butter, Crushed Red Pepper, Parmesan, Penne \$13.5

SANDWICHES

Served with Choice of Harmoni Potato Salad or Spring Mix

SIGNATURE

Bread Options: Whole Grain, Ciabotta or Baguette

- ☞ Turkey, Bacon, Smoked Gouda, Avocado Ranch \$8.5
- ☞ Ham, Brie, Raspberry Preserves \$8.5
- ☞ Chicken Salad, Spring Mix, Tomato, Hand-Made Mozzarella \$8

HARMONI BURGER \$8.5

Served with Tomato, Red Onion, Romaine
Cheese Options: Cheddar, Bleu, Mozzarella

PANINI

(Hot, Pressed Italian Sandwiches)

- ☞ Ribeye, Caramelized Onion, Cheddar, Pesto Mayo \$11
- ☞ Tomato, Hand-Made Mozzarella, Basil Pesto Vinaigrette \$6.5
- ☞ Grilled Chicken, Arugula, Tomato, Brie, Herb Aioli \$10
- ☞ Prosciutto, Sopressatta, Ham, Hand-Made Mozzarella, Olive Relish \$9.5

MEAT, SEAFOOD & POULTRY (Available After 5pm)

All Served with Chef's Choice of Seasonal Vegetables ~ Add a Side Salad - \$3.5

Grilled Lemon Chicken, Garlic Mashed Potatoes \$15

Grilled Salmon, Orzo Provençal \$16.5

Flat Iron Steak, Bleu Cheese, Fig Balsamico, Garlic Mashed Potatoes \$15

Georges Bank Scallops, Caper Sage-Butter Sauce, Herb Basmati \$19.5

Pork Chop, Peach & Apricot Chutney, Garlic Mashed Potatoes \$14.5

Center-Cut Filet, Merlot Demi-Glaze, Marinated Roasted Mushrooms, Garlic Mashed Potatoes \$24.5

Grilled Mahi-Mahi, Garlic Wilted Arugula, Herb Basmati \$15

HARMONI KID'S MENU \$4.5

- ☞ Grilled Cheese Panini
- ☞ Cheese Flatbread
- ☞ Spaghetti Marinara
- ☞ Spaghetti & Meatballs

CORPORATE CHEF DAVID NUSS

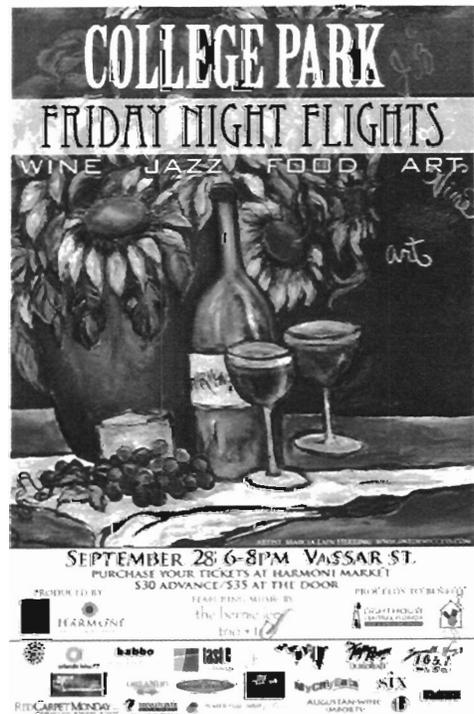
WWW.HARMONIMARKET.COM

At Harmoni Market in College Park, we go out of our way to buy our products from local vendors, including Olde Hearth Bakery (Altamonte Springs), Z Coffee (Apopka), Trio Gelato (College Park), Winter Park Honey, Winter Park Dairy, Aladdin Bakery (Orlando), Orlando Brewery, Tom's BBQ Sauce (Apopka) to name a few. We work very closely with local schools (Princeton and Lake Silver Elementary), churches, The Rotary, and we sponsor "taste of" events. We are currently a Gold Sponsor of the Burnham Institute's "Team Burnham" marathon run, donating \$10,000 to medical research and running in the Disney Marathon to raise money to help cure diseases.

We are also founding members of the Orlando chapter of Slow Food, Slow Food triumphs the use of local ingredients and artisan, hand-made products. We also have organized, sponsored and hosted the College Park Farmer's Market – see photos below:



Finally, on a quarterly basis, we host **Friday Night Flights**, a Harmoni-inspired food, wine and jazz event produced by Harmoni Market and held on the streets in downtown College Park.



We shall become integral members of the Wekiva / Sweetwater / Sabal / Springs Community just as we have become an integral and positive member of the College Park community.

Our Guests. Harmoni Market caters primarily to the dining and weekend entertainment needs of Baby Boomer (36 to 59-years-old) and Generation X (26 to 35-years-old) consumers. Our price point is value-driven, so our guests can experience a “fine dining” experience at a “casual dining” price.

Our Strengths. We have owned and operated several successful start-ups including restaurants, bars, cafes, and night clubs. Our menu development leader has created award-winning menu concepts for some of the nation’s largest restaurant chains. We are experts in creating delicious foods, in developing comfortable, exciting and profitable dining and drinking environments and in delivering personal and attentive guest service. We are also supported by a highly qualified Advisory Board.



We look forward to becoming a member of the Seminole County community and to finding additional locations within Seminole county for future Harmoni Market locations. Finally, we look forward to working with the Board to respect and satisfy the needs of the surrounding churches and schools.

Respectfully submitted,

John Gabrovic
Harmoni Longwood LLC
Harmoni Market Development Company LLC

EXHIBIT A
TO THE OPERATING AGREEMENT OF
HARMONI MARKET DEVELOPMENT COMPANY, LLC

NAMES AND ADDRESSES OF THE MEMBERS

John Gabrovic
324 Cypress Landing Drive
Longwood, Florida 32779

Mark Gabrovic
400 Redfield Drive
Canton, Georgia 30114

John Gray
c/o The Pinnacle Companies
1525 International Parkway, Suite 4051
Lake Mary, Florida 32746

Jason and Karen Varitek
253 Hailwood Ct.
Suwanee, Georgia 30024-6718

Grande Lou, Inc.
Attn: Rick Rocessano
719 Pinetree Drive,
Indian Harbour Beach, FL 32937

Galesi Investment Limited Partnership
Galesi Enterprises, Inc. its General Partner
Rick Rocessano, its President
719 Pinetree Drive,
Indian Harbour Beach, FL 32937

Mark Investments, Inc.
Attn: Andrew Widmark
212 W. Main Street
Suite 300
Durham, NC 27701

Manuel A. Garcia
601 N. New York Avenue
Suite 200
Winter Park, FL 32789

NVB, Inc.
Attn: Joe Nunziata
201 South Orange Avenue
Suite 1000
Orlando, Florida 32801

Brian Patterson
1007 Easy Street
Burkburnett, Texas, 76354

Larry Gentile
1715 Spring Lake Drive
Orlando, Florida 32804

Chris Miliotes
7913 Birman St.
Maitland, FL 32751

Prineet and Shamila Sharma
1201 E. Robinson
Orlando, FL 32801

Harmoni Longwood LLC

CONFIDENTIAL

John Wetzel

1099 Aberdoby Point

Heathrow, Florida 32746

Xnth, Inc.

2601 Westhall Ln.

Maitland, FL 32751



JUNE 20-26, 2008

ORLANDO Business Journal

orlando.bizjournals.com



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JUNE 20-26, 2008

Harmoni Market opening new bistros

BY ANJALI FLUKER | STAFF WRITER

Harmoni Market will add four new Central Florida locations within the next 12 months, giving it a total of five sites.

The College Park-based, Mediterranean-inspired upscale bistro and gourmet market's plans include:

- A 5,000-square-foot, 180-seat restaurant and wine-and-cheese shop in Longwood's Springs Plaza, to open by the fourth quarter of this year.

- A 5,500-square-foot, 180-seat restaurant and gourmet market in East Park Village in the Lake Nona area, to open by first-quarter 2009.

- A 3,600-square-foot, 120-seat restaurant at Harbour Landing shopping center in Brevard County's Indian Harbour Beach by early next year.

In addition, Harmoni Market has funding for a fourth new site in Orlando, but that site has yet to be selected.

Each restaurant project will cost about \$1 million. Orlando-based Maverick Architecture & Design LLC is the architect; a contractor has yet to be selected for the buildout.

The four sites will create a total of 200 new jobs, says founder and managing partner John Gabrovic.

Harmoni currently has 40 employees at its 120-seat, 4,500-square-foot market in College Park with three distinct areas: a wine and coffee bar, a bistro for dining in and a gourmet market offering produce, an olive bar, spices, wine and



PHOTO BY JIM CARCHIDI

John Gabrovic, founder and managing partner of Harmoni Market

takeout foods.

Meanwhile, the market's parent company, Harmoni Market Development Co. LLC, has taken on some new investors for the planned new ventures. They include John Gray, president of Lake Mary-based The Pinnacle Cos., developer of East Park Village; and Rick Rocessano of North Carolina-based Rock Development, developer of Harbour Landing, among others.

Gabrovic declines to share how much the investors have contributed. Gray and Rocessano were unavailable for comment.

ANJALI FLUKER can be reached at (407) 241-2910 or via e-mail at afluker@bizjournals.com.

Good timing for expansions?

Restaurateurs with solid financing would do well to expand now, despite the fact that higher gas prices and food costs are causing consumers to spend less.

That's because landlords now are willing to negotiate deals on long-term leases, as many struggling restaurants have shuttered, leaving empty buildings, says Dale Takio, principal and director of business development for Orlando-based restaurant consulting firm Takitik Inc. To avoid vacant

storefronts, most landlords are offering discounted lease agreements.

Those deals should continue for another 18-24 months, after which higher premiums will begin to be charged for prime locations once again.

"Lease deals are just phenomenal right now," Takio says. "For anyone who's got cash on hand and can sign some long-term leases, now's a great time to get in."

— Anjali Fluker

Orlando Weekly

Review of Place: **Harmoni**

FOODIE-PLEX

Gourmet go-to offers a harmonic convergence of flavors



By **Jessica Bryce Young**

Will success spoil

Harmoni Market? Arriving like a dream come true on the ground floor of a towering new condo building, this "artisan meal market" offers all permutations of the gourmet obsession. There's a market stocked with the raw ingredients to create one's own feast, there are partially cooked feasts perfect for that last-minute switcheroo, and there's a breezy bistro where cute kids in requisite black scurry around in full-service efficiency. For a foodie, finding Harmoni is like hitting the trifecta. Contented College Parkers seem to agree, as it's currently enjoying new-kid-on-the-block popularity, bustling with constant well-heeled activity.

Restaurant Information

[View the Orlando Weekly Restaurant Guide page for this restaurant](#)

Name: Harmoni

Phone: 407-206-0033

Address: 2305 Edgewater Drive
Orlando, FL 32804

URL: <http://www.harmonimarket.com/>

The appellation "Harmoni" is apt. The thing that stands out most at Harmoni is the balanced alchemy of unusual ingredients; you will not

find the same old penne alla vodka or humdrum barbecued-chicken pizza here that pass for upscale casual at most other Italian restaurants. Instead, the menu lists one harmonious mixture after another and reduces diners — well, this one, anyway — to blissful indecision when attempting to order.

For a culture raised on the never-ending pasta bowl, Harmoni may require an attitude adjustment. A baguette sandwich stuffed with roast pork and manchego looked more like a dainty tea sandwich than the piled-on monsters we've come to expect when eating out; but one taste and the "quantity" mindset was swiftly relinquished in favor of "quality." Shavings of salty Spanish cheese and a caper-and-tomato relish spiked the paper-thin slices of sweet roast pork; the baguette was chewy inside, crusty outside. When I finished my sandwich, I wasn't left feeling hungry in the least.

I went back for lunch with a friend later in the week and my esteem only grew. We sat outside, taking advantage of summer's recent end. (This will be more pleasant once the noisy, dusty construction is done on the building. In the meantime, try for a table closer to Edgewater Drive, and avoid rush hour.)

I conquered my menu vacillation long enough to order the luscious fig, bacon and blue cheese penne (\$8); I could have had this combination on a flatbread for the same price, and I could have added chicken, salmon, sea scallops or shrimp for \$2 or \$3 more, were I in the mood for more protein. Instead, I took shameless advantage of this assignment to boss my companion — he of the dainty appetite and gossipy mouth — into ordering my No. 2 choice, the equally irresistible lemon, olive and goat cheese flatbread (\$8). He showed some backbone by insisting on adding chicken. It worked fantastically. The flatbread arrived on a long white platter, looking impressive but not intimidating. Flavorful bursts of goat cheese, chunks of juicy broiled chicken, herb-fragrant green olives and threads of lemon peel lay atop a crisp, crackly crust, draped with mozzarella. A green salad with roasted potatoes and green beans delicately laced with a velvety lemon-sage dressing came first (\$7) and evoked the essence of springtime.

The entire Harmoni experience is well-considered. It's obvious that each detail has been deliberated upon and aesthetic decisions have been meticulously ironed out. That level of highbrow reflection can be stifling. I witnessed an unintentionally hilarious conversation among staff members about which way the knives should face while I waited

for a to-go order — but so far, the result has been to provide a thoroughly gratifying dining encounter. Harmoni is well on its way to becoming College Park's go-to gourmand gathering place.

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 03 TWP 21S RGE 29E BEG 594.27 FT WLY ON N LI ST RD 434 OF INT N LI ST RD 434 & E LI W 1/2 OF SEC RUN WLY ON CURVE 320.31 FT N 70 DEG 52 MIN 46 SEC W 33.22 FT N 20 DEG 27 MIN 11 SEC W 200 FT N 70 DEG 52 MIN 46 SEC E 200.28 FT NLY ON CURVE 206.61 FT N 63 DEG 32 MIN 32 SEC E 258.3 FT N 74.45 FT ELY ON CURVE 190.92 FT N 83 DEG 44 MIN 37 SEC E 219.6 FT ELY ON CURVE 51.44 FT S 739.18 FT TO BEG (LESS RD)

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

FINDINGS OF FACT

Property Owner: MSKP Springs Plaza
4500 PGA Blvd, Suite 400
Palm Beach Gardens, FL 33418

Project Name: Wekiva Springs Road (145)

Special Exception Approval:

Request for special exception for the on-premise consumption of alcoholic beverages as an accessory use to a bona-fide restaurant within one thousand feet (1,000) feet of a church in the C-1 (Commercial) district.

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

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

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The Special Exception granted will apply only to the sale of on-premise consumption of alcoholic beverages as an accessory use to a restaurant. The sale of alcoholic beverages will not be allowed as the primary use.
2. The general layout of the proposed uses as depicted on the master plan shall not change.
3. No building shall be increased more than 10% without Board of Adjustment approval.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

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

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 03 TWP 21S RGE 29E BEG 594.27 FT WLY ON N LI ST RD 434 OF INT N LI ST RD 434 & E LI W 1/2 OF SEC RUN WLY ON CURVE 320.31 FT N 70 DEG 52 MIN 46 SEC W 33.22 FT N 20 DEG 27 MIN 11 SEC W 200 FT N 70 DEG 52 MIN 46 SEC E 200.28 FT NLY ON CURVE 206.61 FT N 63 DEG 32 MIN 32 SEC E 258.3 FT N 74.45 FT ELY ON CURVE 190.92 FT N 83 DEG 44 MIN 37 SEC E 219.6 FT ELY ON CURVE 51.44 FT S 739.18 FT TO BEG (LESS RD)

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Property Owner: MSKP Springs Plaza
4500 PGA Blvd, Suite 400
Palm Beach Gardens, FL 33418

Project Name: Wekiva Springs Road (145)

Special Exception Request:

Request for special exception for the on-premise consumption of alcoholic beverages as an accessory use to a bona-fide restaurant within one thousand feet (1,000) feet of a church in the C-1 (Commercial) district

Approval was sought to allow the on-premise consumption of alcoholic beverages as an accessory use to a restaurant. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner
1101 East First Street
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: _____
Alison C. Stettner
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

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

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: