

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: 145 Wekiva Springs Road – John Gabrovic, applicant; Request for a special exception for a wine shop in the C-1 (Commercial) district.

DEPARTMENT: Planning & Development DIVISION: Planning

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

Agenda Date 12/7/09 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **Approve** the request for special exception for a wine shop in the C-1 (Commercial) district; or
2. **Deny** the request for special exception for a wine shop 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 30.743 (conditional uses);
REQUEST	<ul style="list-style-type: none"> • The applicant proposes a wine shop in which the sale of wine is not incidental to other products offered which requires a special exception pursuant to the Land Development Code Sec. 30.1353(b)(2). 	
HISTORY	<ul style="list-style-type: none"> • The use of on-premise consumption of alcohol within 1000 feet of a church for the existing restaurant was approved October 27, 2009 by the Board of Adjustment. • To comply with regulations from the State entities, the applicant will modify the interior of the restaurant to provide a separate retail area for the sale of wine requiring this additional application. 	

Reviewed by: <u>KFT</u>
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 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 off-premise consumption is consistent with commercial and retail uses. The C-1 zoning district Sec. 30.743(a) requires a special exception for alcoholic beverage establishments.

Does not have an unduly 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:

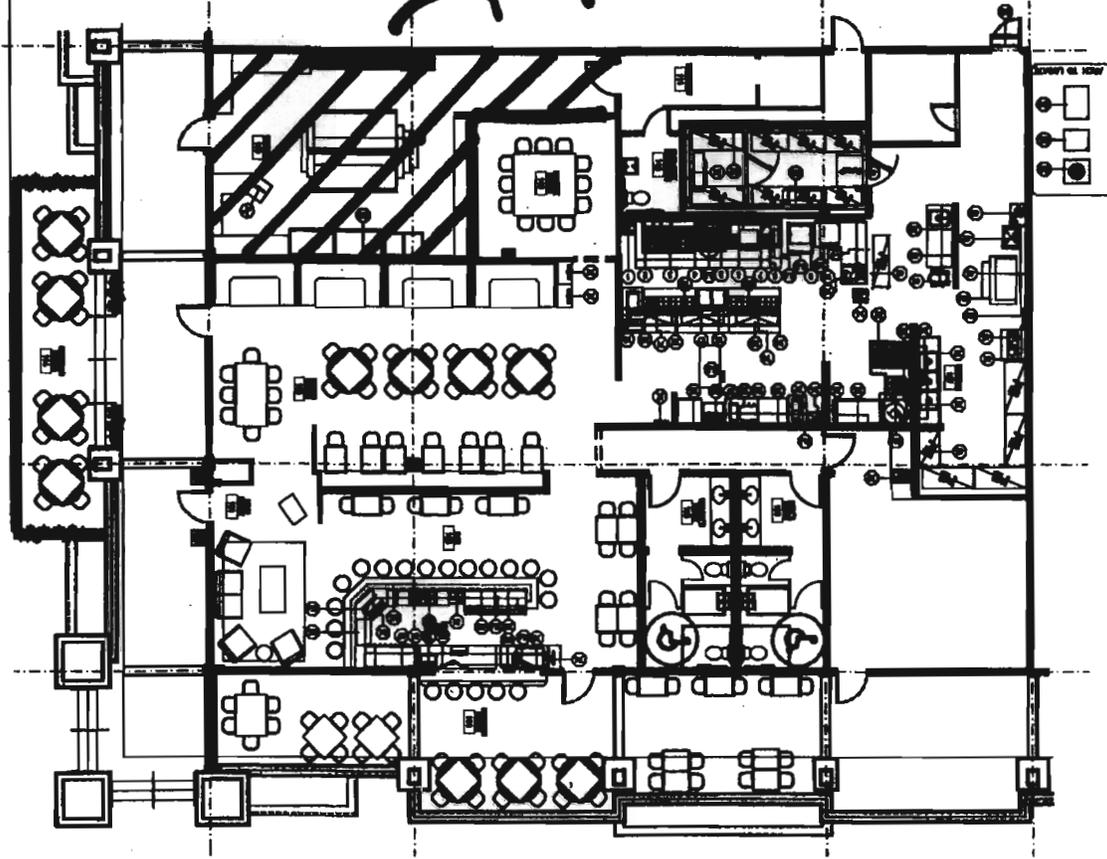
The proposed use and site plan meets the setbacks, building size and lot size requirements of the C-1 zoning.

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

	<p>alcoholic beverages is not incidental to other products sold. The proposed use of a wine shop shall be for off-premise consumption which does not trigger separation requirements. On premise consumption at the existing restaurant was approved under special exception granted October 27, 2009.</p>
STAFF RECOMMENDATION	<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 off-premise consumption of alcoholic beverages (beer and wine).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).

proposed wine shop



		<p>Harmoni Market at Springs Plaza 145 Welkva Springs Rd. Longwood, FL</p>		
--	--	--	--	--

Fee: \$370.00

Application # BS 2009-21
Meeting Date 12-7-09

SPECIAL EXCEPTION APPLICATION

COPY



SEMINOLE COUNTY PLANNING DIVISION ROOM 1201
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. City: Longwood Zip code: 32779
Project Address: 145 Wekivas Springs Rd. St. 153 City: _____ Zip code: _____
Phone number(s): (407) 702-3819
Email address: jjgabrovic@HarmoniMarket.com

What is this request for?

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

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

What is the current use of the property? Gourmet Market / Bistro

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: [Signature]

FOR OFFICE USE ONLY

Date Submitted: 11-12-09 Reviewed By: P. Johnson
 Tax parcel number: 03-21-29-300-609B-0000 Zoning/FLU C-1/COM
 Legally created parcel (1971 tax roll, 5-acre dev, lot split) Platted Lot (check easements on lots / in dedication)
 Lot size _____ Meets minimum size and width
 Past approval # _____ 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. See link for Site Plan Review information:
<http://www.seminolecountyfl.gov/pd/devrev/plansummary.asp>

	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. Ownership Disclosure Form (Seminole County Application & Affidavit).
	4. Owner's authorization letter (if needed). This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp
	5. 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, drain field 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
	6. Provide an 8 ½ x 11 reduction of the site plan.



HARMONI
ARTISAN MEAL MARKET

October 17, 2008

Division of Planning
Seminole County
1101 East First Street
Sanford, FL 32771

RE: Shareholder Information for Harmoni Longwood, LLC

Dear Sir or Madam:

As requested, please include the following information in our Special Exception application. The following chart shows the ownership for Harmoni Longwood, LLC. This company is owned 25% by Harmoni Market Development Company, LLC (the parent company for our business) and John Gray, a resident of Seminole County. The chart below shows the ownership in Harmoni Market Development Company LLC before its 25% ownership in its subsidiary, Harmoni Longwood, is calculated.

<u>Shareholders</u>	<u>HMDC Ownership</u>	<u>Harmoni Longwood LLC</u>		
		<u>HMDC</u>	<u>John Gray</u>	<u>Total</u>
		25%	75%	
Richard Recessano	15.3%	3.8%		4%
Andrew Widmark	7.9%	2.0%		2%
Jason Varitek	11.6%	2.9%		3%
NVB, Inc. (Nunziata, Varitek)	1.7%	0.4%		0%
Brian Patterson	1.7%	0.4%		0%
John Gabrovic	36.8%	9.2%		9%
Prineet Sharma	0.2%	0.1%		0%
John C. Gray	21.7%	5.4%	75%	80%
Manuel A. Garcia	2.2%	0.6%		1%
Chris Miliotes	0.9%	0.2%		0%
	<u>100.00%</u>	25%	75%	100%

Should you have any questions, please do not hesitate to contact me (407) 702-3819.

Kind regards,

John Gabrovic
Managing Partners
Harmoni Market Development Company LLC

John Gabrovic
 145 Wekiva Springs Road, Suites 155, 161
 Longwood, FL 32779

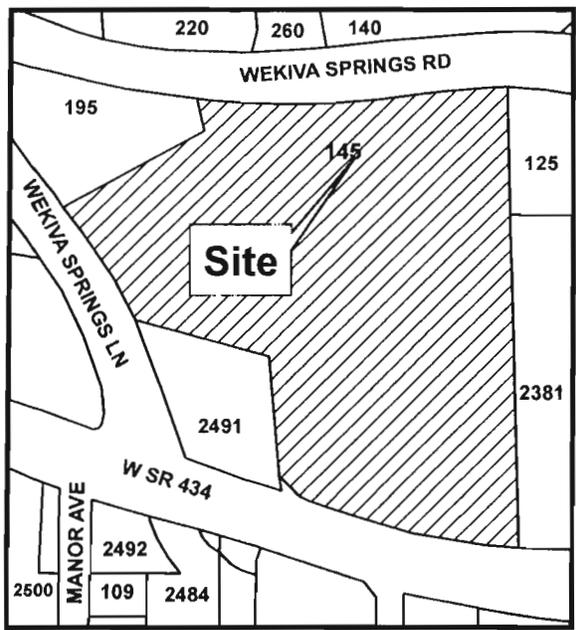


Seminole County Board of Adjustment
 December 7, 2009
 Case: BS2009-21 (Map 3155 Grid B3)
 Parcel No: 03-21-29-300-009B-0000

Zoning

	BS2009-21		OP
	R-1A		C-1
	R-3		C-2
	RM-1		PUD
	RP I		

N

Personal Property Please Select Account

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1400 407-665-7505</p>																																																			
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 03-21-29-300-009B-0000 Owner: MSKP SPRINGS PLAZA LLC Own/Addr: C/O KITSON & PARTNERS Mailing Address: 4500 PGA BLVD STE 400 City,State,ZipCode: PALM BEACH GARDENS FL 33418 Property Address: 145 WEKIVA SPRINGS (STE 149/187) LONGWOOD 32779 Facility Name: SPRINGS PLAZA Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 16-RETAIL CENTER-ANCHOR</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Income</td> <td style="text-align: center;">Income</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$8,022,225 *</td> <td style="text-align: center;">\$8,022,225 *</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$8,022,225 *</td> <td style="text-align: center;">\$8,022,225 *</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">(* Income Approach used.)</p>	VALUES	2010 Working	2009 Certified	Value Method	Income	Income	Number of Buildings	1	1	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$0	\$0	Land Value Ag	\$0	\$0	Just/Market Value	\$8,022,225 *	\$8,022,225 *	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$8,022,225 *	\$8,022,225 *																
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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	\$258,465
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 purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

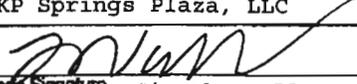
An authorized applicant is defined as:

- 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 purchaser (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, MSKP SPRINGS PLAZA, LLC (Timothy F. Wallace), the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 03-21-29-300-009B-0000

_____ hereby affirm that John Gabrovic is hereby designated to act as my /our authorized agent and to file the attached application for the stated special exception / variance request and make binding statements and commitments regarding the request.

MSKP Springs Plaza, LLC

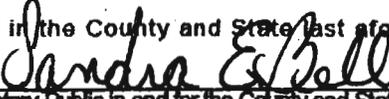

Owner's Signature Timothy Wallace

I certify that I have examined the application 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.

SWORN TO AND SUBSCRIBED before me this 13th day of Nov., 2009

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

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of November, 2009


Notary Public in and for the County and State
Aforementioned Sandra E. Bell

My Commission Expires: August 22, 2010

Commission No. DD 587752



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

Individual Corporation Land Trust

Limited Liability Company Partnership

Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

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

See Section

Babcock Florida Company NAME Officers / Directors List	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Sydney W. Kitson	CEO	same as listed in section 4	
Thomas J. Danahy	President	" "	
Charles W. DeSanti	Executive VP	" "	
Thomas Hoban	Vice President	" "	

(Use additional sheets for more space.)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

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Babcock Florida Company

See Section 4

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Officers List Continued			
Richard Brockway	Vice President	same as listed in section 4	
Michael T. Quinn	Vice President	" "	
Michael J. Franco	Vice President	" "	
John P. Buza	Vice President	" "	

(Use additional sheets for more space.)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

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Babcock Florida Company

See Section 4

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Officers List Continued			
George Speer	Secretary / Treasurer	same as listed in section 4	
Glenn Geiger	Vice President	" "	
Erica Chutkan	Assistant Secretary	" "	

(Use additional sheets for more space.)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

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

NAME	ADDRESS	% OF INTEREST
MSKP Springs Plaza, LLC	4500 PGA Blvd., Ste 400, Palm Beach Gardens, FL 33418	
**** Babcock Florida Company	4500 PGA Blvd, Ste. 400, Palm Beach Gardens, FL 33418	100%
(see section 2 for officers list)		

(Use additional sheets for more space.)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

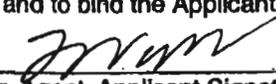
6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. 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.

November 13, 2009

Date

STATE OF FLORIDA
COUNTY OF PALM BEACH



Owner, Agent, Applicant Signature
MSKP Springs Plaza, LLC

Timothy F. Wallace, Vice President

Sworn to (or affirmed) and subscribed before me this 13TH day of November, 2009 by Timothy F. Wallace as Vice President.



Signature of Notary Public

Sandra E. Bell Commission No. DD 587752
Print, Type or Stamp Name of Notary Public

Personally Known XXXXXX OR Produced Identification _____

Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On December 7, 2009, 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:

Off-premise consumption of alcoholic beverages (beer and wine) 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 off-premise consumption of alcoholic beverages (beer and wine).
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.

FILE NO.:

DEVELOPMENT ORDER #

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 _____, 2009.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:



HARMONI

ARTISAN MEAL MARKET



Harmoni Longwood LLC

Application for a Special Exception

Prepared for:

**Kathy Fall
Board of Adjustment**

November 12, 2009



HARMONI

November 11, 2009

601 N. New York Avenue
Suite 203
Winter Park, FL 32789

Ms. Kathy Fall
Planning Division
Seminole County Government
1101 East First Street
Sanford, FL 32771

Dear Ms. Fall:

In October of 2009, we were awarded a Special Exception by Seminole County to serve cocktails / spirits in a restaurant to be built in the Springs Plaza shopping center on Wekiva Springs Road. We opened our Harmoni Market – Longwood location on January 2nd of this year to rave reviews by both consumers and food critics (please see attached the praise and awards). We invested approximately \$1mm into this business and employ approximately 30 highly trained hospitality industry professionals. We have quickly become a valued partner within our community by supporting many local schools, churches and civic organizations.

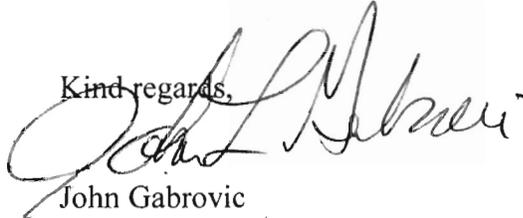
Harmoni Market is a Mediterranean-inspired gourmet market ~ bistro ~ wine bar that offers wholesome and delicious food. We introduce our guests to fabulous wines, craft beers, artisan cheeses and cold cuts that may be purchased in the market. In our Longwood store, due to our alcohol license (4COP SRX), we are currently prohibited from selling retail wine or beer for at home consumption – something that is integral to our concept and something that our patrons are seeking. We have already consulted with the Department of Business and Professional Regulations – Alcohol Division to confirm that we will be able to obtain a 2COP license in the gourmet market by simply renovating a five foot opening between the market and restaurant thereby eliminating the connection between the two spaces. (see attached photo).

As you know, 2009 has been a horrendous year for business, most notably for restaurants. After opening with a strong four / five months, our sales are off approximately 40% from our budget forcing us to reduce our staff by approximately 20%. Our gourmet market / bistro concept relies heavily on spill-over sales in the gourmet market from restaurant patrons. Without the ability to sell retail wine and beer, our gourmet market sales are 75% below budget. It is simply unsustainable. I kindly request a special exception to permit us to sell retail wine and beer by the bottle (to obtain a 2COP alcohol license) in our gourmet market for off-premise consumption. The only reason for seeking a 2COP license (and not an 1APS license) is to permit us to open a wine bottle for sampling within the market.

We invested a considerable amount of money into our market/bistro, we operate our business to extremely high professional standards and we have already become a valued partner within our community. Your approval of this special exception will help us to offer our patrons what they want and to help us remain in business.

Thank you very much for your consideration.

Kind regards,



John Gabrovic
Managing Member
Harmoni Longwood, LLC



HARMONI

MARKET BISTRO WINE BAR

LITE BITES \$4

Served with Local Aladdin's Warm Pita or Crispy Olde Hearth Ciabatta

- ☞ Red Pepper Hummus
- ☞ Baked Ricotta Dip
- ☞ Baba Ghanoush
- ☞ Tzatziki
- ☞ Stuffed Grape Leaves
- ☞ House-Made Marinated Mozzarella
- ☞ Spinach & Artichoke Dip
- ☞ Harmoni Salsa
- ☞ Moroccan White Bean Dip

Lite Bite Sampler \$10

Choose any three of our Lite Bites

APPETIZERS

Mediterranean Nachos \$9

Crisp Aladdin's Bakery Pita with Red Pepper Hummus, Spicy Tzatziki, Harmoni Salsa, Kalamata Olives, Feta

Caprese \$8

House-Made Mozzarella, Rest Haven Tomato, Fresh Basil Over Mixed Greens

Market Mussels \$12

Tarragon, White Wine Garlic Butter Sauce

Soup of the day Cup \$4 / Bowl \$5.5

PANINI & GRILLED SANDWICHES

Served with Choice of House-Made Potato Salad, Cols Slaw, Signature Cous-Cous, Bistro or Caesar Salad

PANINI

(Hot, Pressed Italian Sandwiches)

Ribeye \$10.5

Ribeye, Caramelized Onion, White or Aged Cheddar, Herb Mayo

Caprese \$8

House-Made Mozzarella, Rest Haven Tomato, Basil Pesto

Mediterranean Vegetable \$9

Grilled Seasonal Vegetables, Mozzarella, Basil Pesto, Balsamic

Turkey Bacon \$8.5

Turkey, Bacon, Aged Cheddar, Avocado Ranch

GRILL

Grilled Mahi \$10.5

Harmoni Remoulade, Lettuce, Tomato served with Harmoni Cole Slaw

Grilled Chicken \$10

Tomato, Arugula, Brie, Herb Aioli

Harmoni Burger \$9

Cheese Options: Cheddar, Bleu, Mozzarella, Feta

Add: Bacon, Wild Mushroom, Roasted Tomatoes, Roasted Red Pepper or Caramelized Onions \$.50

GOURMET FLATBREADS

Flatbreads are baked fresh daily by Olde Hearth Bread Company - Whole Grain Flatbread Available

Add ons: Chicken \$3 Shrimp \$5

Caprese \$9

House-Made Mozzarella, Rest Haven Farm Tomato, Basil Pesto

Gumba \$10.5

Ribeye, Mushroom, Caramelized Onion, Tomato, Bleu Cheese

Harmoni Signature \$8.5

Fig, Bacon, Tomato, Bleu Cheese

Truffle \$9

Truffle Oil, Caramelized Onion, Mushroom, Roasted Red Pepper, Parmesan

Chicken Carbonara \$9.5

Chicken, Bacon, Tomato, Red Onion, Alfredo, Parmesan

Rockin' Goat \$10.5

Rock Shrimp, Roasted Tomato, Arugula, Goat Cheese

Mediterranean Vegetable \$8.5

Seasonal Vegetables, Mozzarella, Ricotta-Goat, Balsamic

SALADS

Add ons: Salmon \$5 Chicken \$3.5 Shrimp \$5 Steak \$6 Scallops \$6.5

Raspberry Balsamic Salmon \$12

Strawberries, Spinach, Red Onion, Pecans, Goat Cheese, Lemon-Black Pepper Vinaigrette

Harmonious Fig \$9

Bacon, Tomato, Walnuts, Bleu Cheese, Fig Balsamico

Sangria Shrimp \$12

Shrimp, Bacon, Roasted Corn, Grape Tomatoes, Manchego, Sangria Vinaigrette

Mediterranean Cobb \$9

Tomato, Red Onion, Egg, Cilantro, Olives, Pecans, Feta, Avocado Ranch

Chicken Caesar \$10

Side Salad \$4
Bistro / Caesar

PASTAS

Whole Wheat Penne Pasta Available

Add ons: Chicken \$3 Shrimp \$5 - Add a Soup or Side Salad \$3

Rock Shrimp Pasta \$14.5

Cape Canaveral Rock Shrimp, Lemon, White Wine, EVOO, Crushed Red Pepper, Linguini

Basil Pesto \$10

House-Made Mozzarella, Basil Pesto, Roasted Tomato, Linguini

Harmoni Tradition \$9.5

House-Made Spaghetti and Meatballs

Tomato Cream Grilled Chicken \$13

Grilled Chicken, Roasted Tomato-Cream, Cherry Tomato, Spinach, Herbed Ricotta, Mozzarella, Penne

Chicken Alfredo \$12.5

Grilled Chicken, House-Made Alfredo

At Harmoni, we stand behind our Legendary Service as well as our food. Our passion is to please. A minimum gratuity of 18% is placed on parties of 6 or more.

*Florida State Food Law requires us to inform you that consuming raw or undercooked meats, seafood or eggs may increase your risk of foodborne illness.

THANK YOU FOR SUPPORTING YOUR LOCALLY OWNED AND OPERATED BUSINESSES.

WWW.HARMONIMARKET.COM



HARMONI

MARKET BISTRO WINE BAR

FALL BISTRO DINNER MENU

APPETIZERS

Rock Shrimp Cakes \$9.5

Cape Canaveral Rock Shrimp, Harmoni Cole Slaw, Harmoni Remoulade

Sweet and Crispy Goat Cheese \$7.5

Crispy Goat Cheese, Raspberry-Balsamic Sauce Over Arugula

PASTA

Grilled Salmon Pasta \$14.5

Spinach, Artichoke, Shaved Fennel, Red Onion, Roasted Tomato, Artichoke-Cashew Pesto, Feta

Italian Sausage \$12.5

Marinated Mushroom, Caramelized Onion, Portobello-Hazelnut Pesto, Parmesan

Truffle Mac 'n' Cheese \$9.5

Bacon, Cremini Mushroom, Truffle Cheese, Mozzarella, Bleu Cheese, Parmesan

ENTREES

All Served with Chef's Seasonal Vegetable of the Day. Add a Soup or Side Salad \$3

Grilled Salmon \$14.5

Herb Rice, Garlic Wilted Arugula, Fresh Lemon

Moroccan Paella \$12.5

Mussels, Shrimp, Catch of the Day, Marinara, Cumin-Curry Oil, Lime

Grilled Mahi \$14

Root Vegetable Smash, Smokey Bacon Chutney

Tuscan Pork Cutlet \$12

Garlic Mashed Potatoes, Marinated Mushroom, Caramelized Onion, Tomato Cream Sauce

Flat Iron Steak \$14.5

Garlic Mashed Potatoes, Bleu Cheese, Fig Balsamico

Scallops \$16.5

Roasted Tomato Cous-Cous, Garlic Wilted Spinach, Sweet and Spicy Chutney

THANK YOU FOR SUPPORTING YOUR LOCALLY OWNED AND OPERATED BUSINESSES.

WWW.HARMONIMARKET.COM



HARMONI

MARKET BISTRO WINE BAR

FALL BISTRO LUNCH MENU

SIGNATURE SANDWICHES

*Choose your bread: Baked Fresh Daily from Olde Hearth Bread Company: Whole Grain, Sourdough or Baguette
Served with Choice of House-Made Potato Salad, Cole Slaw, Signature Cous-Cous, Bistro or Caesar Salad*

Ham, Brie, Raspberry \$8.5

Ham, Brie, Raspberry Preserves, Spring Mix

Spanish Club \$10.5

Crispy Serrano Ham, Turkey, Chorizo, Tomato, Manchego, Cumin-Paprika Spread

Chicken Salad \$8

House-Made Mozzarella, Tomato, Spring Mix

Truffle Egg Salad \$7.5

Lake Meadow Farms All-Natural Heritage Eggs, Celery, Onion, Cornichon, Whole Grain Mustard, Spring Mix

TRIO SALAD PLATE \$10

Your Choice of Three Salads served over Mixed Greens with Crispy Croutons

- | | |
|---|---|
|  House-Made Potato Salad |  Chicken Salad |
|  Signature Cous-Cous |  Truffle Egg Salad |
|  Cole Slaw |  Red Pepper Hummus |

CUP OF SOUP & SIDE SALAD \$7.5

Soup of the day with your choice of Bistro or Caesar Salad

THANK YOU FOR SUPPORTING YOUR LOCALLY OWNED AND OPERATED BUSINESSES.



HARMONI

Photos of
Gourmet Market











REAL. SIMPLE.

Harmoni Market's new Longwood location expands on the original's commitment to local, fresh and flavorful.

BY STEVE BLOUNT • PHOTOGRAPHS BY GARY BOGDON

Doubling the size of your business in a downturn is difficult. Quadrupling it is positively audacious. But that's exactly what the folks at Harmoni Market are doing. The two-year-old artisanal eatery in College Park now has a second location in the Springs Plaza in Longwood, and three more are slated to open by fall: in Indian Harbor Beach, Lake Mary and East Park Village at Lake Nona. The driving force behind this expansion is the founder, John Gabrovic, so what compromises is he making to get bigger?

Apparently, none at all.

"John's thing is to use fresh products, cook everything to order and keep it quick, fresh and simple," says David Nuss, corporate chef who's running the kitchen in Longwood.

It's part of Gabrovic's commitment to "slow food," which includes buying local products whenever possible.

"We try to get as many local products as we can," Nuss says. "I love the blue cheese from Winter Park Dairy and Winter Park Honey, the zucchini, the oranges, the squashes. Some of it is new to me, and John's still teaching me.

"There are some products we can't get here, and for those, we try to buy from vendors who are local instead of buying from the big corporation that's everywhere.

Located in the Springs Plaza at the corner of SR 434 and Wekiva Springs Road,, the new location of Harmoni Market is serving up the same good food as the College Park original.



TABLES

Using smaller produce companies is another way for us to give back to that slow food family.”

A product of the New York food scene by way of Bergen County, New Jersey, and Vermont, Nuss has been in Florida for about six years and worked with Gabrovic on the College Park Harmoni before returning last year to help with the expansion. If the food – at College Park and now at Longwood – is any indication, this Jersey boy has a deft touch in the kitchen.

Longwood is not only an expansion location, but an expansive one as well. Larger quarters mean more seats – 245 – and a bigger kitchen. This encouraged Nuss to expand the menu, too, and he started out by serving one of the new “Euro Plates,” four tapas-like presentations themed to Greece, France, Italy and Spain. While the Spanish plate leans on familiar favorites (Serrano ham, Cabrales bleu cheese, chorizo) and the Italian collection is heavy on prosciutto, capicola and parmigiana, the Greek plate ventures into lesser-known territory. Creamy baba ganoush and minty Dolmas (rice filled grape leaves) contrasted with piquant cubes of marinated Feta cheese, hot giardinaria (spicy marinated celery, carrots, peppers) and green and black olives.

Next up was the Mediterranean Cobb Salad: mixed greens topped with a confetti-like assortment of goodies, including pecans, red onion, hard-boiled egg, tomato, feta, olives and cilantro united by a light avocado ranch dressing. Rather than compete, these disparate ingredients complemented each other in a medley of subtle tastes and textures.

A grilled chicken panini exhibited a similar blending of freshness and flavor. Two large chicken breasts were topped with tomatoes, melted Brie and an herbed aioli, and served on ciabatta. Other paninis include a caprese (tomatoes and house-made mozzarella with basil pesto vinaigrette), a steak (rib-eye, caramelized onions, cheddar cheese, pesto mayonnaise) and an Italian (prosciutto, soppressata, ham, mozzarella, olive relish).

All are served with a choice of green salad or potato salad. Forget Atkins and go for the potato salad, which is a zippy concoction of red potatoes, garlic, hot white onions and pancetta mellowed out with mayonnaise.

If you see a theme here, you’re right. Flavor. Lots of it – but not overwhelming poured-on-with-a-sledgehammer flavor.

“I’m not afraid to use some spice,” Nuss says chuckling. “I do occasionally get comments, but if there’s mushroom in a dish, I want you to taste mushroom. If there’s garlic, you’re going to taste the garlic.”

That flavor showed up in spades in the Vegetable Bolognese, a pasta dish that looks, feels and eats like a hearty beef ragout, but – as its name promises – is vegetarian. A stout red wine and full-flavor vegetables give substance and depth to the sauce, which pairs beautifully with penne.

A quartet of entrées, also new to the Harmoni menu, followed. First was chicken gorgonzola: two fork-tender chicken filets, floured, lightly sautéed and served with roasted tomatoes, pine nuts, pancetta, gorgonzola, extra virgin olive oil and potato gnocchi. It was moist and had an almost creamy texture that complemented the gnocchi.

Nuss then served grilled mahi mahi over herbed basmati rice and topped with wilted arugula. The fish was juicy and had a full meaty texture without being the least bit stringy.

Although unlocal, Georges Bank scallops came out next. Each of the bivalves was smaller than a hockey puck, but not by much. Tender, lightly browned and steamy-moist inside, they were served with the herbed basmati rice and a sage butter sauce.

Nuss had saved his biggest gun for last as he brought out the Cowboy Bone-In Rib-Eye, perfectly grilled, topped with a slab of herbed butter, surmounting a hillock of garlic mashed potatoes. Nuss’ simple presentation allowed the natural flavor of the excellent beef to take center stage.

And that’s a further reflection of the Harmoni way. Keep it simple, make it real. The philosophy extends beyond the kitchen





A wine-lined alcove provides space for private parties or just a place to get away from the crowds.

HUE

A RESTAURANT
407.849.1800 629 E Central Blvd
progressive american



407.849.9779 617 E Central Blvd
neighborhood seafood

citrus
RESTAURANT

407.373.0622 821 N Orange Ave
regionally inspired new american

KRES
CHOP HOUSE

407.447.7950 17 W Church St
contemporary steakhouse & lounge



URBANlife
MANAGEMENT
RESTAURANT GROUP

urbanlifemanagement.com

downtown orlando
eat, drink & be local



to the culture of the company, which Nuss credits with making the expansion possible.

"We have folks here who've been with Harmoni from the beginning. They love their job because they love the culture," he says. "This is like a family."

Literally a family: Gabrovic's mother decorated both locations

with family photos. Not the fake families you see in department store picture frames, but photos of her family.

That atmosphere permeates the place, and patrons feel encouraged to pull up a chair, have a bottle of wine and linger over their meal. No one is going to "move you along" by speeding through the experience in hopes of getting an extra turn on your table. That atmosphere which is shared by College Park, is amplified in Longwood by the more spacious accommodations. There's even a private alcove with four tables that can be joined to take care of a larger party. There's also a long side porch with more than a dozen tables perfect for enjoying the Mediterranean fare al fresco as it was intended.

Too often, "special" restaurants become less special when they attempt to replicate their success in a second location. If anything, the new Longwood Harmoni has added to the organization's luster, an accomplishment that bodes well for the ambitious expansion ahead.

For more information, visit harmonimarket.com.

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OrlandoSentinel

Restaurant Review: Longwood's Harmoni

Heather McPherson

March 22, 2009



Harmoni Artisan Meal Market opened in Orlando in 2006, adding a new dining niche to College Park. Now the restaurant has a sibling in Longwood — and it's not a twin, mind you.

This Seminole County eatery has its own personality but still holds tight to its family values: Use as much locally sourced food as possible; celebrate artisanal food preparation; and keep the menu affordably priced.

We started our evening with the trio crostini (\$8.50). Easily shareable if you cut the three large, garlic-rubbed bread rounds in thirds, as we did. Each crisp bread had a different topping: a mound of chopped wild mushrooms; diced tomato and herb (a la bruschetta); and a blend of ricotta, dates and pistachio. The latter stole the show. We also ordered full-flavored red-pepper hummus (\$4) with pita wedges. (The hummus was great on the ciabatta bread that accompanied our meals, too.)

The "Euro Plates" (\$14-\$17.50) offer small bites of international grazing. Best shareable

for two, the plates represent France, Greece, Italy and Spain. We opted for the Spanish tapas (\$15) with dry-cured jamon serrano, spicy chorizo, strong cabrales blue cheese, semi-soft Drunken Goat from Spain's Murcia region, roasted pequillo peppers, Marcona almonds, and a dense and delightful small wedge of fig cake.

A guest went for the rib-eye flatbread (\$10.50), which was studded with large pieces of tender beef, caramelized onions, tomatoes and bits of blue cheese.

From the pasta menu, one of my guests chose the linguini tossed with spicy roasted pepper cream sauce, cilantro, mild manchego cheese and topped with grilled salmon (\$14.50). They are not kidding about the spicy part. At first bite, it will bite back. But with the buttery-rich salmon the two make a fine pair.

On one visit, I chose the harmonious fig salad (\$9) and charged it up with ahi tuna (\$6). Bits of bacon, tomato, walnuts and blue cheese were folded into an ultra-fresh mesclun mix of greens. Thin strips of rare ahi were placed on the top of the salad, and a thick fig balsamic dressing was served on the side. It could have used perhaps a teaspoon more of the dressing in the ramekin.

There are 10 entrees served after 5 p.m. daily, but you can order from the rest of the menu all day. In addition to the starters, salads and pasta, there are sandwiches, too.

We tried the grilled lemon chicken (\$15), a plump juicy breast that came with chunky smashed garlic potatoes and sauteed asparagus. The cowboy bone-in rib-eye (\$29.50) was a tender 16-ounce behemoth that glistened with an herbed-butter topping.

Desserts (all \$3) are offered in baby martini glasses, each a three- or four-bite indulgence. The key lime pie and the red velvet cake were just enough to satisfy our cravings for a little something sweet.

Worthy of note: The Longwood Harmoni seems to be finally filling a void left years ago with the closing of the Pebbles on State Road 434, a good bar and restaurant with upscale bistro fare.

Yes, I said bar. Harmoni has a full — albeit small — separate bar that's lined with cozy booths and comfy furniture.

Also, Harmoni was a founding member of the Orlando chapter of the international Slow Food movement, and it continues to walk the walk. (The initiative stresses local products, preferably organic, with a minimum of processing.) For the money, I think Harmoni is good investment in lunch or dinner, as well as in our local farmers and food producers.

Dining on a budget

With lots of grazing noshes, it's easy to select from a variety of foods without breaking the bank. Also, check the Web site for information about kids-8-and-under-eat-free nights.

Dinner under \$15: Go for one of the flatbreads (\$8.50-\$10.50) and some grilled chicken for just \$4 more.

Dinner under \$10: A cup of the soup of the day (\$3.50) and add a side Moroccan white bean dip (\$4), which is served with pita bread, or a bistro salad or Caesar salad (\$5).

Harmoni Artisan Meal Market

Where: 145 Wekiva Springs Road, Suite 161. Longwood (Springs Plaza); original Harmoni is in the Wellesley condominium at the corner of Edgewater Drive and Vassar Avenue in Orlando's College Park.

When: 11-10 p.m. Sunday-Thursday, 11- 11 p.m. Friday and Saturday, bar open until midnight Friday and Saturday.

Extras: Outdoor dining, private room for small parties, take out and small market with items such as artisanal cheeses, pastas, sauces and olives.

Alcohol: Unlike the College Park location, the new Longwood restaurant has a full bar and several specialty cocktails.

Sound level: Friendly loud bistro buzz inside on Thursday-Saturday. Outdoor seating a little quieter.

Entree range: \$9.50-\$29.50.

Wheelchair access: yes.

Call: 407-637-8050.

Web: HarmoniMarket.com.

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Fifth Anniversary Edition

SEMINOLE

The "City" Magazine for Seminole County

Fall 2009

Best of Seminole Restaurant Awards 2009

Expanded
Dining
Section

Fall Arts
Preview

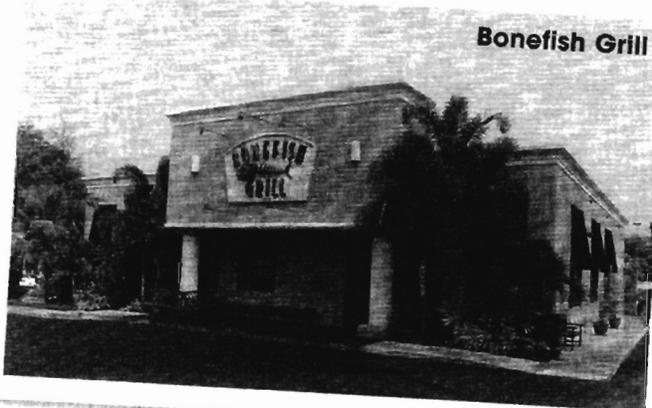
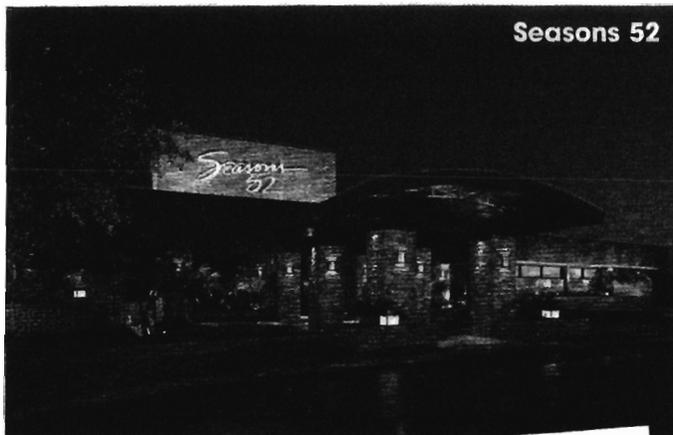
Budget-
Friendly
Dining

Best of Seminole

The fourth annual Best of Seminole Restaurant Awards survey in the May issue asked readers to weigh in on their favorite local restaurants.

Thanks to everyone who responded.

And the winners are . . .



Best Restaurant Overall

1. Seasons 52

463 E. Altamonte Dr., Altamonte Springs
407.767.1252

2. Ruth's Chris

80 Colonial Center Pkwy., Lake Mary
407.804.8220

3. Bonefish Grill

1761 W. SR 434, Longwood
407.331.0131

Best New Restaurant

1. Harmoni Market

145 Wekiva Springs Rd., Ste. 161, Longwood
407.637.8050

2. Stone's Throw Bistro

107 Magnolia Ave., Sanford
407.688.2508

3. Route 46 Entertainment District

4316 W. SR 46, Sanford
407.268.4646

Best Restaurant for a Special Occasion

1. Ruth's Chris

80 Colonial Center Pkwy., Lake Mary
407.804.8220

2. Journeys*

Longwood Village, Longwood
407.995.3333

3. Seasons 52

463 E. Altamonte Dr., Altamonte Springs
407.767.1252

*Note: Now called Journeys at Alaqua, the restaurant's Longwood Village location is closed. The new Alaqua Country Club location opened August 4th.



The Vineyard Wine Company:
Voted Best Wine List, and Best Wine Bar

Best Happy Hour

1. Chili's

4565 W. Lake Mary Blvd., Lake Mary; 407.333.0800
397 E. Altamonte Dr., Altamonte Springs; 407.339.5711
800 Oviedo Marketplace Blvd., Oviedo; 407.366.2263
2425 Semoran Blvd., Apopka; 407.880.7999

2. Harmoni Market

145 Wekiva Springs Rd., Ste. 161, Longwood
407.637.8050

3. Stonewood Grill & Tavern

1210 International Pkwy. S., Heathrow; 407.333.3292
5248 Red Bug Lake Rd., Winter Springs; 407.699.4444

Best-kept Secret

1. Journeys*

407.995.3333

2. The Vineyard Wine Company

1140 Townpark Ave., Ste. 1260, Lake Mary
407.833.9463

3. Stone's Throw Bistro

107 Magnolia Ave., Sanford
407.688.2508

Best Desserts

1. Seasons 52

463 E. Altamonte Dr., Altamonte Springs
407.767.1252

2. TooJay's

515 E. Altamonte Dr., Altamonte Springs; 407.830.1770
3577 Lake Emma Rd., Lake Mary; 407.833.0848

3. Hollerbach's Willow Tree Café

205 E. First St., Sanford
407.321.2204

Best Pizza

1. Papa Joe's

1090 Montgomery Rd., Altamonte Springs; 407.774.4300
960 Colonial Grand Ln., Lake Mary; 407.936.3300
4205 W. Lake Mary Blvd., Lake Mary; 407.323.9222

2. Giovanni's

875 Rinehart Rd., Lake Mary; 407.330.4350
4250 Alafaya Tr., Oviedo; 407.359.5900

3. Riverwalk Pizzeria

350 E. Seminole Blvd., Sanford
407.328.0018

Best Barbecue

1. BubbaIou's Bodacious Barbecue

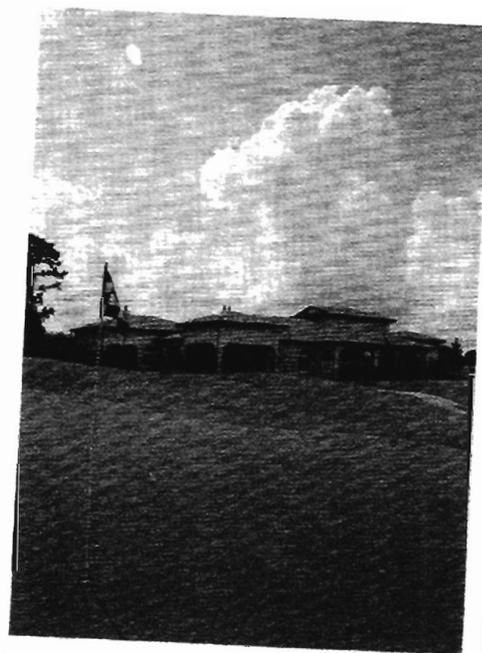
1049 E. Altamonte Dr., Altamonte Springs; 407.478.1212
1701 Rock Springs Rd., Apopka; 407.378.1212
12100 Challenger Pkwy. (near UCF), Orlando; 407.423.1212
1471 Lee Rd., Winter Park; 407.628.1212

2. The Smokehouse at Route 46

4316 W. CR 46, Sanford
407.268.4646

3. Sonny's Real Pit Bar-B-Q

2210 E. Semoran Blvd., Apopka; 407.814.8888
3506 Orlando Dr., Sanford; 407.321.9295



With its new location in the Alaqua Country Club, Journeys remains a Best-kept Secret.

WE DIDN'T SAY SO,

SEMINOLE COUNTY DID.

Thank you to the readers of *Seminole Magazine* for voting us "*Best Breakfast*" for the fourth consecutive year.

Altamonte Springs – Ethan Allen Plaza
407-682-2315

Longwood – Springs Plaza
407-774-1830



firstwatch.com
Open daily from
7:00AM - 2:00PM

*Voted Best Sunday Brunch
in Seminole County* **FOUR
Consecutive
Years!**
Bistro 1501

*A sumptuous Sunday champagne
brunch to stimulate your palate.*

*A selection of fresh market
salads, cured meats, artisan
cheeses, and patés.*

*Farm fresh breakfast favorites
and Bistro 1501's signature
breakfast entree.*

*We will create your omelets,
Belgian waffles and fresh pastas tailored
to your wishes.*

*Hand carved roasted meats, a medley of chilled seafood,
a trio of seasonal specialties.*

*And a display of delectable desserts to accentuate your
dining experience.*



Marriott
ORLANDO LAKE MARY

1501 International Parkway • Lake Mary, FL 32746
407.995.1100 • www.marriott.com/mcoml
At the intersection of Highway 46A and I-4 Exit 101A

Best Sunday Brunch

1. Bistro 1501

Orlando Lake Mary Marriott
1501 International Pkwy. S., Lake Mary
407.995.7004

2. Memories of India

3895 Lake Emma Rd., Lake Mary
407.804.0920

3. Harmoni Market

145 Wekiva Springs Rd., Ste. 161, Longwood
407.637.8050

Best Outdoor Dining

1. Fishbones

7001 CR 46-A, Lake Mary
407.581.2399

2. Dexter's

950 Market Promenade Ave., Lake Mary
407.805.3090

3. Hollerbach's Willow Tree Café

205 E. First St., Sanford
407.321.2204

Best Wine List

1. The Vineyard Wine Company

1140 Townpark Ave., Ste. 1260, Lake Mary
407.833.9463

2. Seasons 52

463 E. Altamonte Dr., Altamonte Springs
407.767.1252

3. Harmoni Market

145 Wekiva Springs Rd., Ste. 161, Longwood
407.637.8050

Best Wine Bar

1. The Vineyard Wine Company

1140 Townpark Ave., Ste. 1260, Lake Mary
407.833.9463

2. Harmoni Market

145 Wekiva Springs Rd., Ste. 161, Longwood
407.637.8050

3. Stonewood Grill & Tavern

1210 International Pkwy. S., Heathrow; 407.333.3292
5248 Red Bug Lake Rd., Winter Springs; 407.699.4444