



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, April 24, 2024

9:00 AM

Room 3024 and hybrid TEAMS  
option

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This meeting will be held In-Person and remotely on Teams. The public may email [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

#### PRE- APPLICATIONS

##### **9:00AM (TEAMS) MISSION BBQ LAKE MARY - PRE-APPLICATION**

[2024-0517](#)

**Project Number:** 24-80000052

**Project Description:** Proposed Site Plan for a resaurant on 0.57 acres in the PD Zoning District located on the south side of W Lake Mary Blvd, east of Sun Dr

**Project Manager:** Maya Athanas (407) 665-7388  
([mathanas@seminolecountyfl.gov](mailto:mathanas@seminolecountyfl.gov))

**Parcel ID:** 18-20-30-511-0000-0040

**BCC District:** 4-Lockhart

**Applicant:** Matthew D'Angelo (239) 332-5499

**Consultant:** Matthew D'Angelo (239) 332-5499

**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**9:20AM (TEAMS) THE MASTERS ACADEMY - NEW PAVILION -  
PRE-APPLICATION**[\*\*2024-0519\*\*](#)**Project Number:** 24-80000054**Project Description:** Proposed Site Plan for a pavilion structure at an existing private school on 30.89 acres in the A-1 Zoning District located on the northwest corner of Lukas Ln and north of Slavia Rd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-028A**BCC District:** 1-Dallari**Applicant:** Rachel Marks (407) 971-2221**Consultant:** Richard McCree (407) 898-4821**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**DRC****9:40AM (IN PERSON) ENCORE AT HILLVIEW - REZONE**[\*\*2024-0516\*\*](#)**Project Number:** 24-20000005**Project Description:** Proposed Rezone from A-1 to R-4 for a 63 unit apartment complex on 3.42 acres located on the north side of Hillview Dr, east of SR 434**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 22-21-29-300-0180-0000**BCC District:** 3-Constantine**Applicant:** Zach Miller (407) 222-0692**Consultant:** Kim Fischer (407) 405-7819**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****METAL STORAGE BUILDING - PRE-APPLICATION**[\*\*2024-0518\*\*](#)**Project Number:** 24-80000053**Project Description:** Proposed Site Plan for a metal garage structure on 0.5 acres in the C-3 Zoning District located on the south side of Overland Rd, west of S Orange Blossom Trl**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 17-21-29-5BG-0000-028C**BCC District:** 3-Constantine**Applicant:** Wilfred Walker (354) 699-7112**Consultant:** Lisa Wilson (352) 585-8326**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0517**

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### **Title:**

**9:00AM (TEAMS) MISSION BBQ LAKE MARY - PRE-APPLICATION**

**Project Number:** 24-80000052

**Project Description:** Proposed Site Plan for a resaurant on 0.57 acres in the PD Zoning District located on the south side of W Lake Mary Blvd, east of Sun Dr

**Project Manager:** Maya Athanas (407) 665-7388 (mathanas@seminolecountyfl.gov)

**Parcel ID:** 18-20-30-511-0000-0040

**BCC District:** 4-Lockhart

**Applicant:** Matthew D'Angelo (239) 332-5499

**Consultant:** Matthew D'Angelo (239) 332-5499



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000052

Received: 3/28/24

Paid: 4/1/24

**PRE-APPLICATION****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**
☐ PRE-APPLICATION \$50.00
**PROJECT**

PROJECT NAME: Mission BBQ Lake Mary

PARCEL ID #(S): 18-20-30-511-0000-0040

TOTAL ACREAGE: 0.57

BCC DISTRICT: District 4

ZONING: PD - ETOR

FUTURE LAND USE: COM

**APPLICANT**

NAME: Matthew D'Angelo

COMPANY: CPH LLC.

ADDRESS: 2216 Altamont Ave

CITY: Fort Myers

STATE: FL

ZIP: 33901

PHONE: 239.332.5499

EMAIL: mdangelo@cphcorp.com

**CONSULTANT**

NAME: Matthew D'Angelo

COMPANY: CPH LLC.

ADDRESS: 2216 Altamont Ave

CITY: Fort Myers

STATE: FL

ZIP: 33901

PHONE: 239.332.5499

EMAIL: mdangelo@cphcorp.com

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**
☐ SUBDIVISION    ☐ LAND USE AMENDMENT    ☐ REZONE    ☒ SITE PLAN    ☐ SPECIAL EXCEPTION

Description of proposed development: Construct a new 2877 S.F. Mission BBQ with the addition of 4 parking spaces to the existing site. The restaurant is proposed to have 99 seats including 31 patio seats.

**STAFF USE ONLY**

COMMENTS DUE: 4/12

COM DOC DUE: 4/18

DRC MEETING: 4/24

☐ PROPERTY APPRAISER SHEET    ☐ PRIOR REVIEWS:

ZONING: PD

FLU: COM

LOCATION:

W/S: Seminole County

BCC: 4: Lockhart

on the south side of W Lake Mary Blvd,  
east of Sun Dr

Agenda: 4/19





2216 Altamont Avenue  
Fort Myers, Florida 33901  
Phone: 239.332.5499  
Fax: 239.332.2955

*www.cphcorp.com*

March 27, 2024

Seminole County Planning, Development Division  
1101 East First Street, Room 2028  
Sanford, FL 32771

Re: Mission BBQ Lake Mary  
Pre-Application Narrative

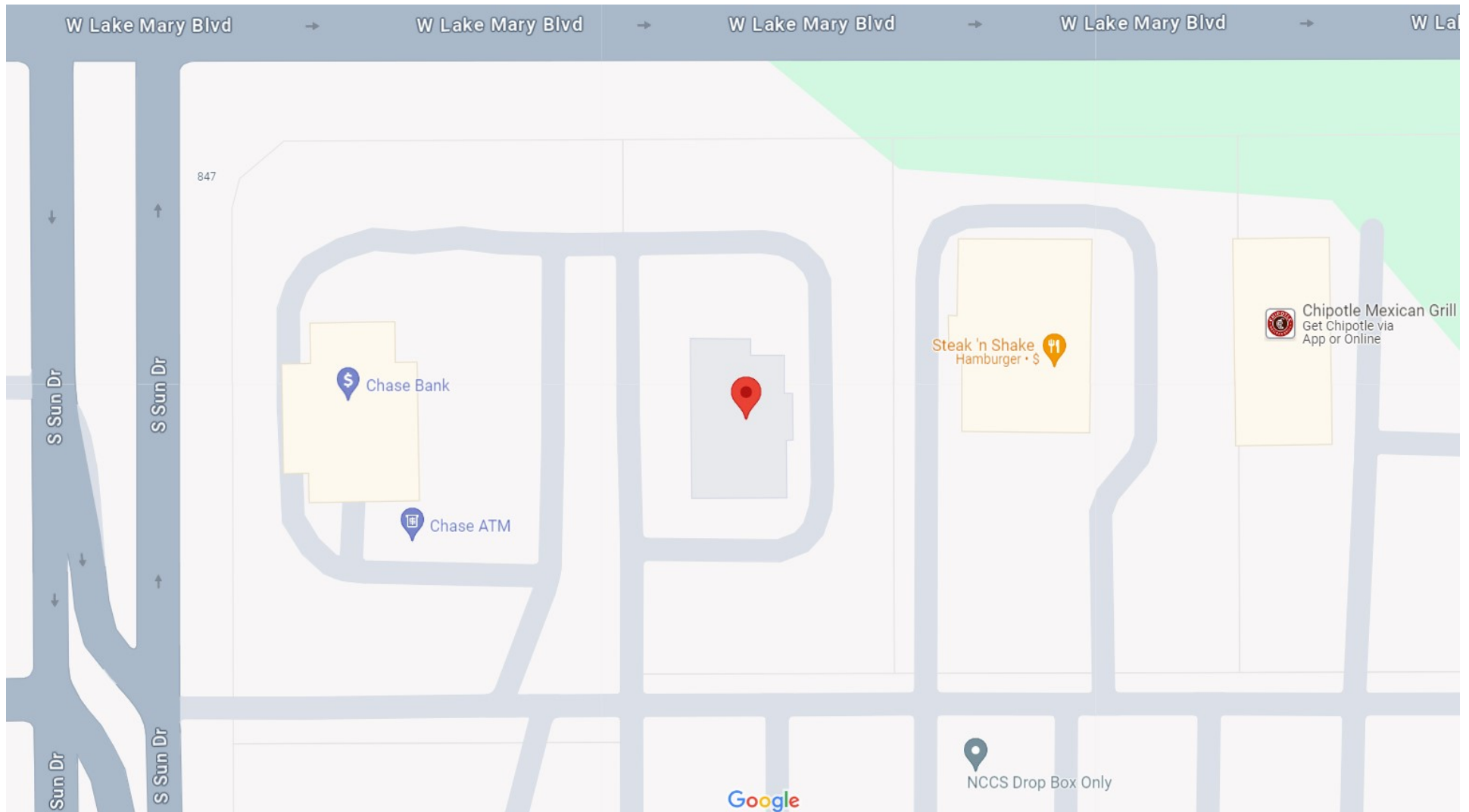
Mission BBQ Management, LLC. is proposing to expand and remodel the existing structure to create a new 2,877 SF. Mission BBQ Restaurant at 4335 W Lake Mary Blvd, Lake Mary, FL 32746. The proposed scope of work associated with these improvements will include the following:

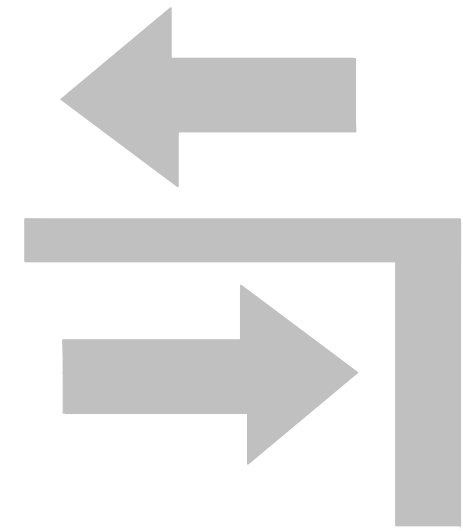
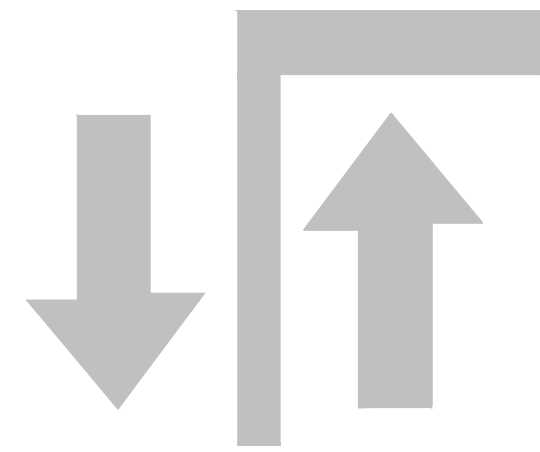
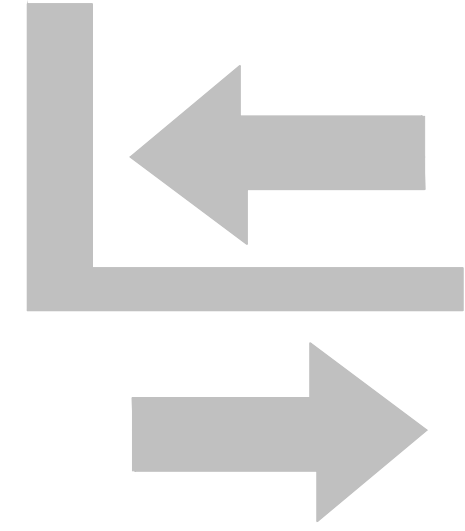
- Building remodel and limited site demo to extend the building.
- Limited parking space re-striping to accommodate 3 additional parking stalls.
- Limited curbing and pavement addition to modify traffic pattern around new building.
- Limited utility and site improvements.

Please do not hesitate to contact us if you have any questions. Thank you.

Sincerely

Matthew D'Angelo, P.E.  
Project Manager

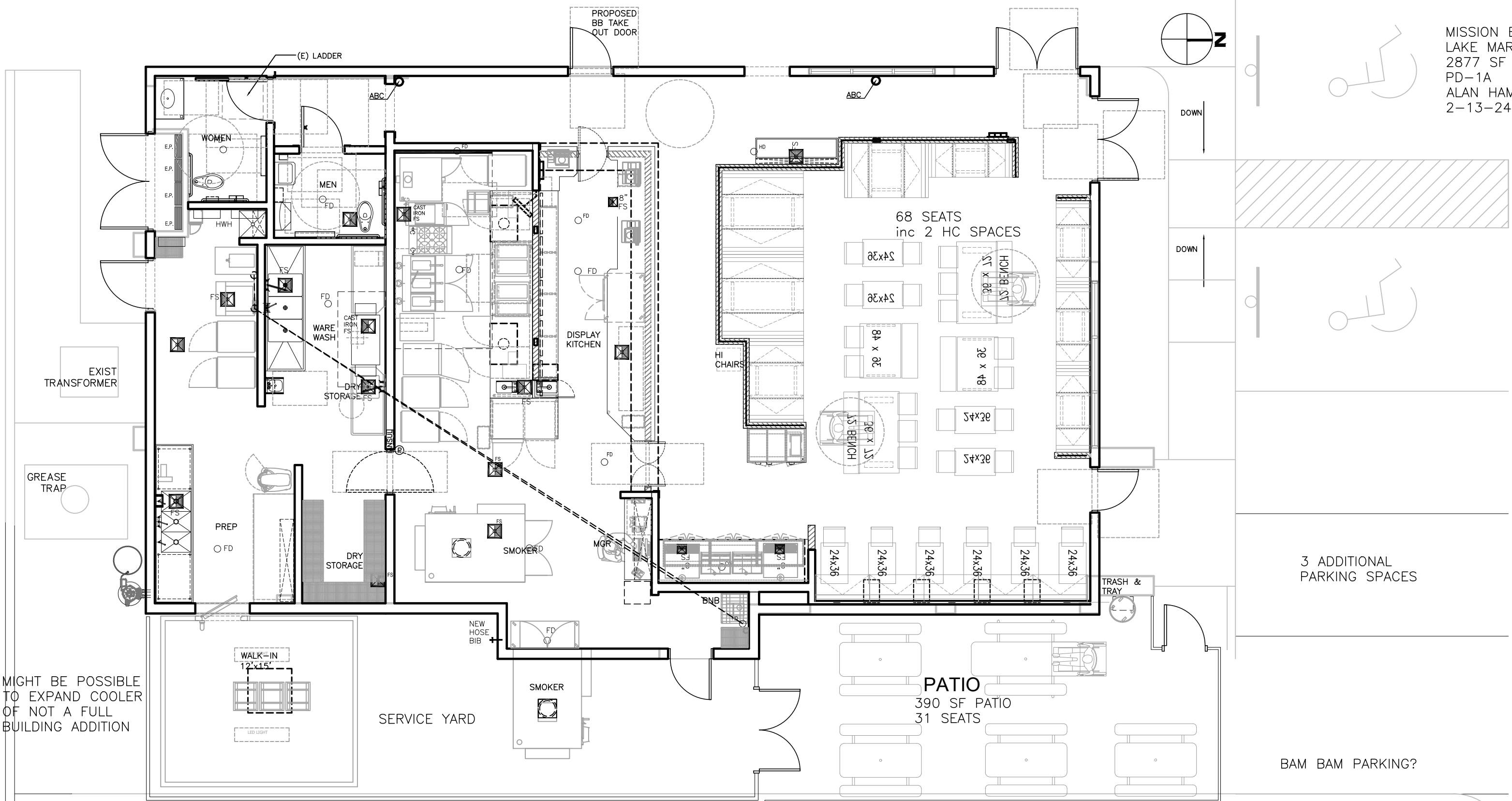




29 TOTAL PARKING SPACES

1 ADDITIONAL PARKING SPACE

MISSION BBQ  
LAKE MARY, FL  
2877 SF  
PD-1A  
ALAN HAMM ARCHITECTS, P.C.  
2-13-24



Restrooms or other eating establishments. One space for each two and one-half seats. Plus one space for each employee on the largest shift.

THIS IS NOT CURRENTLY OPEN OR CONNECTING TO ADJ LOT

# Property Record Card



**Parcel** 18-20-30-511-0000-0040

**Property Address** 4335 W LAKE MARY BLVD LAKE MARY, FL 32746

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	18-20-30-511-0000-0040
<b>Owner(s)</b>	PENUEL CO LLC
<b>Property Address</b>	4335 W LAKE MARY BLVD LAKE MARY, FL 32746
<b>Mailing</b>	C/O ALEX KWEI PO BOX 81 GREENVALE, NY 11548-0081
<b>Subdivision Name</b>	GREENWOOD AT LAKE MARY
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	22-FAST FOOD RESTAURANT
<b>Exemptions</b>	None
<b>AG Classification</b>	No
<b>Facility Name</b>	BOSTON MARKET-LK MARY

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$371,765	\$343,683
<b>Depreciated EXFT Value</b>	\$16,349	\$13,722
<b>Land Value (Market)</b>	\$632,500	\$568,491
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$1,020,614	\$925,896
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$2,128	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$1,018,486	\$925,896

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$12,321.82

**2023 Tax Bill Amount** \$12,321.82

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

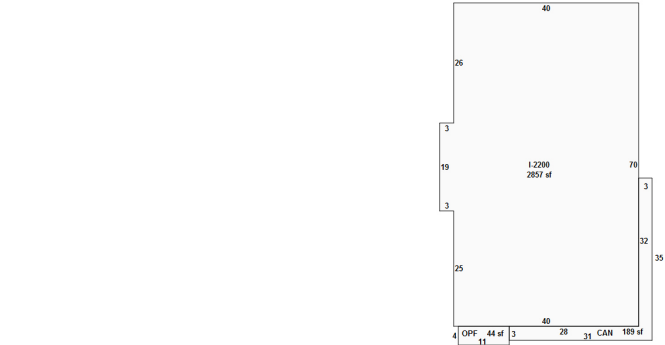
W 85 FT OF LOT 4 & E 30 FT OF  
LOT 5  
GREENWOOD AT LAKE MARY  
PB 45 PGS 67 & 68

ROAD DISTRICT	\$1,018,486	\$0	\$1,018,486
FIRE	\$1,018,486	\$0	\$1,018,486
Schools	\$1,020,614	\$0	\$1,020,614

WARRANTY DEED	07/01/1992	02447	1438	\$5,960,400	No	Vacant
SQUARE FEET				25300	\$25.00	\$632,500

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1994/2006	1	2857.00	CONCRETE BLOCK - MASONRY	\$371,765	\$467,629	Description	Area
								OPEN PORCH FINISHED	44.00
								CANOPY	189.00



Sketch by Ryan Skerch

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04961	FIRE ALARM - BOSTON CHICKEN	County	\$900		7/1/1994
13118	INTERIOR ALTERATIONS	Altamonte Springs	\$55,000	1/17/2007	11/27/2006
02752	857 SUN DR	County	\$200,000	7/25/1994	4/1/1994
04085	BOSTON CHICKEN COMPANY DOING WORK - FIREMASTER	County	\$550		6/1/1994
00508	BOSTON MARKET RANGE HOOD SUPPR	County	\$1,286		1/1/1996
00219	INSTALL FIRE ALARM SYSTEM	County	\$2,499		1/1/2002
09383	NEW MENU BOARDS, SPKR & RELOCATE EQUIP	County	\$35,000		10/1/2001
01422	4 SIGNS	County	\$0		2/1/2002
04377	LAKE MARY BOSTON CHICKEN AUTOMATIC SPRINKLER 857 SUN DR	County	\$2,800		6/1/1994
00362	RANGE HOOD SUPPRESSION SYSTEM	County	\$3,895		1/11/2007
00201	WALL SIGN	County	\$5,000		1/8/2007
00299	REROOF	County	\$8,095		1/10/2007
08147	MECHANICAL	County	\$6,800		9/27/2013
00556	INSTALLING WALL SIGNS	County	\$1,800		1/17/2017
09590	PLUMBING	County	\$16,600		7/13/2017

Extra Features				
Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	06/01/1994	775	\$1,445	\$3,612
COMMERCIAL CONCRETE DR 4 IN	06/01/1994	144	\$268	\$671
BRICK WALKWAY	06/01/1994	90	\$329	\$823
BLOCK WALL	06/01/1994	234	\$861	\$2,153
COMMERCIAL ASPHALT DR 2 IN	06/01/1994	13,720	\$13,446	\$33,614

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Commercial	COM	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	20

School Information		
Elementary School District	Middle School District	High School District
Lake Mary	Greenwood Lakes	Lake Mary



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/1/2024 11:12:53 AM  
**Project:** 24-80000052  
**Credit Card Number:** 37\*\*\*\*\*4003  
**Authorization Number:** 278211  
**Transaction Number:** 010424O39-126897E2-1A55-45F5-9E16-B1BA58A23ACF  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, **please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372** no later than noon on Friday, 04/19/2024, in order to place you on the Wednesday, 04/24/2024 meeting agenda.

**MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.**

The DRC Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>MISSION BBQ LAKE MARY - PRE-APPLICATION</b>	<b>PROJ #: 24-80000052</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/24	
RELATED NAMES:	EP MATTHEW D'ANGELO	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	18-20-30-511-0000-0040	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXPAND THE BUILDING AND ADD MORE PARKING AND SEATING ON 0.57 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
NO OF ACRES	0.57	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF W LAKE MARY BLVD, EAST OF SUN DR	
FUTURE LAND USE-	COM	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MATTHEW D'ANGELO CPH LLC 2216 ALTAMONT AVE FORT MYERS FL 33901 (239) 332-5499 MDANGELO@CPHCORP.COM	MATTHEW D'ANGELO CPH LLC 2216 ALTAMONT AVE FORT MYERS FL 33901 (239) 332-5499 MDANGELO@CPHCORP.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

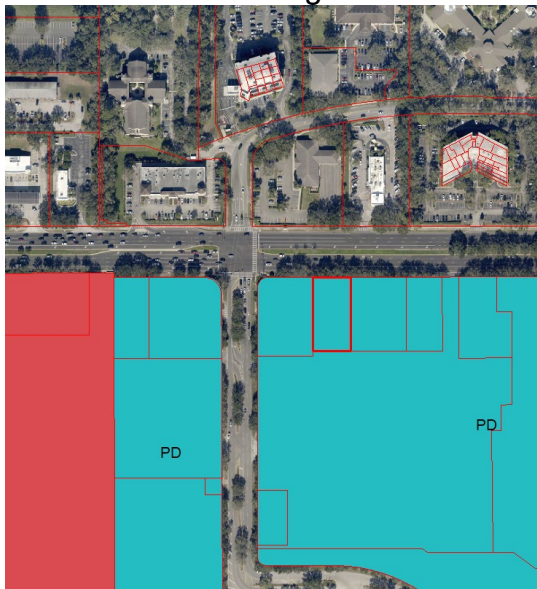


## PROJECT MANAGER COMMENTS

- Property is within the Etor PD and shall be developed in accordance with the approved Developer's Commitment Agreement and Development Order 90-1047 and Master Plan/Site Plan. The DCA and DO are attached for your reference.
- The proposed use of a restaurant is permitted on the subject parcel. The parcel is known as parts of lots 4 and 5 in tract D of the Etor Planned Development.
- The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml>

## PROJECT AREA ZONING AND AERIAL MAPS

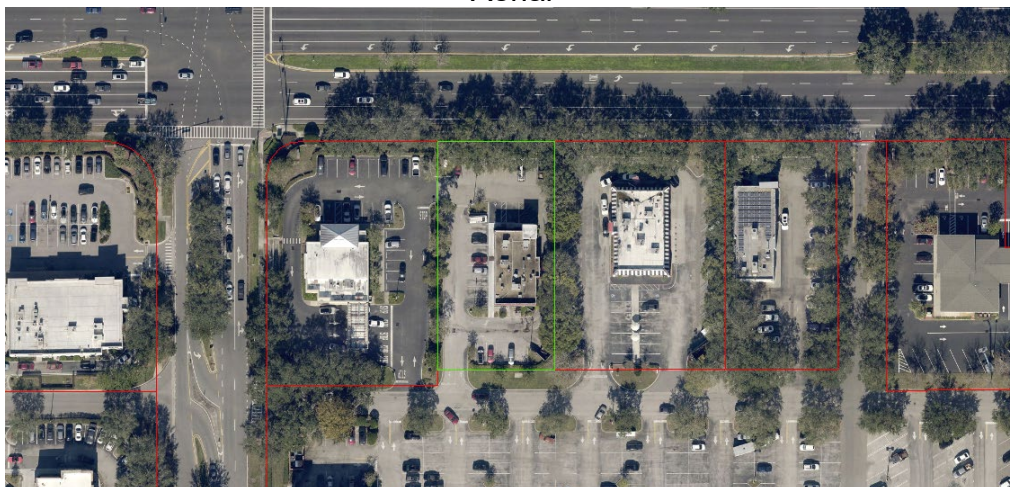
Zoning



FLU



Aerial



## AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE
1.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
2.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.
3.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
4.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
5.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
6.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water line running west-east within the 15 ft landscape buffer/utility easement on the north side of the property. There is an 8" PVC potable water line running west-east approximately 20 ft away from the south side of the property. Record drawings show that there are already an existing 1 1/2" potable water meter, 1 1/2" backflow preventer, and 1 1/2" potable water service line servicing this development off of the 12" PVC potable water line on the north side of the property.
7.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 8" PVC sanitary sewer line running west-east approximately 30 ft away from the south side of the property. Record drawings show that there is already an existing gravity 6" PVC sanitary sewer lateral servicing this development.

8.	Environmental Services	This development is within Seminole County's reclaim water service area but there are no reclaim water lines nearby. Irrigation would be provided by this development's potable water system. Record drawings show that there are already a 1" potable water irrigation meter, 1" backflow preventer, and a 1" potable water irrigation service line servicing this development off of the 8" PVC potable water line running west-east approximately 20 ft away from the south side of the property. Also, record drawings incorrectly show these as reuse/reclaim irrigation service lines, but these are actually potable water irrigation service lines.
9.	Environmental Services	Please verify that the existing water meters are located within utility easements. If they are not, the existing water meters will need to be relocated or new utility easements will need to be provided for them.
10.	Environmental Services	Due to the type of waste that will be generated by large scale cooking/kitchen activities, this development will need to install a sewer pretreatment system such as a grease trap as well as be registered with and monitored by Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> if you have any questions/concerns about the program applicability to this development.
11.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
12.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
13.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
14.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1

15.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
16.	Buffers and CPTED	The Etor PD requires a 15' width buffer on the north.
17.	Buffers and CPTED	Staff recognizes the proposed project does not intend on impacting the landscape buffers. However, any impact to landscaping during construction will be required to be replaced to be in compliance with the Seminole County Land Development Code buffer requirements, and those of the Etor PD.
18.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if the site does not currently meet these requirements.
19.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>
20.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>

21.	Planning and Development	Property is within the Etor PD and shall be developed in accordance with the approved Developer's Commitment Agreement and Master Plan/Site Plan.
22.	Planning and Development	The Etor PD requires a 50' building setback from Lake Mary Blvd.
23.	Planning and Development	The proposed use of a restaurant with no drive through is permitted on the subject parcel. The parcel is known as parts of lots 4 and 5 in tract D of the Etor Planned Development.
24.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.
25.	Public Works - Engineering	The proposed project is the former Boston Market restaurant and part of an existing Planned Development. Proposed site improvements will require submittal of a site plan for engineering review. If any additional impervious area is added, the applicant will need to demonstrate that there is sufficient capacity in the Stormwater Management Master System to accommodate the additional impervious area. Alternatively, a new Stormwater Management System will need to be provided onsite to accommodate the additional impervious area. The proposed project is located within the Soldiers Creek Drainage Basin.
26.	Public Works - Engineering	Any changes to the site internal traffic flow or reconfiguration of the parking lots will need to be clearly identified on the Site Plan and will require approval by the Development Review Engineering.

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER	CONTACT INFORMATION
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski	Phone: 407-665-75762 Email: <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-5177 Email: <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Impact Analysis Coordination	William Wharton	Phone: 407-665-5730 Email: <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle	Phone: 407-665-2143 Email: <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Building Division Review Coordinator	Tony Coleman	Phone: 407-665-7581 Email: <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

### Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0519**

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### **Title:**

**9:20AM (TEAMS) THE MASTERS ACADEMY - NEW PAVILION - PRE-APPLICATION**

**Project Number:** 24-80000054

**Project Description:** Proposed Site Plan for a pavilion structure at an existing private school on 30.89 acres in the A-1 Zoning District located on the northwest corner of Lukas Ln and north of Slavia Rd

**Project Manager:** Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

**Parcel ID:** 16-21-31-5CA-0000-028A

**BCC District:** 1-Dallari

**Applicant:** Rachel Marks (407) 971-2221

**Consultant:** Richard McCree (407) 898-4821





SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000054  
Received: 4/1/24  
Paid: 4/1/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: TMA - New Pavilion

PARCEL ID #(S): 16-21-31-5CA-0000-028A

TOTAL ACREAGE: 30.79

BCC DISTRICT: 1: Dallari

ZONING: A-1 Agriculture

FUTURE LAND USE: School Campus

#### APPLICANT

NAME: Rachel Marks

COMPANY: The Master's Academy

ADDRESS: 1500 Lukas Lane

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-971-2221 - Ext 1840

EMAIL: rachelmarks@mastersacademy.org

#### CONSULTANT

NAME: Richard T McCree Jr.

COMPANY: McCree General Contractors & Architects

ADDRESS: 500 E. Princeton St.

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407-898-4821

EMAIL: rtmjr@mccree.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: New pavilion structure

#### STAFF USE ONLY

COMMENTS DUE: 4/12

COM DOC DUE: 4/18

DRC MEETING: 4/24

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: MDR

LOCATION: on the west side of Lukas Ln,  
north of Slavia Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 4/19



ARCHITECTS & ENGINEERS, INC.

March 28, 2024

Seminole County  
Planning & Development Division  
1101 East First Street, Room 2028  
Sanford, Florida 32771

Re: The Master's Academy

Dear Planning & Development,

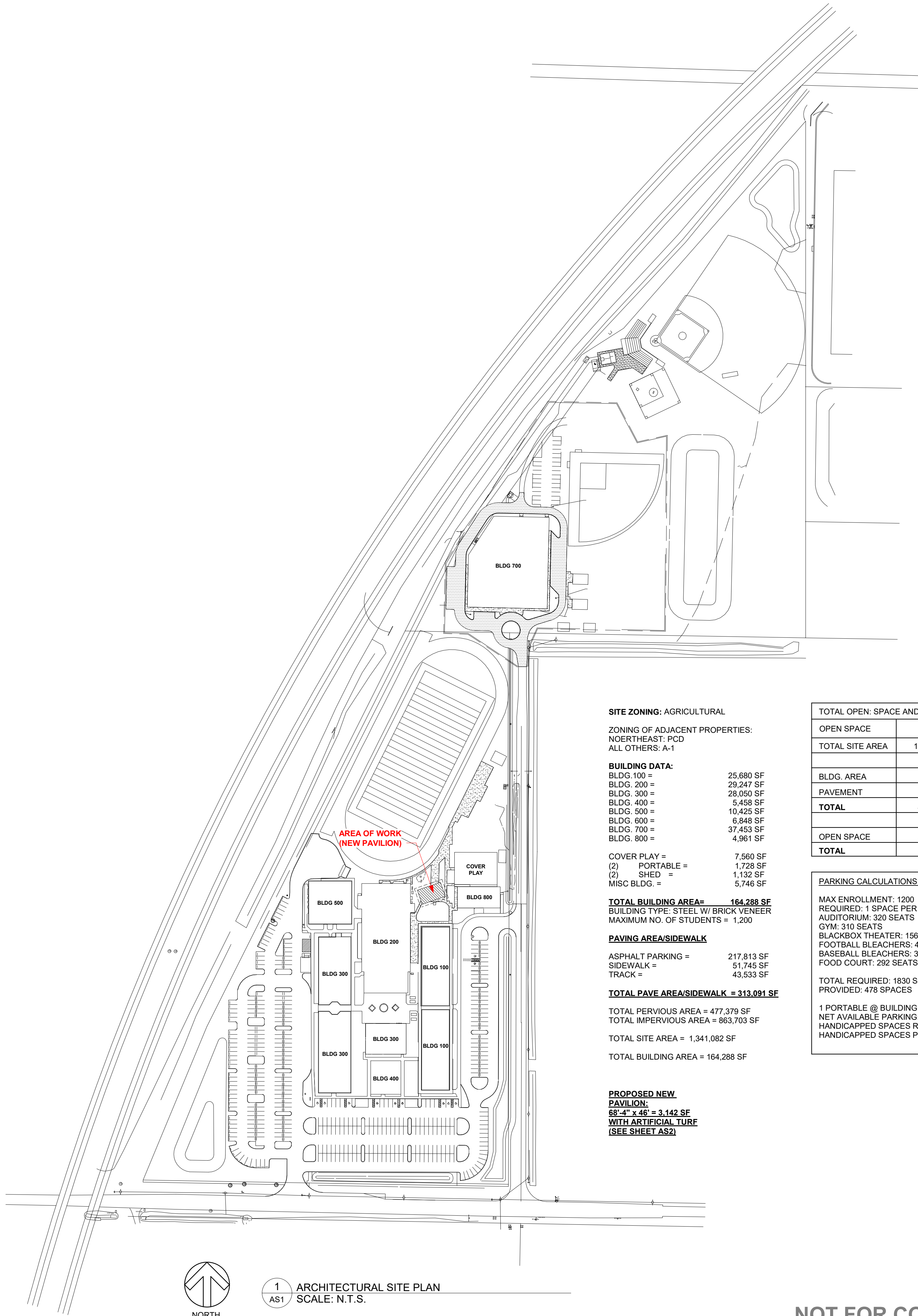
The Master's Academy, located at 1500 Lukas Lane, Oviedo, FL 32765, would like to build a new 3,142 sf canopy pavilion by the football field. See overall site plan on sheet AS1 and enlarged partial site plan on sheet AS2.

Please call if you have questions.

Thank you,

A handwritten signature in blue ink, appearing to read "M.T. McCree, Jr.", is positioned above the printed name.

**Richard T. McCree, Jr., CGC, P.E., LEED - AP  
CEO**



**SITE ZONING:** AGRICULTURAL

ZONING OF ADJACENT PROPERTIES:  
NOERTHEAST: PC-D  
ALL OTHERS: A-1

**BUILDING DATA:**

BLDG. 100 =	25,680 SF
BLDG. 200 =	29,247 SF
BLDG. 300 =	28,050 SF
BLDG. 400 =	5,458 SF
BLDG. 500 =	10,425 SF
BLDG. 600 =	6,848 SF
BLDG. 700 =	37,453 SF
BLDG. 800 =	4,961 SF

COVER PLAY = 7,560 SF  
(2) PORTABLE = 1,728 SF  
(2) SHED = 1,132 SF  
MISC BLDG. = 5,746 SF

**TOTAL BUILDING AREA = 164,288 SF**  
BUILDING TYPE: STEEL W/ BRICK VENEER  
MAXIMUM NO. OF STUDENTS = 1,200

**PAVING AREA/SIDEWALK**

ASPHALT PARKING =	217,813 SF
SIDEWALK =	51,745 SF
TRACK =	43,533 SF

**TOTAL PAVE AREA/SIDEWALK = 313,091 SF**

TOTAL PERVIOUS AREA = 477,379 SF  
TOTAL IMPERVIOUS AREA = 863,703 SF

TOTAL SITE AREA = 1,341,082 SF

TOTAL BUILDING AREA = 164,288 SF

**PROPOSED NEW PAVILION:**  
68'-4" x 46' = 3,142 SF  
WITH ARTIFICIAL TURF  
(SEE SHEET AS2)

TOTAL OPEN: SPACE AND PERVIOUS SURFACE AREA CALCULATIONS		
OPEN SPACE	SQ. FT.	PERCENTAGE OF SITE
TOTAL SITE AREA	1,341,082 SF	100%
BLDG. AREA	164,288 SF	12.23%
PAVEMENT	313,091 SF	23.35%
TOTAL	477,379 SF	35.60%
OPEN SPACE	863,703 SF	64.40%
TOTAL	863,703 SF	64.40%

**PARKING CALCULATIONS:**

MAX ENROLLMENT: 1200    CURRENT ENROLLMENT: 1093 STUDENTS  
REQUIRED: 1 SPACE PER 4 SEATS, ASSEMBLY ASSEMBLY AREAS  
AUDITORIUM: 320 SEATS  
GYM: 310 SEATS  
BLACKBOX THEATER: 156 SEATS  
FOOTBALL BLEACHERS: 432 SEATS  
BASEBALL BLEACHERS: 320 SEATS  
FOOD COURT: 292 SEATS

TOTAL REQUIRED: 1830 SEATS/4 = 458 SPACES  
PROVIDED: 478 SPACES

1 PORTABLE @ BUILDING 300 WILL OCCUPY 4 SPACES  
NET AVAILABLE PARKING: 474 SPACES  
HANDICAPPED SPACES REQUIRED: 7 HC SPACES  
HANDICAPPED SPACES PROVIDED: 13 HC SPACES



1 AS1 ARCHITECTURAL SITE PLAN  
SCALE: N.T.S.



NOT FOR CONSTRUCTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY P. MILES KAPPEES ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ARCHITECTURAL SITE PLAN

THE MASTER'S ACADEMY  
EAGLE PARK PAVILION  
1500 LUKAS LANE  
OVIEDO, FLORIDA 32865

AS1

PRELIMINARY

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E

03/28/24	22-044-20	QA/QC REVIEW				
DATE	03/28/24	COORDINATOR	RTM JR.	ARCHITECT	PMK	VPG
CAPTAIN		FILE	22044.rvt			

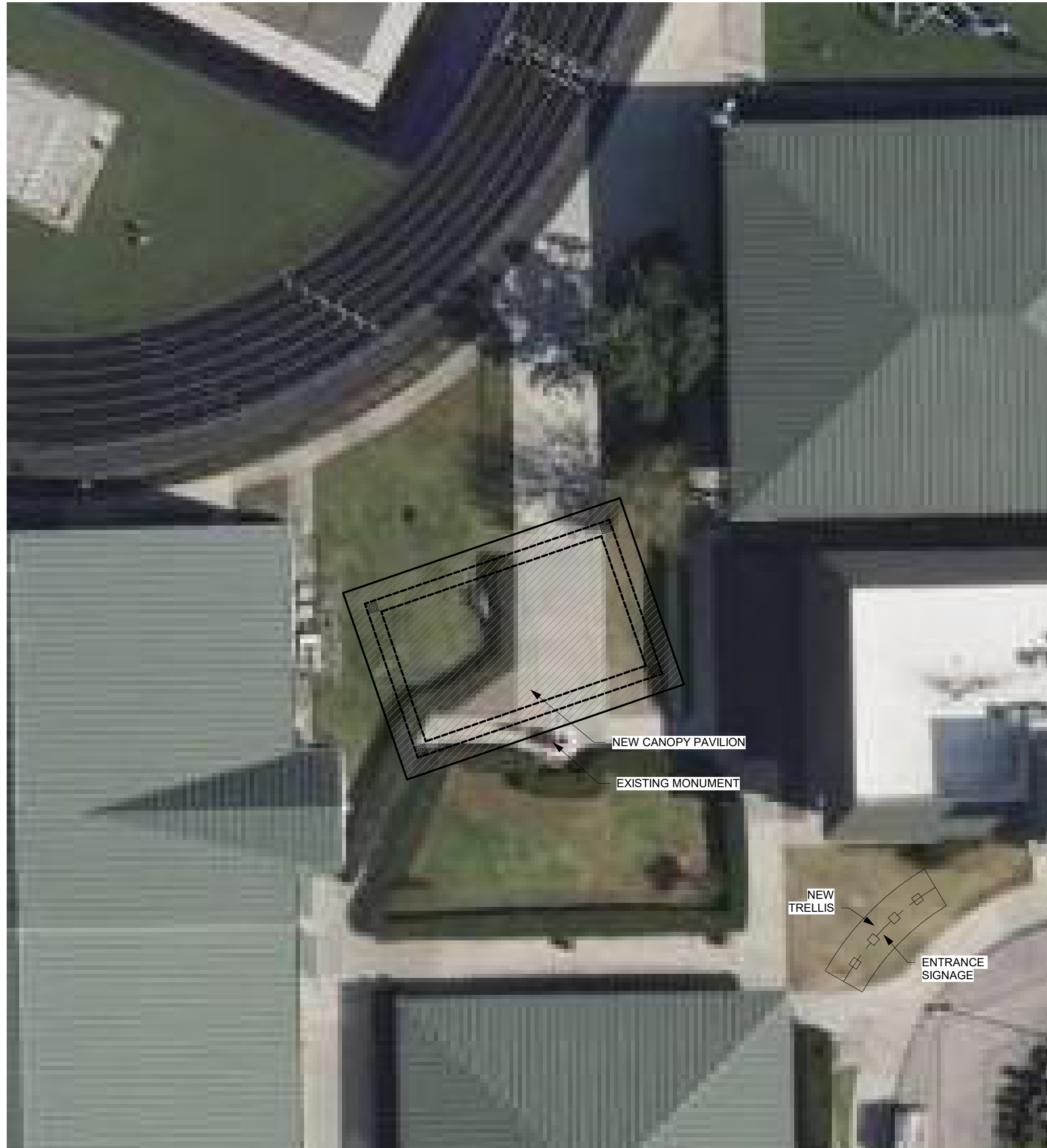
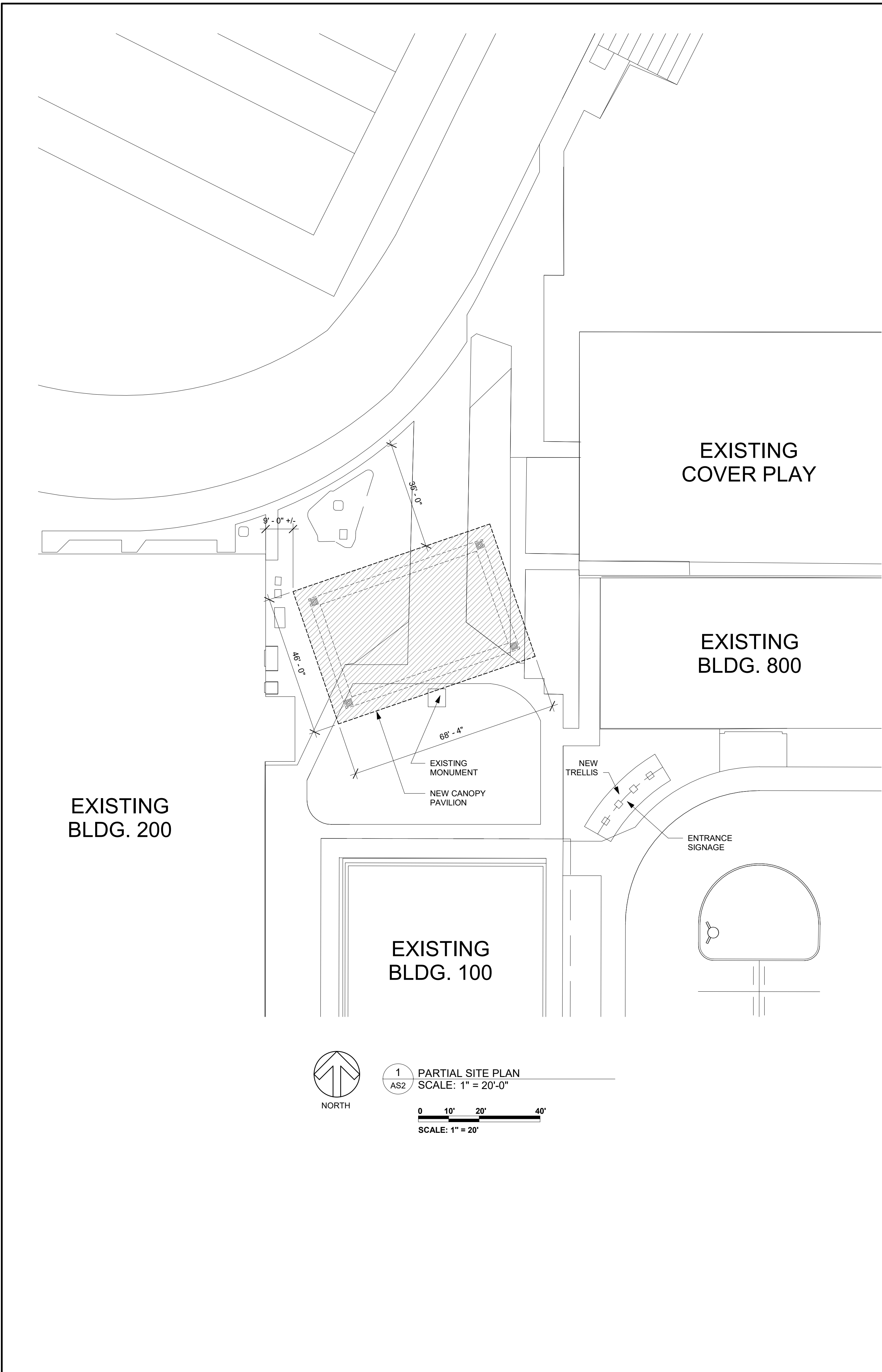
License # AAC002100

500 E. Princeton St.  
Orlando, FL 32803  
P.O. Box 547369  
Orlando, FL 32854-7369  
Phone 407-898-4821  
Fax 407-896-6763

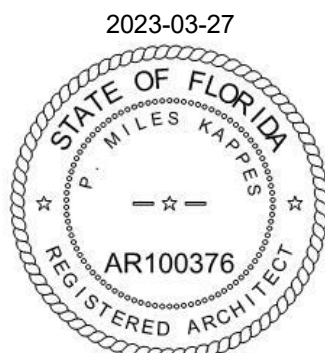
McCreedy

ARCHITECTS & ENGINEERS, INC.





2 AERIAL PARTIAL SITE PLAN  
SCALE: N.T.S.



NOT FOR CONSTRUCTION

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PARTIAL SITE PLAN

THE MASTER'S ACADEMY  
EAGLE PARK PAVILION  
1500 LUKAS LANE  
OVIEDO, FLORIDA 32865

AS2

I	PRELIMINARY	D	03/28/24	22.044.20	QA/QC REVIEW	TM	
S		A	DATE	03/28/24		McCree	
U		T	COORDINATOR	RTM JR.		ARCHITECTS & ENGINEERS, INC.	
E		E	ARCHITECT	PMK		License # AAC002100	
			CAPTAIN	VPG		500 E. Princeton St. Orlando, FL 32803 P.O. Box 547369 Orlando, FL 32854-7369 Phone 407-898-4821 Fax 407-898-8763	
			FILE	22044.rvt			

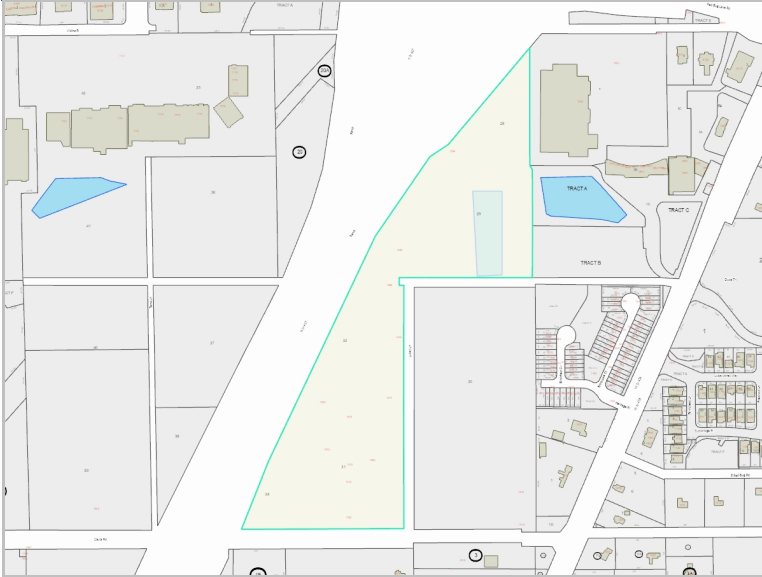
# Property Record Card



**Parcel** 16-21-31-5CA-0000-028A

**Property Address** 1500 LUKAS LN OVIEDO, FL 32765

## Parcel Location



## Site View



1621315CA0000028A 06/20/2022

## Parcel Information

<b>Parcel</b>	16-21-31-5CA-0000-028A
<b>Owner(s)</b>	TMA PROPERTIES FOUNDATION INC
<b>Property Address</b>	1500 LUKAS LN OVIEDO, FL 32765
<b>Mailing</b>	1500 LUKAS LN OVIEDO, FL 32765-6629
<b>Subdivision Name</b>	SLAVIA COLONY COS SUBD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	72-PRIVATE SCHOOL & COLLEGE
<b>Exemptions</b>	36-CHURCH/RELIGIOUS(2011)
<b>AG Classification</b>	No
<b>Facility Name</b>	MASTERS ACADEMY (THE)

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	8	8
<b>Depreciated Bldg Value</b>	\$11,967,035	\$10,399,523
<b>Depreciated EXFT Value</b>	\$941,806	\$853,914
<b>Land Value (Market)</b>	\$1,539,500	\$1,539,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$14,448,341	\$12,792,937
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$376,110	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$14,072,231	\$12,792,937

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions** \$170,248.41 **2023 Tax Savings with Exemptions** \$170,248.41

**2023 Tax Bill Amount**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 28 29 & 33 ELY OF EXPRESSWAY (LESS RD) & N 1/2 OF VACD ST ADJ ON S  
& LOTS 31 32 & 38 ELY OF EXPRESSWAY (LESS RD) & S 1/2 OF VACD ST ADJ ON N  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

ROAD DISTRICT	\$14,072,231	\$14,072,231	\$0
FIRE	\$14,072,231	\$14,072,231	\$0
Schools	\$14,448,341	\$14,448,341	\$0

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Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			30.79	\$50,000.00	\$1,539,500

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	2001	1	23400.00	CONCRETE BLOCK-STUCCO - MASONRY	\$2,372,295	\$3,184,288	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	STEEL/PRE ENGINEERED.	2001	1	22082.00	BRICK COMMON - MASONRY	\$2,204,832	\$3,062,266	Description	Area
								OPEN PORCH FINISHED	9994.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	STEEL/PRE ENGINEERED.	2001	1	19275.00	NO WALLS	\$1,663,784	\$2,310,811	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	MASONRY PILASTER .	2005	2	19346.00	NO WALLS	\$1,841,074	\$2,345,317	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
---	-------------	--------------------------------	---------	----------	----------	-----------	------------	------------	--

5	MASONRY PILASTER .	2004	1	27414.00	BRICK COMMON - MASONRY	\$2,712,289	\$3,499,728
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Description	Area
OPEN PORCH FINISHED	1482.00
UTILITY FINISHED	112.00
CANOPY	594.00

Building 0 - Page

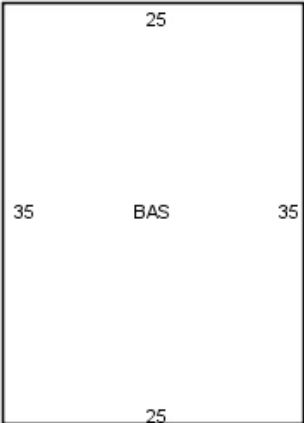
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
6	MASONRY PILASTER .	2003	1	9872.00	BRICK COMMON - MASONRY	\$987,770	\$1,291,202

Description	Area
OPEN PORCH FINISHED	128.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
7	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$97,693	\$126,056

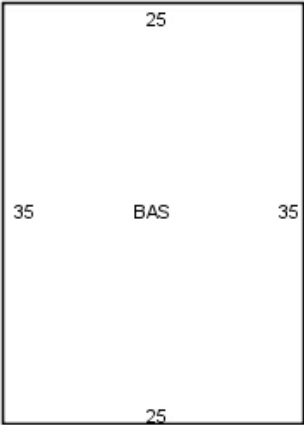
Description	Area



Building 7 - Page 1



#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
8	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$87,298	\$112,642	Description	Area



Building 8 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04383	FIRE SPRINKLER INSTALLATION - 1584 LUKAS LN	County	\$83,000		4/19/2016
07234	INSTALL 2 FLUSH MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS - 1584 LUKAS LN	County	\$2,300		6/22/2016
11824	REPIPE FIRE SYSTEM TO COVER NEW APPLIANCE - CAFETERIA - 1516 LUKAS LN	County	\$1,100		10/12/2016
07007	INSTALL 364 LF OF 6' HIGH BLACK ALUMINUM FENCING W/4 GATES @ FRONT OF NEW BUILDING	County	\$16,250		6/16/2016
05406	NEW ASSEMBLY BUILDING - 1584 LUKAS LN	County	\$6,848,735	9/8/2016	5/19/2015
11321	ELECTRICAL	County	\$1,580		9/28/2016
11663	PLUMBING	County	\$4,375		10/14/2015
14454	SWIMMING POOL - 1350 LUKAS ACRES WAY	County	\$45,000		12/16/2016
04496	PLUMBING	County	\$4,780		4/21/2016
05230	ELECTRICAL	County	\$59,233		5/6/2016
04757	ELECTRICAL - 1500 LUCAS LN	County	\$10,000		4/28/2016
01517	2 WOOD FRAME SOFTBALL DUGOUTS	County	\$41,774	3/29/2016	2/12/2016
00893	FIRE ALARM INSTALLATION	County	\$27,500		2/24/2016
00213	SITE LIGHTING	County	\$60,000		2/2/2016
01002	FOUNDATION AND SUPPORT FOR SCOREBOARD	County	\$5,000		2/17/2016
00679	FENCE/WALL	County	\$16,500		2/1/2016
02223	FIRE ALARM SYSTEM INSTALLATION - 1500 LUKAS LN	County	\$1,276		3/1/2016
10063	GROUND SIGN	County	\$37,046		8/2/2018
13555	LEVEL 2 ALTERATION - 1520 LUKAS LN	County	\$20,000	2/5/2018	10/6/2017
11776	DEMO- 1564 LUKAS LN	County	\$4,000		7/24/2018
08135	PLUMBING	County	\$1,050		6/14/2017
09178	DEMO- 1560 LUKAS LN	County	\$2,000		7/24/2018
06323	2 STORY EDUCATIONAL BUILDING- 1570 LUKAS LN	County	\$2,000,000	8/26/2019	9/4/2018
16929	FIRE ALARM SYSTEM - 1520 LUKAS LN	County	\$1,357		12/4/2017
05834	1520 LUKAS LN: ALTERATION COMMERCIAL-LEVEL 2 ALT, EXTERIOR FINISH [SLAVIA COLONY COS SUBD]	County	\$159,598	8/2/2019	5/6/2019
02419	1500 LUKAS LN: ELECTRICAL - COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$10,000		8/13/2019

12338	1570 LUKAS LN: SIGN (POLE,WALL,FACIA)-illuminated channel letters [SLAVIA COLONY COS SUBD]	County	\$8,980		9/20/2019
12840	1500 LUKAS LN: FENCE/WALL COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$3,800		9/25/2019
02303	1584 LUKAS LN: OTHER BUILDING COMMERCIAL-2 SHEDS [SLAVIA COLONY COS SUBD]	County	\$12,000	7/28/2020	6/1/2020
11957	1584 LUKAS LN: ELECTRICAL - COMMERCIAL-Sheds [SLAVIA COLONY COS SUBD]	County	\$1,100		8/26/2020
11356	1530 LUKAS LN: ALTERATION COMMERCIAL-INTERIOR ALTERATION CC [SLAVIA COLONY COS SUBD]	County	\$100,000	11/2/2021	7/15/2021
13632	1584 LUKAS LN: STRUCTURES OTHER THAN BUILDINGS-Temporary Modular Building [SLAVIA COLONY COS SUBD]	County	\$25,000	11/16/2021	9/10/2021
16528	1530 LUKAS LN: OTHER BUILDING COMMERCIAL-TEMP MODULAR CLASSROOM CO [SLAVIA COLONY COS SUBD]	County	\$8,300	11/16/2021	9/15/2021
14667	1584 LUKAS LN: ALTERATION COMMERCIAL-Interior Build-out CC [SLAVIA COLONY COS SUBD]	County	\$1,100,000	2/23/2024	10/20/2021
00035	1584 LUKAS LN: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$28,717		2/23/2022
06039	1500 LUKAS LN: ALTERATION COMMERCIAL-Masonry building [SLAVIA COLONY COS SUBD]	County	\$40,000	10/7/2022	5/25/2022
05018	1500 LUKAS LN: ALTERATION COMMERCIAL-steel structure [SLAVIA COLONY COS SUBD]	County	\$1,200,000	3/5/2024	4/27/2023
08216	1500 LUKAS LN: ALTERATION COMMERCIAL-Level 2 alteration, CC no CO [SLAVIA COLONY COS SUBD]	County	\$30,000		5/31/2023
07325	1550 LUKAS LN: ALTERATION COMMERCIAL-Metal building NEED CC [SLAVIA COLONY COS SUBD]	County	\$60,000	2/23/2024	6/2/2023
12588	1500 LUKAS LN: GAS - COMMERCIAL-PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD]	County	\$0		8/17/2023
16001	1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD]	County	\$42,000		12/21/2023

## Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	01/01/2001	143,152	\$157,825	\$350,722
6' CHAIN LINK FENCE	01/01/2001	4,089	\$19,104	\$47,760
6' CHAIN LINK FENCE	01/01/2001	4,089	\$19,104	\$47,760
POLE LIGHT 5 ARM	01/01/2001	8	\$78,280	\$78,280
POLE LIGHT 5 ARM	01/01/2001	8	\$78,280	\$78,280
12' CHAIN LINK FENCE	01/01/2001	702	\$6,562	\$16,406
BASKETBALL COURT/CONCRETE	01/01/2001	8,961	\$16,614	\$36,919
BASKETBALL COURT/CONCRETE	01/01/2001	8,961	\$16,614	\$36,919
WALKS CONC COMM	01/01/2001	21,495	\$45,075	\$100,167
POLE LIGHT 2 ARM	01/01/2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	01/01/2001	6	\$46,350	\$46,350
WALKS CONC COMM	01/01/2001	21,495	\$45,075	\$100,167
COMMERCIAL CONCRETE DR 4 IN	01/01/2001	6,176	\$12,951	\$28,780
COMMERCIAL CONCRETE DR 4 IN	01/01/2001	6,176	\$12,951	\$28,780
12' CHAIN LINK FENCE	01/01/2001	702	\$6,562	\$16,406
ALUM FENCE	01/01/2001	7,398	\$20,574	\$45,720
ALUM FENCE	01/01/2001	7,398	\$20,574	\$45,720
POLE LIGHT 1 ARM	01/01/2001	17	\$31,518	\$31,518
POLE LIGHT 1 ARM	01/01/2001	17	\$31,518	\$31,518
COMMERCIAL ASPHALT DR 2 IN	01/01/2001	143,152	\$157,825	\$350,722
POLE LIGHT 2 ARM	01/01/2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	01/01/2001	6	\$46,350	\$46,350

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Medium Density Residential		MDR		Agricultural-1Ac		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 1 - Bob Dallari		Dist 7 - Cory Mills		Dist 38 - DAVID SMITH		Dist 10 - Jason Brodeur		61
School Information								
Elementary School District			Middle School District			High School District		
Evans			Indian Trails			Oviedo		
Copyright 2024 © Seminole County Property Appraiser								



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/1/2024 3:29:24 PM  
**Project:** 24-80000054  
**Credit Card Number:** 44\*\*\*\*\*7564  
**Authorization Number:** 064844  
**Transaction Number:** 010424C1D-8E0E842B-8C2B-44E4-8140-7824A93C2B6A  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
 SANFORD, FLORIDA 32771

<b>PROJECT NAME:</b>	<b>TMA - NEW PAVILION - PRE-APPLICATION</b>	<b>PROJ #: 24-80000054</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/01/24	
RELATED NAMES:	EP RICHARD MCCREE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-21-31-5CA-0000-028A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PAVILION STRUCTURE ON 30.89 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LUKAS LN, NORTH OF SLAVIA RD	
NO OF ACRES	30.89	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LUKAS LN, NORTH OF SLAVIA RD	
FUTURE LAND USE-	MDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RACHEL MARKS THE MASTER'S ACADEMY 1500 LUKAS LANE OVIEDO FL 32765 (407) 971-2221 RACHELMARKS@MASTERSACADEMY.ORG	RICHARD MCCREE MCCREE GENERAL CONTRACTORS 500 E PRINCETON ST ORLANDO FL 32803 (407) 898-4821 RTMJR@MCCREE.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

- The subject site has a Medium Density Residential and Office Future Land Use and A-1 (Agriculture) zoning.
- The next step in order to place a covered pavilion on site is to apply for Site Plan Approval.

**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
2.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
3.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
4.	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR). Even though this is primarily a residential future land use, schools are permitted. Because the school is existing, the proposal shows no impacts to the Seminole County Comprehensive Plan.	Info Only
5.	Environmental Services	There appears to be no utility easement over some of the existing Seminole County owned utility infrastructure on the site. This includes the water master meter assembly as well as the 8" PVC water main upstream of the master meter up to the right of way line. Everything else on the site appears to be privately owned/maintained. Please provide us documentation that there is an existing utility easement over this infrastructure. If none exists, please provide a sketch and legal description of the proposed utility easement. We will review it and prepare a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording prior to our final approval of this project. We require a minimum of 7.5 ft utility easement all around our water master meters and water mains. Please see the file "Proposed Utility Easement 1" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for. We plan on modeling this utility easement off the existing drainage easement that can be found on the Seminole County Records website (Book 08352, Page 311).	Info Only
6.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also	Info Only



		<p>be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
7.	Planning and Development	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard Fifty (50) feet, Rear yard - Thirty (30) feet, Side Yard Ten (10) feet, Fifty (50) feet Side Street.	Info Only
8.	Planning and Development	The proposed use of a pavilion is permitted in the current A-1 (Agriculture) Zoning District designation since it is part of the recreational portion of the existing school.	Info Only
9.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
10.	Planning and Development	The subject site has a Medium Density Residential and Office Future Land Use and A-1 (Agriculture) zoning.	Info Only
11.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
12.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
14.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
15.	Public Works - Engineering	<p>The Master's Academy has a Stormwater Management Master System. An addition of any impervious area will require the applicant to demonstrate that there is sufficient capacity in the existing Stormwater Management System to accommodate the additional impervious area. Alternatively, a new Stormwater Management System will need to be provided onsite to accommodate the additional impervious area.</p> <p>The proposed project is located within the Howell Creek Drainage Basin.</p>	Info Only



## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-7308 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	Doug Robinson 407-665-7208 <a href="mailto:Drobinson03@seminolecountyfl.gov">Drobinson03@seminolecountyfl.gov</a>
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-2014 <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-5730 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:Mmaywald@seminolecountyfl.gov">Mmaywald@seminolecountyfl.gov</a>
Building Division	Review Complete	Tony Coleman 407-665-5781 <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

**Seminole County Comprehensive Plan:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

**Development Services:**

<http://www.seminolecountyfl.gov/departments-services/development-services/>

**Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

**Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

**Seminole County Wetland Information:**

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

**FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

<b>Cities:</b>		
Altamonte Springs		(407) 571-8000 <a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry		(407) 262-7700 <a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary		(407) 585-1449 <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood		(407) 260-3440 <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo		(407) 971-5555 <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford		(407) 688-5000 <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs		(407) 327-1800 <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>
<b>Other Agencies:</b>		
Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621
<b>Other Resources:</b>		
Flood Prone Areas		<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas		<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser		<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0516**

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### **Title:**

**9:40AM (IN PERSON) ENCORE AT HILLVIEW - REZONE**

**Project Number:** 24-20000005

**Project Description:** Proposed Rezone from A-1 to R-4 for a 63 unit apartment complex on 3.42 acres located on the north side of Hillview Dr, east of SR 434

**Project Manager:** Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

**Parcel ID:** 22-21-29-300-0180-0000

**BCC District:** 3-Constantine

**Applicant:** Zach Miller (407) 222-0692

**Consultant:** Kim Fischer (407) 405-7819



SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-20000005

Received: 3/14/24

Paid: 3/15/24

## REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)** 3.42ac = \$2800	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME:	Encore at Hillview		
PARCEL ID #(S):	22-21-29-300-0180-000		
LOCATION:	Hillview Drive		
EXISTING USE(S):	vacant	PROPOSED USE(S):	multi family
TOTAL ACREAGE:	3.42	BCC DISTRICT:	3
WATER PROVIDER:	Sunshine Water	SEWER PROVIDER:	City of Altamonte
CURRENT ZONING:	A1	PROPOSED ZONING:	R4
CURRENT FUTURE LAND USE:	HDR	PROPOSED FUTURE LAND USE:	HDR

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Zach Miller			COMPANY:	
ADDRESS:	8241 Via Bonita Street				
CITY:	Sanford	STATE:	FL	ZIP:	32771
PHONE:	407-222-0692		EMAIL:		

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Kim Fischer			COMPANY:	Cycorp
ADDRESS:	1614 White Dove Drive				
CITY:	Winter Springs	STATE:	FL	ZIP:	32708
PHONE:	407-405-7819		EMAIL:	kim@cycorpengineers.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Charles Sanders				
ADDRESS:	17732 Baywatch Ct NE				
CITY:	Poulsbo	STATE:	WA	ZIP:	98370-7308
PHONE:			EMAIL:		

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

<input checked="checked" type="checkbox"/>	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. <b>PD Final Development Plan may not defer.</b>		
<input type="checkbox"/>	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)		
	<u><b>TYPE OF CERTIFICATE</b></u>	<u><b>CERTIFICATE NUMBER</b></u>	<u><b>DATE ISSUED</b></u>
	VESTING:	_____	_____
	TEST NOTICE:	_____	_____
<input type="checkbox"/>	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		


By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

	3/14/2024
<b>SIGNATURE OF OWNER/AUTHORIZED AGENT</b>	<b>DATE</b>
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)	

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Charles Sanders II, the owner of record for the following described property (Tax/Parcel ID Number) 22-21-29-300-0180-0000 hereby designates Kim Fischer to act as my authorized agent for the filing of the attached application(s) for:

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

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

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

Date

3/6/24

Property Owner's Signature

Charles E. Sanders II

Charles Sanders

Property Owner's Printed Name

JG  
STATE OF ~~FLORIDA~~ WASHINGTON  
COUNTY OF KITSAP

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Charles E. Sanders, II (property owner),  
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 6 day of March, 2024.

JOSEPH GALENO  
NOTARY PUBLIC #23034478  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES  
02-12-27

Joseph Galeno, J  
Notary Public

Property Re or r



Pre 22-21-29-300-0180-0000  
Property Address HILLVIEW DR LT MONTE SPRINGS, FL 32714

Pre Location

Site View



Sorry, No Image Available at this Time

Pre Information

Value Summary

Pre 22-21-29-300-0180-0000		2024 Working Values	2023 ert fe Values
Owner(s) S NDERS, CH RLES E II			
Property Address HILLVIEW DR LT MONTE SPRINGS, FL 32714	V u tion Metho	Cost/Market	Cost/Market
M ng 17732 B YW TCH CT NE POULSBO, W 98370-7308	Number of Bui ings	0	0
Sub v s on N me	Depre i te B g V ue		
T x D str t 01-COUNTY-TX DIST 1	Depre i te EXFT V ue		
DOR Use o e 00-V C NT RESIDENTI L	L n V ue (M rket)	\$341,100	\$341,100
Exempt ons None	L n V ue Ag		
AG ss f t on No	Just/M rket V ue	\$341,100	\$341,100
	Port bi ity A j		
	S ve Our Homes A j	\$0	\$0
	Non-Hx 10% p (AMD 1)	\$134,734	\$153,495
	P&G A j	\$0	\$0
	Assesse V ue	\$206,366	\$187,605

2023 ert fe T x Summ ry

2023 T x Amount w/o Non-Hx p \$4,539.36 2023 T x S vings with Non-Hx p \$1,217.22  
2023 T x Bi Amount \$3,322.14

\* Does NOT IN LUDE Non A V orem Assessments

Leg Des ription

SEC 22 T WP 21S RGE 29E  
BEG 25 FT N OF W 1/4 COR RUN N  
443.36 FT E 328.18 FT S 443.36 FT W  
328.73 TO BEG



Taxes			
Taxing Jurisdiction	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 06,366	\$0	\$ 06,366
SJWM(Saint Johns Water Management)	\$ 06,366	\$0	\$ 06,366
FIRE	\$ 06,366	\$0	\$ 06,366
COUNTY GENERAL FUND	\$ 06,366	\$0	\$ 06,366
Schools	\$341,100	\$0	\$341,100

Sales						
Description	Date	Block	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	10/05/ 0 1	10065	1 93	\$100	No	Improved
WARRANTY DEED	0 /01/1999	0363	1860	\$18,900	No	Vacant
WARRANTY DEED	05/01/199	0 537	1 45	\$ 8,000	No	Vacant
WARRANTY DEED	0 /01/1985	01616	1015	\$39, 00	No	Vacant
WARRANTY DEED	11/01/1984	01616	1014	\$15,000	No	Vacant
WARRANTY DEED	10/01/1983	01497	0895	\$13,300	No	Vacant

Land					
Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			3.79	\$90,000.00	\$341,100

Building Information Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	

Extra Features				
Description	Year Built	Units	Value	New Costs

Zoning			
Zoning	Zoning Description	Former Land Use	Former Land Use Description
A-1	High Density Residential	HDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Cable)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	5

School Information			
Elementary School District	Middle School District	High School District	
Spring Lake	Teague	Lake Brantley	



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/15/2024 1:27:03 PM  
**Project:** 24-20000005  
**Credit Card Number:** 42\*\*\*\*\*0898  
**Authorization Number:** 01083G  
**Transaction Number:** 150324C1B-D8769E8C-3707-4882-8807-5C99F2209825  
**Total Fees Paid:** 2838.90

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	38.90
REZONE TO COM, IND, OP/RP 14	2800.00
<b>Total Amount</b>	<b>2838.90</b>

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771  
**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>ENCORE AT HILLVIEW - REZONE</b>	<b>PROJ #: 24-20000005</b>
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	3/15/24	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0180-0000	
NO OF ACRES	3.42	
BCC DISTRICT	3-LEE CONSTANTINE	
LOCATION	ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	HDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ZACH MILLER 8241 VIA BONITA ST SANFORD FL 32771 (407) 222-0692	KIM FISCHER CYCORP ENGINEERING 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

**Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.**

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

*See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.*

**State Permits that may be required:**

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

**AGENCY/DEPARTMENT COMMENTS**

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The 0.5 opacity buffer on the west is required to have a 6' masonry wall. The wall must be on the interior edge of the 25' width, with the plantings on the exterior of the wall. Since the wall is required on the interior of the width, the pond will not be able to impact the buffer area. Show either the fence or wall on the plan and resolve conflict with the pond.	Unresolved
2.	Buffers and CPTED	The 0.5 opacity buffer on the south is required to have a 6' masonry wall but may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. Since the fence/wall is required to be on the interior edge of the buffer width, the pond will not be allowed to impact the buffer area. Show either the fence or wall on the plan and resolve conflict with the pond.	Unresolved
3.	Buffers and CPTED	The plant units listed for buffer East 3 in the buffer table is shown as 2.6' but should be 2.60. Please correct.	Unresolved
4.	Buffers and CPTED	Add the required enhancements (6' wall on west and wall or fence on south) in the buffer table.	Unresolved
5.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
6.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
7.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
8.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
9.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
10.	Building Division	Each garage shall have a minimum of 1 accessible parking space. 208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where	Info Only

		more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. Advisory 208.2 Minimum Number. The term parking facility is used in Section 208.2 instead of the term parking lot so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.	
11.	Comprehensive Planning	<p>Please explain what site design features are proposed to ensure compatibility with single-family dwelling to the west and east of the subject site.</p> <p>FLU Exhibit-1: COMPATIBLE TRANSITIONAL LAND USES - Future Land Use to the east is Low Density Residential (LDR). High Density Residential Future Land Use can be a compatible transitional use through the application of sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require MXD or PD zoning instead of R4 to address these issues.</p>	Unresolved
12.	Comprehensive Planning	<p>The purpose and intent of the HDR Future Land Use designation is to provide for a range of residential development at a maximum density of 20 dwelling units per net buildable acre. High Density Residential Development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between nonresidential and Medium Density Residential uses. Uses</p> <p>A - Condominiums, townhouses, apartment hotels, boarding and lodging houses, and motels;</p> <p>B - Public elementary schools, public middle schools and public high schools; and</p> <p>C - Special exception uses such as houses of worship, utilities, group homes, hospitals, convalescent and nursing homes, and accessory office uses.</p> <p>D - Residential densities may be permitted up to a maximum of 22 dwelling units per net buildable acre in accordance with the provisions of Policy FLU 10.1 and Policy HSG 3.3 (affordable and workforce housing density bonuses)</p>	Info Only
13.	Comprehensive Planning	FLU Exhibit-38: Services and Facilities by Classification: This land use requires a full range of urban services and facilities,	Info Only

		including central water, central sewer, internal and external sidewalks, streetlights. The HDR FLU designation may also require transit facilities.	
14.	Comprehensive Planning	Policy POT 5.12: Concurrency Requirements for Potable Water Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.	Info Only
15.	Comprehensive Planning	Policy FLU 5.1.7 URBAN CENTERS AND CORRIDORS OVERLAY: Proposed development is eligible for density/intensity bonuses provided that (a) Subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17; and (b) Meets development criteria as described in Policy FLU 5.17, including but not limited to employment in mixed development, infill/redevelopment, walkability, and affordable housing.	Info Only
16.	Environmental Services	We have no objection to the proposed rezone.	Info Only
17.	Environmental Services	This development is within Seminole County's utility service area, but since we have no nearby utility lines, we would have no objection to the City of Altamonte Springs servicing utilities to this development. Please note the Sunshine Water Services may be able to service utilities to this development as well, but that this would require them to expand their service area boundaries with the Public Services Commission which is an arduous process. We could provide a letter stating that we have no objection to either of them servicing utilities to this development if requested. Please coordinate with the City of Altamonte Springs and Sunshine Water Services to determine how best to service this development.	Info Only
18.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
19.	Natural Resources	Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or	Info Only

		berms where developments abut noncompatible land uses. SCLDC 35.61(f)	
20.	Natural Resources	The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
21.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
22.	Natural Resources	The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	The Development Services Director, or his or her designee, may grant deviations from any provision of this Chapter 60 where the strict application of the provisions to a particular site would create a substantial economic hardship. In all cases, reasonable efforts must be made to preserve trees as specified in this Chapter 60. The Development Services Director, or designee, may grant deviations from any provision of this Chapter 60 only when the applicant demonstrates that the purposes of this Chapter 60 will be or have been achieved by other means. If the Development Services Director or designee denies a request for deviation from this Chapter 60 because the applicant did not demonstrate that the purposes of the article will be or have been achieved by other means, then the applicant may appeal the decision to the Board of County Commissioners. SCLDC 60.7(a)	Info Only
25.	Natural Resources	Upon application by the property, the preservation of any tree identified as a protected tree over twenty-four (24) inches may be considered as the basis for granting of a variance from the literal application of the provision of this Chapter. Pursuant to the County's land development regulations, a variance to site development and landscape requirements may be granted to allow for the preservation of a healthy specimen tree as defined in this Chapter 60. SCLDC 60.7(b)	Info Only
26.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed, or which received	Info Only



		major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	
27.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
28.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
29.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
30.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
31.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
32.	Natural Resources	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)	Info Only
33.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only

34.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
35.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
36.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
37.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
38.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
39.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
40.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
41.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
42.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
43.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only

44.	Planning and Development	Please provide a separate legal description.	Unresolved
45.	Planning and Development	The subject property is within the Counties Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a> . Please place a note on the Development Plan that states verbatim: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).	Unresolved
46.	Planning and Development	The boundary survey acreage is not consistent with the total acreage site on the Development Plan. Please amend the Development Plan to be consistent with the boundary survey.	Unresolved
47.	Planning and Development	Please amend all of the calculations for off-street parking, open space, impervious, lot coverage, and net buildable calculation, etc., once the total acreage of the site has been revised on the development plan.	Unresolved
48.	Planning and Development	Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
49.	Planning and Development	On the development plan sheet, please state under the site data what will be counted toward open space.	Unresolved
50.	Planning and Development	On the Development Plan sheet, please list the owner, consultant and engineers' information.	Unresolved
51.	Planning and Development	Please amend the color of all line work and text on the plan to black.	Unresolved
52.	Planning and Development	Staff recommends the Applicant obtain an Alta Survey to ensure all easements and potential encumbrances are shown.	Info Only
53.	Planning and Development	Based on Policy FLU 13.2 (b) since it is within the Wekiva Study Area- Please show that the total impervious area for this proposed use does not exceed sixty (60) percent.	Unresolved
54.	Planning and Development	The site is located in the Aquifer High Recharge Area. Policy FLU 13.2 (3) (b) - "With the exception of handicapped parking spaces, no more than twenty-five (25) percent of the total number of required off-street parking spaces shall not be paved". Please provide a note under the site data table demonstrating compliance with this policy.	Unresolved
55.	Planning and	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL	Unresolved

	Development	PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us. Please provide a SIA letter from the Seminole County School Board.	
56.	Planning and Development	On the development plan sheet, please place a note stating verbatim: "The proposed development is within the Wekiva Study Area and will comply with Policy FLU 13 in the Seminole County Comprehensive Plan".	Unresolved
57.	Planning and Development	Please provide utility capacity letters from the City of Altamonte Springs and Sunshine water.	Unresolved
58.	Planning and Development	On the development plan sheet, please place a note verbatim stating: All project signage shall comply with the Seminole County Land Development Code.	Unresolved
59.	Planning and Development	On the development plan sheet under the notes please state verbatim: Sidewalks will be constructed in compliance with Seminole County.	Unresolved
60.	Planning and Development	On the development plan sheet under the notes please state verbatim: The developer will provide an internal pedestrian circulation system giving access to all portions of the development.	Unresolved
61.	Planning and Development	On the development plan sheet under the notes please state verbatim: Project will be constructed in one phase.	Unresolved
62.	Planning and Development	On the development plan sheet under the notes please state verbatim: The project will meet the screening requirements per Sec. Sec. 30.1294 (a) (1-2) for the mechanical units.	Unresolved
63.	Planning and Development	Please provide a digitally signed and sealed boundary survey.	Unresolved
64.	Planning and Development	At the time of Site Plan review the Applicant will be required to follow the updated Seminole County Land Development Code requirements.	Info Only
65.	Planning and Development	Based on Sec. 30.4.9.3 (c) - The covered and/or enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.	Info Only
66.	Planning and Development	Per Sec. 30.264 - Please provide a letter from the FAA stating the forty (40) foot height of the proposed apartments is ok for development.	Unresolved
67.	Planning and Development	Per Sec. 30.11.2.2(c) - All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block	Unresolved

		or other durable dust-free surface acceptable to the Public Works Director and shall be graded for drainage and maintenance. These areas shall not be counted as part of required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply. Please demonstrate where all the unpaved parking space will be provided on site.	
68.	Planning and Development	On the development plan sheet, please demonstrate landscaping around the dumpster enclosure and around the proposed garages.	Unresolved
69.	Planning and Development	On the development plan, please label all the proposed garage locations and state under the site data how many garages are being proposed.	Unresolved
70.	Planning and Development	On the development plan sheet, please show the location of the apartment complex sign and the mailbox kiosk.	Unresolved
71.	Planning and Development	Please place a note on the plans stating verbatim: Outdoor light poles shall be no higher than sixteen (16) feet and shall be located no less than fifty (50) feet from any property having a residential future land use designation or residential zoning classification.	Unresolved
72.	Planning and Development	Please place a note on the plan that states verbatim: No wetlands are on site.	Unresolved
73.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
74.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
75.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
76.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 Gates shall have a minimum 20 ft clear width opening.	Info Only
77.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
78.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1	Info Only

		NFPA 1)	
79.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
80.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Info Only
81.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
82.	Public Works - Engineering	Please provide a north arrow and scale on the plan.	Unresolved
83.	Public Works - Engineering	Note that the drainage in this area is deficient and additional drainage may be required. The County has a drainage project in the area and will have to be shown if adjacent to the site at final engineering.	Info Only
84.	Public Works - Engineering	Note that there is some grade change across the property. The pond boundary as shown will have to be adjusted at final engineering to meet all requirements. This includes pond berm and grading back to natural grade. Note that no landscaping is allowed in the pond berm.	Info Only
85.	Public Works - Engineering	Please add stop bars and stop signs to the plan.	Unresolved

**AGENCY/DEPARTMENT MARK UP COMMENTS**

*Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".*

86.	Natural Resources	Please change the soil type from Urban Lane to Urban Land	01-DEVELOPMENT PLAN.pdf	Unresolved
87.	Planning and Development	Please remove the proposed future land use.	01-DEVELOPMENT PLAN.pdf	Unresolved
88.	Planning and Development	On the Development Plan sheet under the site data, please state the type of multi-family (i.e. - apartments) and provide the total number of units that are less 1,000 square feet and the total number of units that are 1,000 square feet plus that being proposed.	01-DEVELOPMENT PLAN.pdf	Unresolved
89.	Planning and Development	Under permitted uses, please state the use (apartment building), maximum number of apartments, the number of stories, total number of the type of unit (i.e. - 48 Two bedroom, 2 Four Bedrooms).	01-DEVELOPMENT PLAN.pdf	Unresolved
90.	Planning and Development	Please revise to state "maximum lot coverage of dwelling structures" and provide the "proposed lot coverage".	01-DEVELOPMENT PLAN.pdf	Unresolved
91.	Planning and Development	The recreation acreage was added into the maximum lot coverage for dwelling structures, is there a proposed dwelling structure on this recreation area? If not, please remove recreation from the maximum lot coverage and revise the maximum lot coverage calculation.	01-DEVELOPMENT PLAN.pdf	Unresolved
92.	Planning and Development	Sec. 30.266 (b) - Please revise the open space calculation to be calculated based on the number of units.	01-DEVELOPMENT PLAN.pdf	Unresolved
93.	Planning and Development	Please provide the maximum net density and revise the proposed net buildable calculation based on the correct acreage stated in the boundary survey.	01-DEVELOPMENT PLAN.pdf	Unresolved
94.	Planning and Development	Please show the full parking calculation to include the total number of units that are 1,000 square feet and less and the total number of units that are greater than 1,000 square feet and the correct total number of required parking	01-DEVELOPMENT PLAN.pdf	Unresolved

		spaces.		
95.	Planning and Development	Based on the parking space breakdown it is not consistent with the proposed number of parking spaces, please revise to show a clear calculation of how many spaces are being provided.	01-DEVELOPMENT PLAN.pdf	Unresolved
96.	Planning and Development	Please revise the impervious number to show the complete impervious calculation. Please provide permeable calculation.	01-DEVELOPMENT PLAN.pdf	Unresolved
97.	Planning and Development	Please separate open space and buffers to show each total square feet and the total acreage.	01-DEVELOPMENT PLAN.pdf	Unresolved
98.	Planning and Development	On the Development plan sheet, please provide a scale and a north arrow.	01-DEVELOPMENT PLAN.pdf	Unresolved
99.	Planning and Development	Please revise to state Rezone to R-4.	01-DEVELOPMENT PLAN.pdf	Unresolved
100.	Planning and Development	Please revise the placement of the proposed garage to be within the forty-five (45) foot setback.	01-DEVELOPMENT PLAN.pdf	Unresolved
101.	Planning and Development	Please revise the proposed fence to be placed on the inside of the landscape buffer.	01-DEVELOPMENT PLAN.pdf	Unresolved
102.	Planning and Development	Sec. 30.1283 (c) - Parking Spaces shall not encroach into the required landscape buffer. Please move the proposed parking spaces outside of the ten (10) foot landscape buffer.	01-DEVELOPMENT PLAN.pdf	Unresolved
103.	Planning and Development	Please revise to state, "Development Plan"	01-DEVELOPMENT PLAN.pdf	Unresolved
104.	Planning and Development	Please revise the square feet on the boundary survey to be consistent with the total acreage.	02-s1-survey.pdf	Unresolved
105.	Planning and Development	Please provide for the EV Parking the complete parking calculation based on Sec. 30.11.5.4.	01-DEVELOPMENT PLAN.pdf	Unresolved



## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Comprehensive Planning	Corrections Required	Doug Robinson 407-665-7308 <a href="mailto:Drobinson03@seminolecountyfl.gov">Drobinson03@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Building Division	Approved	Tony Coleman 407-665-5781 <a href="mailto:acoleman@seminolecountyfl.com">acoleman@seminolecountyfl.com</a>

The next submittal, as required below, will be your:

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/18/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Maya, Sarah, Doug
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your

approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

<b>Cities:</b>		
Altamonte Springs		(407) 571-8000 <a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry		(407) 262-7700 <a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary		(407) 585-1449 <a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood		(407) 260-3440 <a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo		(407) 971-5555 <a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford		(407) 688-5000 <a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs		(407) 327-1800 <a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>
<b>Other Agencies:</b>		
Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621
<b>Other Resources:</b>		
Flood Prone Areas		<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas		<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser		<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0518**

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### **Title:**

#### **METAL STORAGE BUILDING - PRE-APPLICATION**

**Project Number:** 24-80000053

**Project Description:** Proposed Site Plan for a metal garage structure on 0.5 acres in the C-3 Zoning District located on the south side of Overland Rd, west of S Orange Blossom Trl

**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

**Parcel ID:** 17-21-29-5BG-0000-028C

**BCC District:** 3-Constantine

**Applicant:** Wilfred Walker (354) 699-7112

**Consultant:** Lisa Wilson (352) 585-8326



**SEMINOLE COUNTY**  
**PLANNING & DEVELOPMENT DIVISION**  
**1101 EAST FIRST STREET, ROOM 2028**  
**SANFORD, FLORIDA 32771**  
**(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV**

PROJ. #: 24-80000053

Received: 3/28/24

Paid: 4/1/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☐ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Engineer &amp; Manufacturing Group- Wilfred Walker- Metal Storage Building

PARCEL ID #(S): 17-21-29-5BG-0000-028C

TOTAL ACREAGE: 0.6

BCC DISTRICT:

ZONING: Industrial

FUTURE LAND USE: IND

#### APPLICANT

NAME: Wilfred Walker

COMPANY: ENGINEERING &amp; MANUFACTURING GROUP LLC

ADDRESS: 9100 OVERLAND RD

CITY: APOPKA

STATE: FL

ZIP: 32703

PHONE: 354-699-7112

EMAIL: emgmolds@gmail.com

#### CONSULTANT

NAME: Lisa Wilson

COMPANY: The Permit Tech, Inc

ADDRESS: PO Box 15133

CITY: Brooksville

STATE: FL

ZIP: 34604

PHONE: 352-585-8326

EMAIL: thepermittech@gmail.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Adding a 25 x 31 x 12 Metal Storage building on new mono slab-  
 Use: storage and stor company van overnight

#### STAFF USE ONLY

COMMENTS DUE: 4/12

COM DOC DUE: 4/18

DRC MEETING: 4/24

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-3

FLU: IND

LOCATION: on the south side of Overland Rd,  
west of S Orange Blossom Trl

W/S: Seminole County

BCC: 3: Constantine

Agenda: 4/19



PO Box 15133  
Brooksville, FL 34604  
(352) 585-8326  
[tom@thepermittech.com](mailto:tom@thepermittech.com)

## **NARRATIVE LETTER**

**3/19/2024**

**To: Seminole County Development Services Department**

**Re: Engineer & Manufacturing Group- Wilfred Walker  
9100 Overland Rd**

This letter is to inform the Seminole County Development Services Department of the scope of work for the proposed development at the addresses located at 9100 Overland Rd. The proposal includes construction of a Metal Garage structure. This business provides Custom Parts and would like to protect the company vehicle after hours in the enclosed garage along with storage use. They own the property and the building but lease 3/4 of the building to other business that were located there prior to their obtaining the property. Their business occupies 1/4 of the building. Please contact me at 352-585-8326 or at [thepermittech@gmail.com](mailto:thepermittech@gmail.com) if there are any questions or concerns.

Thank you,

Lisa Wilson



9100 OVERLAND RD APOPKA, FL 32703









# Property Record Card



**Parcel** 17-21-29-5BG-0000-028C

**Property Address** 9100 OVERLAND RD APOPKA, FL 32703

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
<b>Parcel</b>	17-21-29-5BG-0000-028C		
<b>Owner(s)</b>	ENGINEERING & MANUFACTURING GROUP LLC		
<b>Property Address</b>	9100 OVERLAND RD APOPKA, FL 32703		
<b>Mailing</b>	404 SUMMIT RIDGE PL # 316 LONGWOOD, FL 32779-6240		
<b>Subdivision Name</b>	MC NEILS ORANGE VILLA		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	48-WAREHOUSE-DISTR & STORAGE		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
	<b>Valuation Method</b>		
	<b>Number of Buildings</b>	1	1
	<b>Depreciated Bldg Value</b>	\$312,828	\$275,551
	<b>Depreciated EXFT Value</b>	\$32,887	\$27,716
	<b>Land Value (Market)</b>	\$235,224	\$235,224
	<b>Land Value Ag</b>		
	<b>Just/Market Value</b>	\$580,939	\$538,491
	<b>Portability Adj</b>		
	<b>Save Our Homes Adj</b>	\$0	\$0
	<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
	<b>P&amp;G Adj</b>	\$0	\$0
	<b>Assessed Value</b>	\$580,939	\$538,491

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$7,166.24  
**2023 Tax Bill Amount** \$7,166.24

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

S 150 FT OF W 175 FT OF  
LOT 28 (LESS RD)  
MC NEILS ORANGE VILLA  
PB 2 PG 99

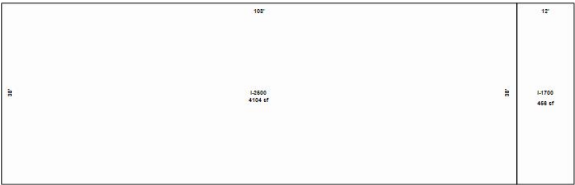


Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$580,939	\$0	\$580,939
SJWM(Saint Johns Water Management)	\$580,939	\$0	\$580,939
FIRE	\$580,939	\$0	\$580,939
COUNTY GENERAL FUND	\$580,939	\$0	\$580,939
Schools	\$580,939	\$0	\$580,939

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/27/2022	10267	0116	\$700,000	Yes	Improved
WARRANTY DEED	07/30/2021	10005	1832	\$540,000	Yes	Improved
WARRANTY DEED	03/01/2017	08888	0113	\$100	No	Improved
WARRANTY DEED	04/01/2006	06221	1963	\$385,000	Yes	Improved
WARRANTY DEED	03/01/1998	03450	0283	\$97,500	Yes	Improved
WARRANTY DEED	06/01/1997	03250	1994	\$157,500	Yes	Improved
WARRANTY DEED	12/01/1987	01916	1403	\$120,000	No	Improved
WARRANTY DEED	03/01/1985	01627	0364	\$115,000	No	Improved
WARRANTY DEED	03/01/1981	01329	0894	\$6,900	Yes	Vacant
WARRANTY DEED	01/01/1974	01014	0351	\$5,500	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			26136	\$9.00	\$235,224

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1981/2000	1	4560.00	METAL PREFINISHED	\$312,828	\$443,727	Description	Area



Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/1981	165	\$771	\$1,927
COMMERCIAL ASPHALT DR 2 IN	10/01/2020	13,200	\$29,915	\$32,340
VINYL FENCE/COMM	05/01/2006	485	\$2,201	\$5,073

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-3	Industrial	IND	General Commercial & Wholesale

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	38

School Information		
Elementary School District	Middle School District	High School District
Bear Lake	Teague	Lake Brantley



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/1/2024 12:23:20 PM  
**Project:** 24-80000053  
**Credit Card Number:** 37\*\*\*\*\*1000  
**Authorization Number:** 229060  
**Transaction Number:** 010424C1B-FCAD7A52-B97B-4B5D-9045-70E7FE8F9FDF  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>METAL STORAGE BUILDING - PRE-APPLICATION</b>	<b>PROJ #: 24-80000053</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/01/24	
RELATED NAMES:	EP LISA WALKER	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	17-21-29-5BG-0000-028C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A METAL GARAGE STRUCTURE ON 0.50 ACRES IN THE C-3 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF OVERLAND RD, WEST OF S ORANGE BLOSSOM TRL	
NO OF ACRES	0.50	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-3	
LOCATION	ON THE SOUTH SIDE OF OVERLAND RD, WEST OF S ORANGE BLOSSOM TRL	
FUTURE LAND USE-	IND	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
WILFRED WALKER ENGINEERING & MANUFACTURING 9100 OVERLAND RD APOPKA FL 32703 (354) 699-7112 EMGMOLDS@GMAIL.COM	LISA WILSON THE PERMIT TECH, INC PO BOX 15133 APOPKA FL 32703 (352) 585-8326 THEPERMITTECH@GMAIL.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

## PROJECT MANAGER COMMENTS

- The subject site has an Industrial Future Land Use with C-3 (Heavy Commercial & Very Light Industrial) zoning.
- The Commercial Future Land Use allows a maximum Floor Area Ratio (F.A.R.) of 0.35.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCB">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCB</a> <a href="#">U</a>	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
7.	Building Division	Setbacks from property lines. The structure shall be placed a minimum of 10 feet from the property lines or have fire rated exterior walls adjacent to the property lines. 2023FBC Table 705.5.	Info Only
8.	Comprehensive Planning	The Industrial future land use designation allows metal buildings for storage and warehousing, as long as the intensity of all building floor area does not exceed 0.65 floor area ratio (FAR). For example, if all structures are one (1) story buildings this would mean that all buildings shall not cover more than sixty-five (65) percent of the subject site.	Info Only
9.	Natural Resources	With site plan submission, please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1).	Info Only
10.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h).	Info Only
11.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the	Info Only

		trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1).	
12.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a).	Info Only
13.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2.	Info Only
14.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
15.	Planning and Development	The subject site has an Industrial Future Land Use with C-3 (Heavy Commercial & Very Light Industrial) zoning. The Commercial Future Land Use allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
16.	Planning and Development	The building setbacks for the C-3 zoning district are as follows: Front Yard - 25 feet. Side Yard - 0 feet. Rear Yard - 10 feet.	Info Only
17.	Planning and Development	The C-3 zoning district allows a maximum building height of 35 feet.	Info Only
18.	Planning and Development	The C-3 zoning district requires a minimum of 25% open space.	Info Only
19.	Planning and Development	The proposed addition of a garage structure will require the approval of a Small Site Plan. by the Planning & Development Division. The Site Plan is required to capture all the site data, including but not limited to; the square footage and building height of all existing and proposed structures, required parking calculation, floor area ratio calculation, buffers, total impervious, ect.	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	Public Safety -	Adequate water supply with fire flow calculations for fire protection	Info Only



	Fire Marshal	(hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	
22.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
24.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
25.	Public Works - Engineering	The site has significant impervious area and it does not have an existing Stormwater Management System. Any redevelopment of the site will require a detailed drainage analysis. Based on the available one (1) foot contours the topography of the site appears to be very flat, slightly sloping to the south, towards Orange County. The site southern boundary line is the Seminole County southern jurisdictional border line. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. A landlocked facility, with no positive outfall, requires a 100-Year, 24-Hour Total Retention. "Landlocked" is defined as a drainage system that does not currently discharge its basin or sub-basin in the 10-year, 24-hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering. Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood	Info Only



		Hazard. There are no wetlands designated area on the site. The proposed project is located within the Little Wekiva Drainage Basin - Tributary E.	
--	--	---	--

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Comprehensive Planning	Doug Robinson <a href="mailto:drobinson03@seminolecountyfl.gov">drobinson03@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Building Division	Tony Coleman <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

### Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

### Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs	(407) 571-8000	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>