



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, April 3, 2024

9:00 AM

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No meeting scheduled

#### DRC

#### PRE- APPLICATIONS

#### COMMENTS ONLY (NO MEETING SCHEDULED)

##### **MISSION RD - REZONE**

[2024-0347](#)

**Project Number:** 24-20000003

**Project Description:** Proposed Rezone from A-1 to R-1AAA for a single family residential lot on 0.45 acres located on the west side of Mission Rd, east of N SR 417

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

**Parcel ID:** 09-21-31-300-0220-0000

**BCC District:** 2-Zembower

**Applicant:** Shea Smith (407) 468-0376

**Consultant:** N/A

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

##### **HIBISCUS DEVELOPMENT - PRE-APPLICATION**

[2024-0348](#)

**Project Number:** 24-80000043

**Project Description:** Proposed Subdivision of 6.33 acres for 7 single family residential lots in the R-1 Zoning District located on the south side of Hibiscus Dr, west of Azalea Dr

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

**Parcel ID:** 05-21-29-502-0B00-0010

**BCC District:** 3-Constantine

**Applicant:** Devin Pierson (321) 277-0117

**Consultant:** Toufic Awad (786) 777-8727

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

**DUNKIN DONUTS/BASKIN ROBBINS - PRE-APPLICATION****[2024-0349](#)****Project Number:** 24-80000044**Project Description:** Proposed Site Plan to renovate an existing bank into a Dunkin Donuts/Baskin Robbins restaurant on 0.51 acres in the PD Zoning District located on the northeast corner of Red Bug Lake Rd and Dodd Rd**Project Manager:** Tyler Reed (407) 665-7398 (treed@seminolecountyfl.gov)**Parcel ID:** 24-21-30-519-0000-0030**BCC District:** 2-Zembower**Applicant:** Steve Jenkins (813) 763-8462**Consultant:** John Roman (727) 781-7525**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: 2024-0347**

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### **Title:**

#### **MISSION RD - REZONE**

**Project Number:** 24-20000003

**Project Description:** Proposed Rezone from A-1 to R-1AAA for a single family residential lot on 0.45 acres located on the west side of Mission Rd, east of N SR 417

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

**Parcel ID:** 09-21-31-300-0220-0000

**BCC District:** 2-Zembower

**Applicant:** Shea Smith (407) 468-0376

**Consultant:** N/A



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

PROJ. #

24-20000003  
Received: 2/23/24  
Paid: 2/23/24

## 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)**                                                               | \$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:            | MISSION RD                 |                           |                                            |
| PARCEL ID #(S):          | 09-21-31-300-0220-0000     |                           |                                            |
| LOCATION:                | MISSION RD OVIEDO FL 32765 |                           |                                            |
| EXISTING USE(S):         | VACANT RESIDENTIAL         | PROPOSED USE(S):          | <del>RIAAA</del> single family residential |
| TOTAL ACREAGE:           | 0.45                       | BCC DISTRICT:             | 2: Zembower                                |
| WATER PROVIDER:          | OVIEDO                     | SEWER PROVIDER:           | N/A SEPTIC                                 |
| CURRENT ZONING:          | A1                         | PROPOSED ZONING:          | RIAAA                                      |
| CURRENT FUTURE LAND USE: | MDR                        | PROPOSED FUTURE LAND USE: | MDR                                        |

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

|          |                       |        |                         |
|----------|-----------------------|--------|-------------------------|
| NAME:    | SHEA SMITH            |        |                         |
| COMPANY: | SONTRUST CONSTRUCTION |        |                         |
| ADDRESS: | 215 ARNOLD LN         |        |                         |
| CITY:    | WINTER SPRING         | STATE: | FL ZIP: 32708           |
| PHONE:   | 407-468-0376          | EMAIL: | SHEASMITA2002@gmail.com |

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

|          |          |      |  |
|----------|----------|------|--|
| NAME:    | COMPANY: |      |  |
| ADDRESS: |          |      |  |
| CITY:    | STATE:   | ZIP: |  |
| PHONE:   | EMAIL:   |      |  |

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

|          |                   |        |                      |
|----------|-------------------|--------|----------------------|
| NAME(S): | AAZ LLC           |        |                      |
| ADDRESS: | 17209 LONGBOAT LN |        |                      |
| CITY:    | ORLANDO           | STATE: | FL ZIP: 32820        |
| PHONE:   | 321-388-5744      | EMAIL: | adiserafin@gmail.com |

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

☐ 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. **PD Final Development Plan may not defer.**

☐ 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.)

**TYPE OF CERTIFICATE****CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

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TEST NOTICE:

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☐ 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.

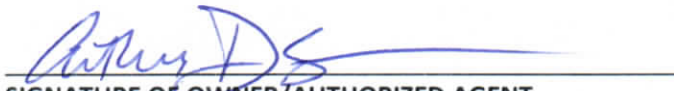
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

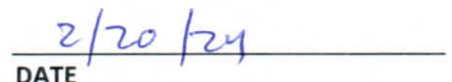
I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. 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.

**SIGNATURE OF OWNER/AUTHORIZED AGENT**

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

**DATE**



# 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, ANTHONY DI SERAFINO, the owner of record for the following described property [Parcel ID Number(s)] 09-21-31-300-0220-0000 hereby designates SHEA SMITH CONTRACT CONSTRUCTION to act as my authorized agent for the filing of the attached application(s) for:

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

## OTHER:

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

Date

02/20/2024

Property Owner's Signature

Anthony Di Serafino

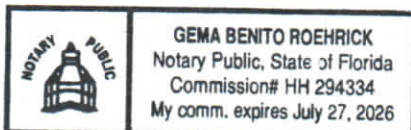
Property Owner's Printed Name

Anthony Di Serafino

STATE OF FLORIDA

COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Anthony Di Serafino (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 20 day of February, 2024.



Notary Public

Gema B. Roehrick

# Property Record Card



**Parcel** 09-21-31-300-0220-0000

**Property Address** 347 MISSION RD OVIEDO, FL 32765

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

|                          |                                           |
|--------------------------|-------------------------------------------|
| <b>Parcel</b>            | 09-21-31-300-0220-0000                    |
| <b>Owner(s)</b>          | AAZ LLC                                   |
| <b>Property Address</b>  | 347 MISSION RD OVIEDO, FL 32765           |
| <b>Mailing</b>           | 17209 LONG BOAT LN ORLANDO, FL 32820-2702 |
| <b>Subdivision Name</b>  |                                           |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                       |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                     |
| <b>Exemptions</b>        | None                                      |
| <b>AG Classification</b> | No                                        |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$64,770            | \$64,770              |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$64,770            | \$64,770              |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Non-Hx 10% Cap (AMD 1)</b> | \$0                 | \$962                 |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$64,770            | \$63,808              |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Non-Hx Cap**

**\$861.96**

**2023 Tax Savings with Non-Hx Cap**

**\$7.63**

**2023 Tax Bill Amount**

**\$854.33**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 09 TWP 21S RGE 31E  
N 105 FT OF N 315 FT OF E 210 FT OF  
SW 1/4 OF SW 1/4 (LESS RD)

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$64,770         | \$0           | \$64,770      |
| SJWM(Saint Johns Water Management) | \$64,770         | \$0           | \$64,770      |
| FIRE                               | \$64,770         | \$0           | \$64,770      |
| COUNTY GENERAL FUND                | \$64,770         | \$0           | \$64,770      |
| Schools                            | \$64,770         | \$0           | \$64,770      |

| Sales           |            |       |      |           |           |         |
|-----------------|------------|-------|------|-----------|-----------|---------|
| Description     | Date       | Book  | Page | Amount    | Qualified | Vac/Imp |
| WARRANTY DEED   | 09/08/2023 | 10507 | 0392 | \$105,000 | Yes       | Vacant  |
| WARRANTY DEED   | 08/17/2023 | 10495 | 0263 | \$50,000  | Yes       | Vacant  |
| QUIT CLAIM DEED | 05/01/2016 | 08697 | 0978 | \$16,000  | No        | Vacant  |
| TAX DEED        | 02/01/2016 | 08648 | 1472 | \$13,100  | No        | Vacant  |
| QUIT CLAIM DEED | 05/01/2001 | 04097 | 0895 | \$100     | No        | Vacant  |

| Land    |          |       |       |              |            |
|---------|----------|-------|-------|--------------|------------|
| Method  | Frontage | Depth | Units | Units Price  | Land Value |
| ACREAGE |          |       | 0.51  | \$127,000.00 | \$64,770   |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| 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 |
| 44.00               | DUKE  | AT&T          | OVIEDO         | CITY OF OVIEDO | NA             | NA      | NA         | NA     |

| Political Representation |                     |                           |                         |                 |
|--------------------------|---------------------|---------------------------|-------------------------|-----------------|
| Commissioner             | US Congress         | State House               | State Senate            | Voting Precinct |
| Dist 2 - Jay Zembower    | Dist 7 - Cory Mills | Dist 37 - SUSAN PLASENCIA | Dist 10 - Jason Brodeur | 70              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Lawton                     | Jackson Heights        | Oviedo               |



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

## Detail by Entity Name

Florida Limited Liability Company

**AAZ, LLC**

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L04000057139 |
| <b>FEI/EIN Number</b>       | 20-1776609   |
| <b>Date Filed</b>           | 08/02/2004   |
| <b>Effective Date</b>       | 08/02/2004   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | AMENDMENT    |
| <b>Event Date Filed</b>     | 11/12/2004   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

17209 Longboat Lane  
Orlando, FL 32820

Changed: 03/26/2018

### Mailing Address

17209 LONGBOAT LANE  
ORLANDO, FL 32820

Changed: 04/14/2009

### Registered Agent Name & Address

DICKSON, RUSSELL KJR  
20 NORTH ORANGE AVENUE  
SUITE 1100  
ORLANDO, FL 32801

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

**DISERAFINO, ANTHONY VSR**

17209 LONG BOAT LANE  
ORLANDO, FL 32820

Title MGRM

DISERAFINO, ZOILA D  
17209 LONG BOAT LANE  
ORLANDO, FL 32820

Title Manager

DiSerafino, Anthony V, II  
342 Grey Owl Run  
Chuluota, FL 32766

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 03/01/2022 |
| 2023        | 03/01/2023 |
| 2024        | 01/25/2024 |

**Document Images**

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">01/25/2024 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/01/2023 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/01/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/14/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/09/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/28/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/26/2018 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/10/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/24/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/29/2015 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/22/2014 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/01/2013 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/15/2012 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/09/2011 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/01/2010 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/14/2009 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/05/2008 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/13/2007 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">08/04/2006 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/04/2005 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">11/12/2004 -- Amendment</a>                 | <a href="#">View image in PDF format</a> |
| <a href="#">08/02/2004 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



\*

2/23/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:31:14  
PROJ # 24-20000003 RECEIPT # 0055310  
OWNER:  
JOB ADDRESS: LOT #:

|                              |         |         |     |
|------------------------------|---------|---------|-----|
| REZONE TO COM, IND, OP/RP 14 | 2575.00 | 2575.00 | .00 |
|------------------------------|---------|---------|-----|

TOTAL FEES DUE.....: 2575.00

AMOUNT RECEIVED.....: 2575.00

\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

|                        |                                                  |     |
|------------------------|--------------------------------------------------|-----|
| COLLECTED BY: DRHR01   | BALANCE DUE.....:                                | .00 |
| CHECK NUMBER.....:     | 000000002031                                     |     |
| CASH/CHECK AMOUNTS...: | 2575.00                                          |     |
| COLLECTED FROM:        | AAZ LLC                                          |     |
| DISTRIBUTION.....:     | 1 - COUNTY    2 - CUSTOMER    3 -    4 - FINANCE |     |

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

**Comment Document – Initial Submittal**

|                                                                                                                              |                                                  |                     |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------|
| PROJECT NAME:                                                                                                                | MISSION RD - REZONE                              | PROJ #: 24-20000003 |
| APPLICATION FOR:                                                                                                             | PZ - REZONE (EXCL PD)                            |                     |
| APPLICATION DATE:                                                                                                            | 2/23/24                                          |                     |
| RELATED NAMES:                                                                                                               | Z2024-03                                         |                     |
| PROJECT MANAGER:                                                                                                             | ANNE SILLAWAY (407) 665-7936                     |                     |
| PARCEL ID NO.:                                                                                                               | 09-21-31-300-0220-0000                           |                     |
| NO OF ACRES                                                                                                                  | 0.45                                             |                     |
| BCC DISTRICT                                                                                                                 | 2: ZEMBOWER                                      |                     |
| LOCATION                                                                                                                     | ON THE WEST SIDE OF MISSION RD, EAST OF N SR 417 |                     |
| FUTURE LAND USE-                                                                                                             | MDR                                              |                     |
| APPLICANT:                                                                                                                   |                                                  | CONSULTANT:         |
| SHEA SMITH<br>SONTRUST CONSTRUCTION<br>215 ARNOLD LN<br>WINTER SPRINGS FL 32708<br>(407) 468-0376<br>SHEASMITH2002@GMAIL.COM |                                                  | N/A                 |

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        | A full buffer review will be done at time of site plan review if necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Info Only  |
| 2.  | Comprehensive Planning   | The Future Land Use is Medium Density Residential (MDR) which allows for a maximum density of 10 dwelling units per net buildable acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only  |
| 3.  | Environmental Services   | This development is not within Seminole County's utility service area. Please continue to coordinate with the City of Oviedo as needed to service this development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only  |
| 4.  | Planning and Development | Please provide a separate legal description of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Unresolved |
| 5.  | Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a> .<br>Community Meeting information (prior to scheduling for public hearing, after 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 |
| 6.  | Planning and Development | Please provide a letter of no impact from the Seminole County School Board. Please contact Jordan Smith at 407-320-0168 or <a href="mailto:smithjs@scps.k12.fl.us">smithjs@scps.k12.fl.us</a> to receive the letter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Unresolved |
| 7.  | Planning and Development | Per Rebecca Hammock, the parcel is eligible for a building permit once the rezone is approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only  |
| 8.  | Planning and Development | The next step after the rezone is a residential building permit through the Building Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only  |
| 9.  | Planning and Development | The proposed lot size of 105 ft by 181.53 ft (19,061 sq ft) is comparable to the R-1AAA (Single Family Dwelling) zoning classification. Staff has determined that the R-1AAA zoning district is compatible based on the surrounding development in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only  |
| 10. | Planning and Development | The R-1AAA (Single Family Dwelling) zoning district requires a minimum lot size of 13,500 square feet, a minimum 100 foot width at building line and a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only  |

|     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                |           |
|-----|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                              | minimum house size of 1,600 square feet.                                                                                                                                                                                                                                                                                                                                                                                       |           |
| 11. | Planning and Development     | The subject site has a Medium Density Residential Future Land Use with A-1 (Agriculture) zoning. The Medium Density Residential Future Land Use allows a maximum density of ten (10) dwelling units per net buildable acres.                                                                                                                                                                                                   | Info Only |
| 12. | Planning and Development     | The maximum building height in the R-1AAA (Single Family Dwelling) zoning district is thirty-five (35) feet.                                                                                                                                                                                                                                                                                                                   | Info Only |
| 13. | Planning and Development     | The building setbacks for the R-1AAA (Single Family Dwelling) zoning district are: Front Setback: Twenty-five (25) feet, Side Setback: Ten (10) feet, Side Street Setback: Twenty-five (25) feet, Rear Setback: Thirty (30).                                                                                                                                                                                                   | Info Only |
| 14. | Planning and Development     | Parking requirements can be found under Seminole County Land Development Code (SCLDC) Chapter 30, Part 64. Parking requirements for the subject use of Single Family Dwelling is Two (2) parking spaces for each dwelling unit.                                                                                                                                                                                                | Info Only |
| 15. | Planning and Development     | The subject site is contiguous to the City limits of Oviedo and is located within the City's Utility Service Area. The City of Oviedo may require annexation of the site to obtain utilities. Please contact the Planning Division at (407) 971-5775 to discuss further. If annexation is required, the owner/developer should acquire zoning and development entitlements through the City of Oviedo's development processes. | Info Only |
| 16. | Public Safety - Fire Marshal | Future building shall require: 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 |
| 17. | Public Safety - Fire Marshal | Future building may require: 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 |
| 18. | Public Safety - Fire Marshal | Future building shall require: 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 |
| 19. | Public Safety - Fire Marshal | Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)                                                                                                                                                                                                                                                               | 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 Works - Engineering   | No specific issues with the rezone for traffic. Please note that the road is the in the City of Oviedo                                                                                                                                                                                                                                                                                                                         | Info Only |

|     |                            |                                                                                                                           |           |
|-----|----------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                            | Jurisdiction.                                                                                                             |           |
| 22. | Public Works - Engineering | No specific issues with the rezone for stormwater. Please note that with any development some retention will be required. | 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          |
|--------------------------------|------------------------------------|-------------------|
| Buffers and CPTED              | Approved                           | Maya Athanas      |
| Natural Resources              | No Review Required                 | Sarah Harttung    |
| Public Works - Engineering     | Review Complete Recommend Approval | Jim Potter        |
| Comprehensive Planning         | Approved                           | Tyler Reed        |
| Public Works - Impact Analysis | No Review Required                 | William Wharton   |
| Environmental Services         | No Review Required                 | James Van Alstine |
| Public Safety - Fire Marshal   | Approved                           | Matthew Maywald   |
| Building Division              | No Review Required                 | Tony Coleman      |
| Planning and Development       | Corrections Required               | Annie Sillaway    |

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: |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 3/28/24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The application fee allows for the initial submittal plus two resubmittals.<br><i>Note: No resubmittal fee for small site plan</i> | Annie                                            |
| <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><b>Major Review (3+ reviewers remaining) – 50% of original application fee</b></p> <p><b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></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 COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0348**

---

### **Title:**

#### **HIBISCUS DEVELOPMENT - PRE-APPLICATION**

**Project Number:** 24-80000043

**Project Description:** Proposed Subdivision of 6.33 acres for 7 single family residential lots in the R-1 Zoning District located on the south side of Hibiscus Dr, west of Azalea Dr

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

**Parcel ID:** 05-21-29-502-0B00-0010

**BCC District:** 3-Constantine

**Applicant:** Devin Pierson (321) 277-0117

**Consultant:** Toufic Awad (786) 777-8727



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

PROJ. #: 24-80000043  
Received: 3/11/24  
Paid: 3/14/24

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

### PROJECT

PROJECT NAME: Hibiscus Development

PARCEL ID #(S): ~~05-21-29-0000~~ 05-21-29-0000 - 0010 / 0020 / 0030 / 0040 / 0050 / 0060 / 0070 / 0080 / 0090 / 0100 / 0110 / 0120 / 0130

TOTAL ACREAGE: 9.197 BCC DISTRICT: 3

ZONING: R-1 FUTURE LAND USE: LDR

### APPLICANT

NAME: Nate Smith & Devin Pierson COMPANY: Hoot Development, LLC

ADDRESS: West Triangle Dr.

CITY: Longwood STATE: FL ZIP: 32779

PHONE: (321) 277-0117 EMAIL: devinpierson@gmail.com  
Smith881@yahoo.com

### CONSULTANT

NAME: Toufic Awad, P.E. COMPANY: TWA Engineering & Consulting, LLC

ADDRESS: 41 Centimeters Dr.

CITY: Mauldin STATE: SC ZIP: 29667

PHONE: (786) 777-8727 EMAIL: toufic.awad@hotmail.com  
(813) 263-4826 (At. Halawi) alish@pei-fl.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Reconfigure existing properties in order to develop 7 single family residences without disturbing the existing wetland.

### STAFF USE ONLY

COMMENTS DUE: 3/22

COM DOC DUE: 3/28

DRC MEETING: 4/3

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

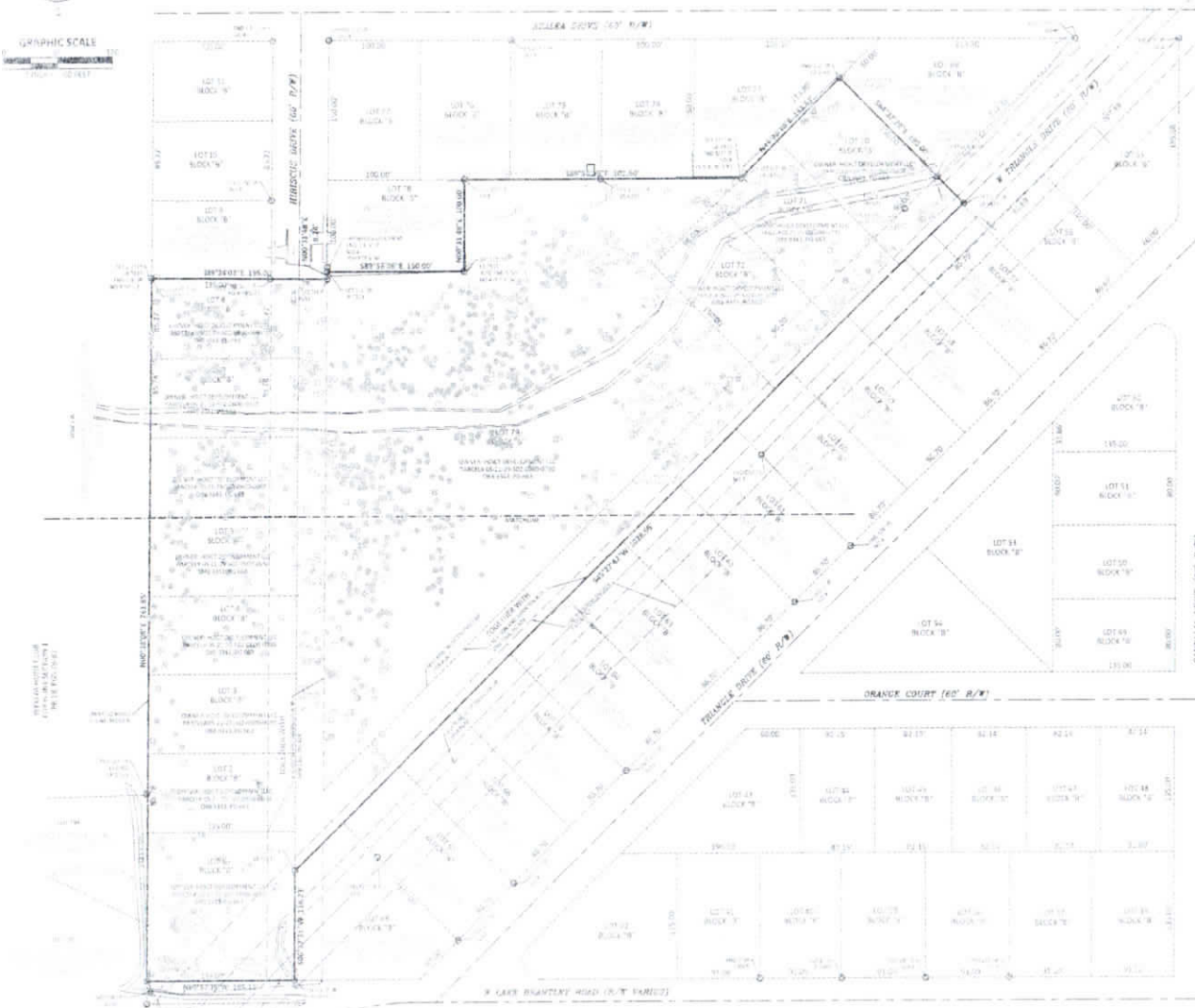
ZONING: R-1 FLU: LDR LOCATION: On the South side of Hibiscus Dr. west of Azalea Dr  
W/S: Seminole / Sunshine BCC: 3: Constantine

Agenda: 3/29

## Hibiscus Development Narrative

Hioct Development, LLC has contracted TWA Engineering & Consulting, PLLC. in order to submit a site plan to Seminole County Planning & Zoning department. TWA has a team of professional and very well experienced civil and environmental engineers. The subject property consists of approximately 9.197 acres of which 5 acres is mostly forested wetland and other surface waters. Hioct Development LLC. currently owns twelve properties (Parcel Nos. 05-21-29-502-0B00-0010, 05-21- 29-502-0B00-0020, 05-21-29-502-0B00-0030, 05-21-29-502-0B00-0040, 05-21-29-502-0B00-0050, 05- 21-29-502-0B00-0060, 05-21-29-502-0B00-0070, 05-21-29-502-0B00-0080, 05-21-29-502-0B00-0700, 05-21-29-502-0B00-0710, 05-21-29-502-0B00-0720, and 05-21-29-502-0B00-0790). Hioct Development, LLC. is planning to develop seven of these properties located on uplands, to be a -lot subdivision with required infrastructure. There are several engineering challenges including, wetlands, existing drainage canal, FEMA Flood zone, etc. that we are aware of and have taken into consideration for the concept plan.

GRAPHIC SCALE

[illegible][illegible]

Prepared for:  
EST CONSTRUCTION LLC

ADDRESS:  
HIBISCUS DRIVE  
LONGWOOD FL 32779

| Job Information      |
|----------------------|
| Job No: 90352        |
| Client: 281111-REDUX |
| Field: 001 - 001     |
| State: 001           |
| Country: 001         |

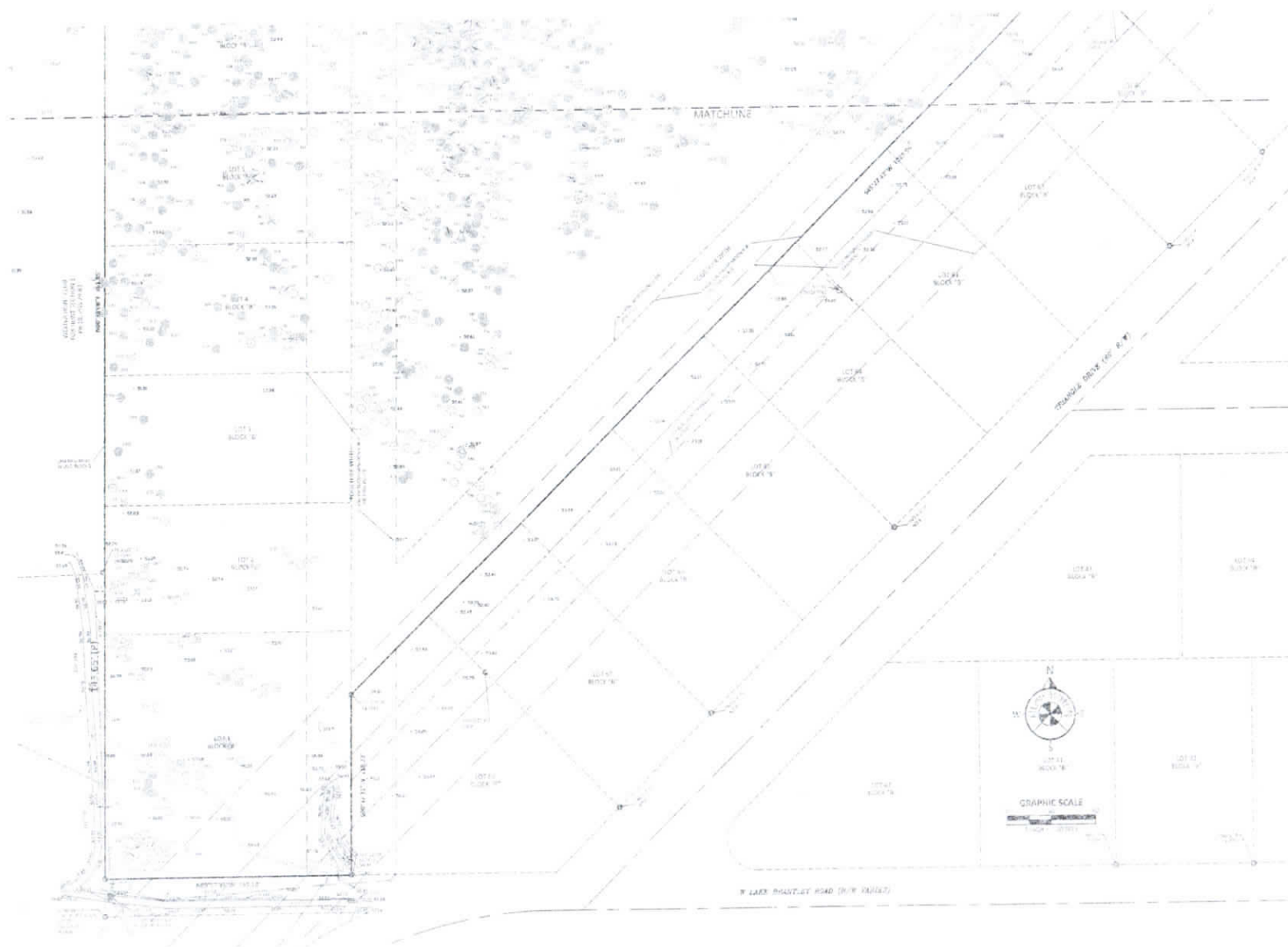
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**Altamax Surveying**  
 2111 Old Orchard Road, Suite 2142  
 Oakville, Ontario L6M 3P9  
 Phone: 905.324.1111 x2000  
 Fax: 905.324.1111 x2001  
 E-mail: [info@altamaxsurveying.com](mailto:info@altamaxsurveying.com)

SHEET 1 OF 4



# BOUNDARY & TOPOGRAPHIC SURVEY



**LEGEND**

|                    |                    |
|--------------------|--------------------|
| 1. Survey Boundary | 10. Easement       |
| 2. Property Line   | 11. Right of Way   |
| 3. Easement        | 12. Waterway       |
| 4. Right of Way    | 13. Road           |
| 5. Waterway        | 14. Lake           |
| 6. Road            | 15. Tree           |
| 7. Lake            | 16. Building       |
| 8. Tree            | 17. Fence          |
| 9. Building        | 18. Utility Pole   |
| 10. Fence          | 19. Survey Station |
| 11. Utility Pole   | 20. Survey Point   |
| 12. Survey Station | 21. Survey Point   |
| 13. Survey Point   | 22. Survey Point   |
| 14. Survey Point   | 23. Survey Point   |
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| 84. Survey Point   | 93. Survey Point   |
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| 89. Survey Point   | 98. Survey Point   |
| 90. Survey Point   | 99. Survey Point   |
| 91. Survey Point   | 100. Survey Point  |

**ADDRESS:**  
 JENNIFER DATES  
 LONGWOOD, FL 32779

**Job Information**

|          |            |
|----------|------------|
| DATE     | 10/15/2022 |
| LOT      | 1001       |
| TRACT    | 1001       |
| SECTION  | 1001       |
| TOWNSHIP | 1001       |
| RANGE    | 1001       |
| COUNTY   | 1001       |
| STATE    | 1001       |

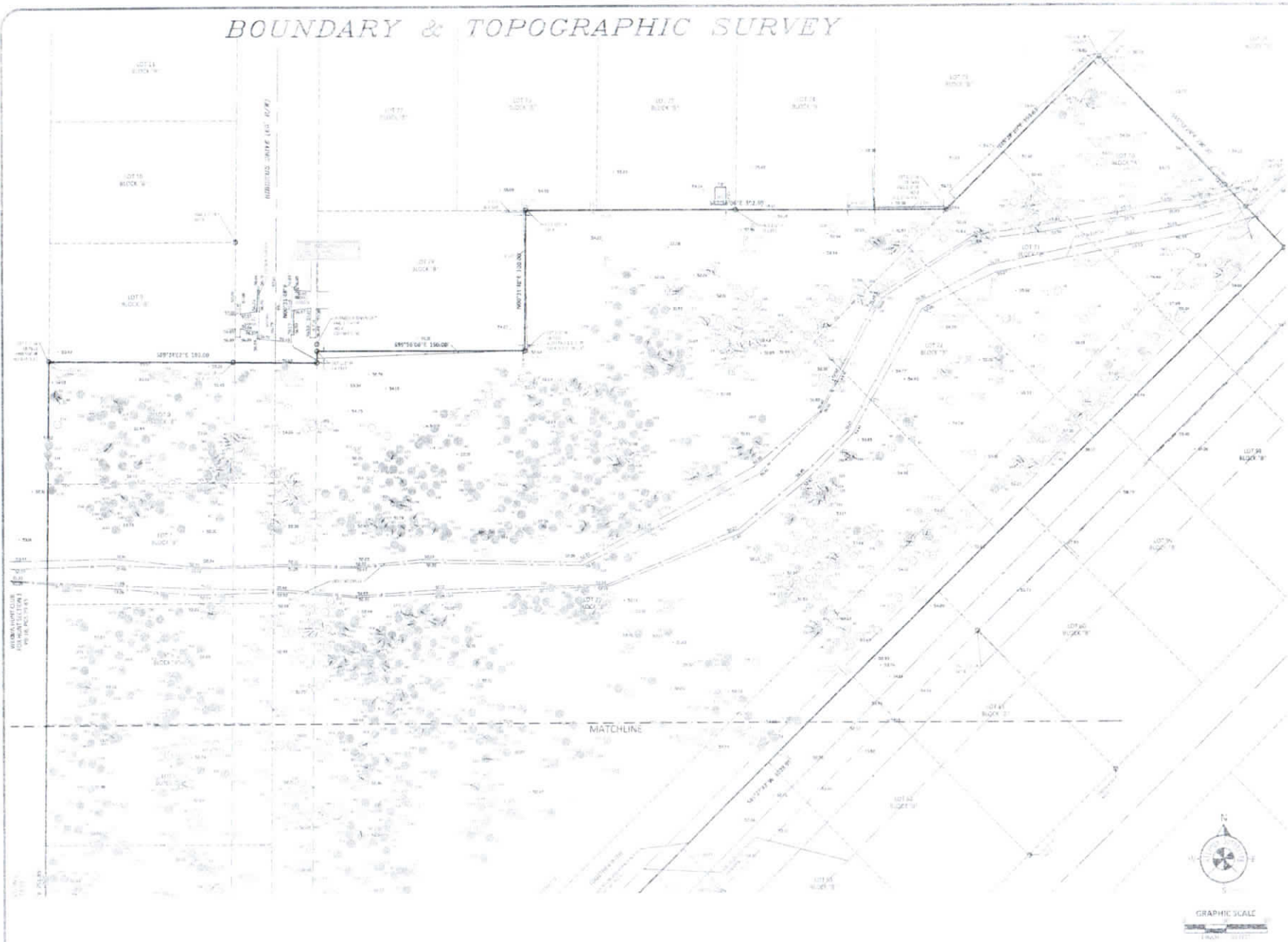
**Revisions**

| Date | Description |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**Altamax Surveying**  
 1001 Main Street  
 Altamax, FL 32714  
 Phone: (407) 255-1000  
 Email: info@altamaxsurveying.com  
 www.altamaxsurveying.com

**SHEET 2 OF 4**

# BOUNDARY & TOPOGRAPHIC SURVEY



**LEGEND**

|    |                     |
|----|---------------------|
| 1  | Survey Boundary     |
| 2  | Property Boundary   |
| 3  | Topographic Contour |
| 4  | Spot Elevation      |
| 5  | Water Feature       |
| 6  | Tree                |
| 7  | Shrub               |
| 8  | Grass               |
| 9  | Rock                |
| 10 | Building            |
| 11 | Driveway            |
| 12 | Path                |
| 13 | Utility Line        |
| 14 | Survey Point        |
| 15 | Corner Mark         |
| 16 | Matchline           |
| 17 | North Arrow         |
| 18 | Graphic Scale       |

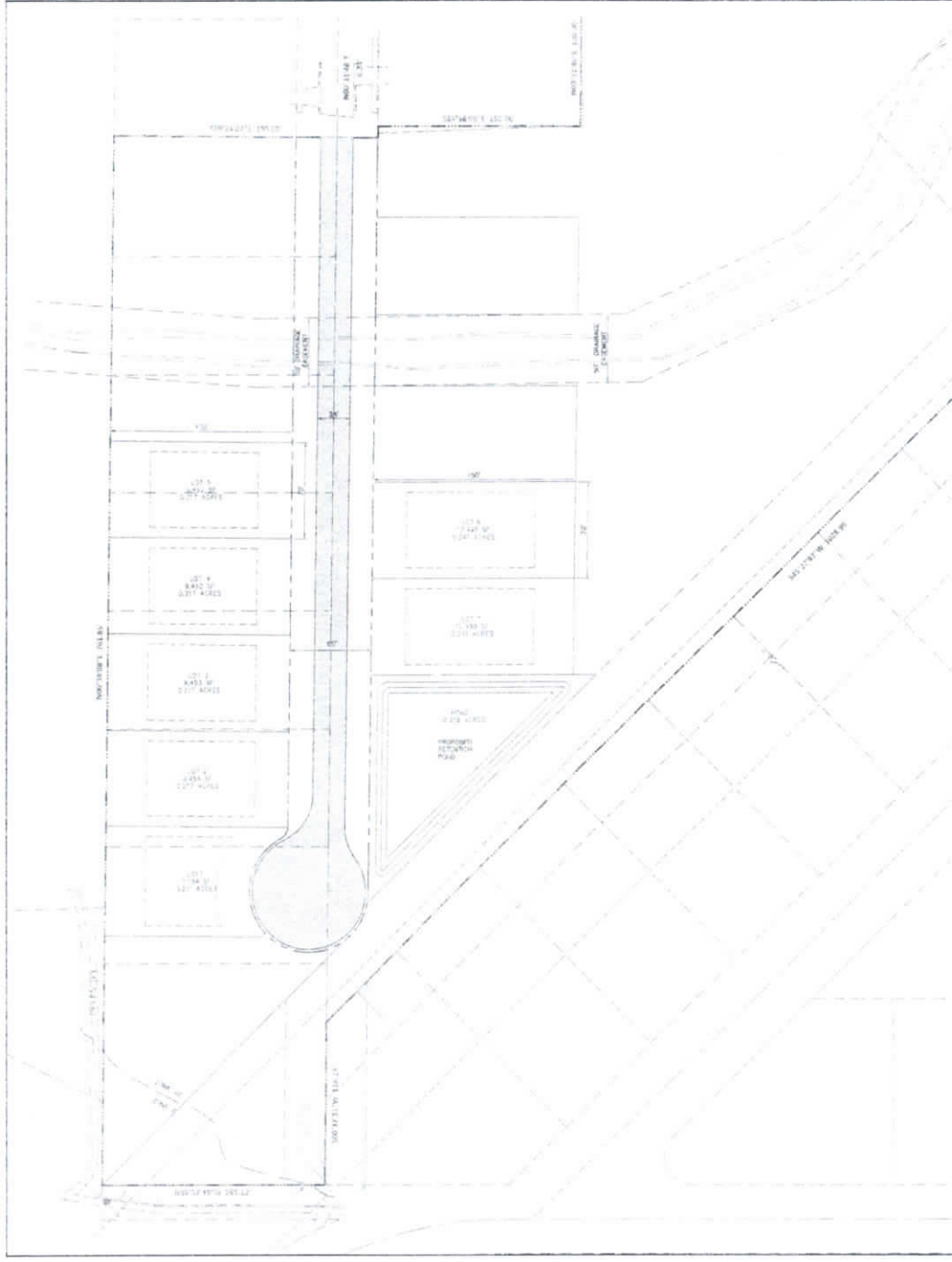
**ADDRESS:**  
HIBBARD DRIVE  
LONGWOOD, FL 32779

**Job Information**  
DATE: 10/15/2024  
TIME: 10:00 AM  
JOB: BOUNDARY & TOPOGRAPHIC SURVEY  
DRAWN BY: J. D. SMITH

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

**Altamax Surveying**  
10000 Highway 11, Suite 100  
Orlando, FL 32837  
Phone: 407-401-1000  
Email: info@altamaxsurveying.com  
www.altamaxsurveying.com



# LEGEND

|                              |     |
|------------------------------|-----|
| SITE BOUNDARY LINE           | --- |
| PROPOSED CENTER LINE OF ROAD | --- |
| PROPOSED RIGHT-OF-WAY LINE   | --- |
| PROPOSED LOT LINE            | --- |
| PROPOSED EASEMENT LINE       | --- |



|              |                                   |  |                                    |  |             |  |          |  |
|--------------|-----------------------------------|--|------------------------------------|--|-------------|--|----------|--|
| PROJECT NAME | HIBISCUS DEVELOPMENT              |  | TWA ENGINEERING & CONSULTING, PLLC |  | Project No. |  | Date     |  |
|              | HIBISCUS DRIVE, LONGWOOD FL 32779 |  |                                    |  | 17-40       |  | 12/20/18 |  |
| SHEET NAME   | PRELIMINARY LOT LAYOUT            |  | ALLEGATIONS                        |  | Score       |  | 17-40    |  |
|              |                                   |  | Building 107-102                   |  |             |  |          |  |



## USGFA-10

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets. The second step is to analyze the data. The third step is to develop a plan. The fourth step is to implement the plan. The fifth step is to evaluate the results.

# Property Record Card



**Parcel** 05-21-29-502-0B00-0010

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0010                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | HIBISCUS DR LONGWOOD, FL 32779                  |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,500             | \$2,500               |
| <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>         | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1308 | \$2,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0020

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0020                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | HIBISCUS DR LONGWOOD, FL 32779                  |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,500             | \$2,500               |
| <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>         | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

|                                           |                |
|-------------------------------------------|----------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$33.27</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$33.27</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1287 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

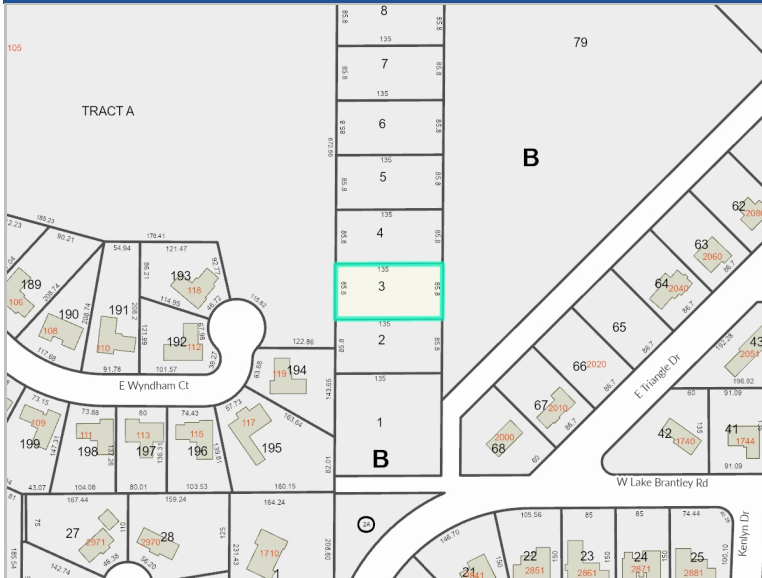
# Property Record Card



**Parcel** 05-21-29-502-0B00-0030

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0030                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | HIBISCUS DR LONGWOOD, FL 32779                  |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,500             | \$2,500               |
| <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>         | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

|                                           |                |
|-------------------------------------------|----------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$33.27</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$33.27</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5



| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1311 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |



# Property Record Card



**Parcel** 05-21-29-502-0B00-0040

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|  | Parcel 05-21-29-502-0B00-0040 | Owner(s) HIOCT DEVELOPMENT LLC | Property Address HIBISCUS DR LONGWOOD, FL 32779 | Mailing 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 | Subdivision Name LAKE BRANTLEY ISLES 2ND ADD | Tax District 01-COUNTY-TX DIST 1 | DOR Use Code 00-VACANT RESIDENTIAL | Exemptions None | AG Classification No |                        |                       |             |
|--|-------------------------------|--------------------------------|-------------------------------------------------|---------------------------------------------------------|----------------------------------------------|----------------------------------|------------------------------------|-----------------|----------------------|------------------------|-----------------------|-------------|
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | 2024 Working Values    | 2023 Certified Values |             |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Valuation Method       | Cost/Market           | Cost/Market |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Number of Buildings    | 0                     | 0           |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Depreciated Bldg Value |                       |             |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Depreciated EXFT Value |                       |             |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Land Value (Market)    | \$2,500               | \$2,500     |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Land Value Ag          |                       |             |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Just/Market Value      | \$2,500               | \$2,500     |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Portability Adj        |                       |             |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Save Our Homes Adj     | \$0                   | \$0         |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Non-Hx 10% Cap (AMD 1) | \$0                   | \$0         |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | P&G Adj                | \$0                   | \$0         |
|  |                               |                                |                                                 |                                                         |                                              |                                  |                                    |                 |                      | Assessed Value         | \$2,500               | \$2,500     |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 4 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1296 | \$2,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0050

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                               |                                                 | 2024 Working Values | 2023 Certified Values |
|-------------------------------|-------------------------------------------------|---------------------|-----------------------|
| <b>Parcel</b>                 | 05-21-29-502-0B00-0050                          |                     |                       |
| <b>Owner(s)</b>               | HIOCT DEVELOPMENT LLC                           |                     |                       |
| <b>Property Address</b>       | HIBISCUS DR LONGWOOD, FL 32779                  |                     |                       |
| <b>Mailing</b>                | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |                     |                       |
| <b>Subdivision Name</b>       | LAKE BRANTLEY ISLES 2ND ADD                     |                     |                       |
| <b>Tax District</b>           | 01-COUNTY-TX DIST 1                             |                     |                       |
| <b>DOR Use Code</b>           | 00-VACANT RESIDENTIAL                           |                     |                       |
| <b>Exemptions</b>             | None                                            |                     |                       |
| <b>AG Classification</b>      | No                                              |                     |                       |
| <b>Valuation Method</b>       |                                                 | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    |                                                 | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                                                 |                     |                       |
| <b>Depreciated EXFT Value</b> |                                                 |                     |                       |
| <b>Land Value (Market)</b>    |                                                 | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                                                 |                     |                       |
| <b>Just/Market Value</b>      |                                                 | \$2,500             | \$2,500               |
| <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>         |                                                 | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 5 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1314 | \$1,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0060

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0060                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | HIBISCUS DR LONGWOOD, FL 32779                  |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,500             | \$2,500               |
| <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>         | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

|                                           |                |
|-------------------------------------------|----------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$33.27</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$33.27</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 6 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1320 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card

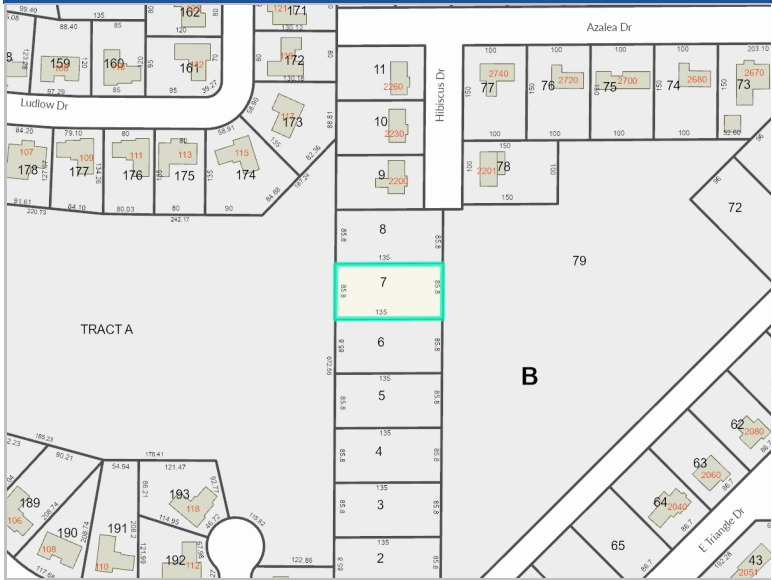


**Parcel** 05-21-29-502-0B00-0070

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0070                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | HIBISCUS DR LONGWOOD, FL 32779                  |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,500             | \$2,500               |
| <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>         | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

|                                           |                |
|-------------------------------------------|----------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$33.27</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$33.27</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 7 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5



| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1299 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card

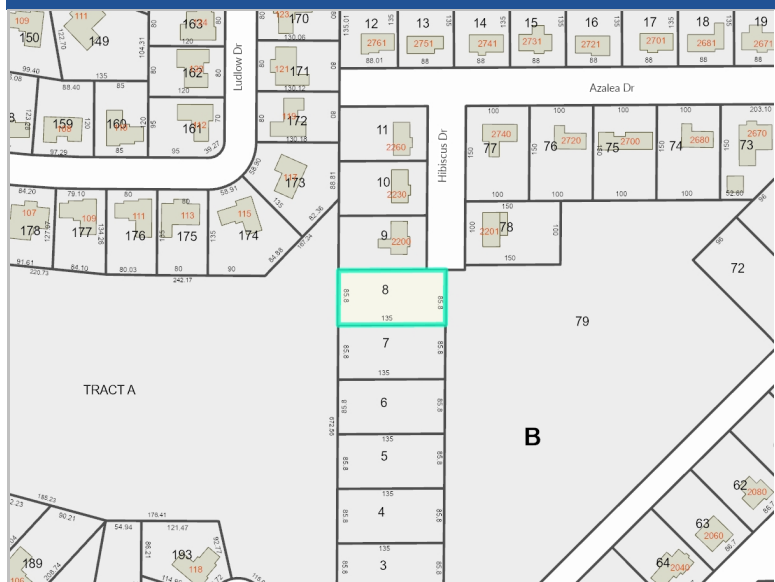


**Parcel** 05-21-29-502-0B00-0080

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0080                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | HIBISCUS DR LONGWOOD, FL 32779                  |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$2,500             | \$2,500               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$2,500             | \$2,500               |
| <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>         | \$2,500             | \$2,500               |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 8 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$2,500          | \$0           | \$2,500       |
| SJWM(Saint Johns Water Management) | \$2,500          | \$0           | \$2,500       |
| FIRE                               | \$2,500          | \$0           | \$2,500       |
| COUNTY GENERAL FUND                | \$2,500          | \$0           | \$2,500       |
| Schools                            | \$2,500          | \$0           | \$2,500       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1305 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$2,500.00  | \$2,500    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0700

**Property Address** W TRIANGLE DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                   | Parcel                                          | 2024 Working Values           |  | 2023 Certified Values         |  |
|-------------------|-------------------------------------------------|-------------------------------|--|-------------------------------|--|
|                   |                                                 | Cost/Market                   |  | Cost/Market                   |  |
| Owner(s)          | HIOCT DEVELOPMENT LLC                           |                               |  |                               |  |
| Property Address  | W TRIANGLE DR LONGWOOD, FL 32779                |                               |  |                               |  |
| Mailing           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |                               |  |                               |  |
| Subdivision Name  | LAKE BRANTLEY ISLES 2ND ADD                     |                               |  |                               |  |
| Tax District      | 01-COUNTY-TX DIST 1                             |                               |  |                               |  |
| DOR Use Code      | 00-VACANT RESIDENTIAL                           |                               |  |                               |  |
| Exemptions        | None                                            |                               |  |                               |  |
| AG Classification | No                                              |                               |  |                               |  |
|                   |                                                 | <b>Valuation Method</b>       |  | <b>Number of Buildings</b>    |  |
|                   |                                                 |                               |  | 0                             |  |
|                   |                                                 | <b>Depreciated Bldg Value</b> |  | <b>Depreciated EXFT Value</b> |  |
|                   |                                                 | <b>Land Value (Market)</b>    |  | \$4,000                       |  |
|                   |                                                 | <b>Land Value Ag</b>          |  | \$4,000                       |  |
|                   |                                                 | <b>Just/Market Value</b>      |  | \$4,000                       |  |
|                   |                                                 | <b>Portability Adj</b>        |  |                               |  |
|                   |                                                 | <b>Save Our Homes Adj</b>     |  | \$0                           |  |
|                   |                                                 | <b>Non-Hx 10% Cap (AMD 1)</b> |  | \$0                           |  |
|                   |                                                 | <b>P&amp;G Adj</b>            |  | \$0                           |  |
|                   |                                                 | <b>Assessed Value</b>         |  | \$4,000                       |  |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$53.23

**2023 Tax Bill Amount** \$53.23

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 70 & N 1/2 OF VACD R/W ADJ ON S BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$4,000          | \$0           | \$4,000       |
| SJWM(Saint Johns Water Management) | \$4,000          | \$0           | \$4,000       |
| FIRE                               | \$4,000          | \$0           | \$4,000       |
| COUNTY GENERAL FUND                | \$4,000          | \$0           | \$4,000       |
| Schools                            | \$4,000          | \$0           | \$4,000       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1317 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |
| QUIT CLAIM DEED | 05/01/1978 | 01167 | 1083 | \$100    | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$4,000.00  | \$4,000    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0710

**Property Address** W TRIANGLE DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0710                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | W TRIANGLE DR LONGWOOD, FL 32779                |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$4,000             | \$4,000               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$4,000             | \$4,000               |
| <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>         | \$4,000             | \$4,000               |

## 2023 Certified Tax Summary

|                                           |                |
|-------------------------------------------|----------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$53.23</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$53.23</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 71 & N 1/2 OF VACD R/W ADJ ON S BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5



| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$4,000          | \$0           | \$4,000       |
| SJWM(Saint Johns Water Management) | \$4,000          | \$0           | \$4,000       |
| FIRE                               | \$4,000          | \$0           | \$4,000       |
| COUNTY GENERAL FUND                | \$4,000          | \$0           | \$4,000       |
| Schools                            | \$4,000          | \$0           | \$4,000       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1290 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |
| QUIT CLAIM DEED | 05/01/1978 | 01167 | 1083 | \$100    | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$4,000.00  | \$4,000    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0720

**Property Address** W TRIANGLE DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0720                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | W TRIANGLE DR LONGWOOD, FL 32779                |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$4,000             | \$4,000               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$4,000             | \$4,000               |
| <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>         | \$4,000             | \$4,000               |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$53.23

**2023 Tax Bill Amount** \$53.23

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 72 & N 1/2 OF VACD R/W ADJ ON S BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$4,000          | \$0           | \$4,000       |
| SJWM(Saint Johns Water Management) | \$4,000          | \$0           | \$4,000       |
| FIRE                               | \$4,000          | \$0           | \$4,000       |
| COUNTY GENERAL FUND                | \$4,000          | \$0           | \$4,000       |
| Schools                            | \$4,000          | \$0           | \$4,000       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1293 | \$3,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |
| QUIT CLAIM DEED | 05/01/1978 | 01167 | 1083 | \$100    | No        | Vacant   |

| Land   |          |       |       |             |            |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT    |          |       | 1     | \$4,000.00  | \$4,000    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

# Property Record Card



**Parcel** 05-21-29-502-0B00-0790

**Property Address** LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 05-21-29-502-0B00-0790                          |
| <b>Owner(s)</b>          | HIOCT DEVELOPMENT LLC                           |
| <b>Property Address</b>  | LONGWOOD, FL 32779                              |
| <b>Mailing</b>           | 16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877 |
| <b>Subdivision Name</b>  | LAKE BRANTLEY ISLES 2ND ADD                     |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 00-VACANT RESIDENTIAL                           |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$9,382             | \$9,382               |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$9,382             | \$9,382               |
| <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>         | \$9,382             | \$9,382               |

## 2023 Certified Tax Summary

|                                           |                 |
|-------------------------------------------|-----------------|
| <b>2023 Tax Amount w/o Exemptions/Cap</b> | <b>\$124.86</b> |
| <b>2023 Tax Bill Amount</b>               | <b>\$124.86</b> |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 79 & N 1/2 OF VACD R/W ADJ ON S & E 1/2 OF VACD R/W ADJ ON W BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$9,382          | \$0           | \$9,382       |
| SJWM(Saint Johns Water Management) | \$9,382          | \$0           | \$9,382       |
| FIRE                               | \$9,382          | \$0           | \$9,382       |
| COUNTY GENERAL FUND                | \$9,382          | \$0           | \$9,382       |
| Schools                            | \$9,382          | \$0           | \$9,382       |

| Sales           |            |       |      |          |           |          |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp  |
| CORRECTIVE DEED | 04/17/2020 | 09646 | 0637 | \$35,800 | No        | Improved |
| WARRANTY DEED   | 04/17/2019 | 09343 | 0663 | \$35,800 | Yes       | Vacant   |
| WARRANTY DEED   | 01/01/2018 | 09093 | 1302 | \$4,000  | No        | Vacant   |
| WARRANTY DEED   | 05/01/2008 | 06995 | 0362 | \$55,000 | No        | Vacant   |
| WARRANTY DEED   | 12/01/2004 | 05550 | 1292 | \$4,000  | No        | Vacant   |

| Land    |          |       |       |             |            |
|---------|----------|-------|-------|-------------|------------|
| Method  | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE |          |       | 3.95  | \$4,750.00  | \$9,382    |

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

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

| Zoning |                         |                 |                             |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                           |                         |                |         |            |        |
|---------------------|-------|---------------|---------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SUNSHINE WATER SERVICES | 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 - MICHAEL BANKSON | Dist 10 - Jason Brodeur | 33              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Wekiva                     | Teague                 | Lake Brantley        |

\*

3/14/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:58:57  
PROJ # 24-80000043 RECEIPT # 0075175  
OWNER:  
JOB ADDRESS: LOT #:

|                 |       |       |     |
|-----------------|-------|-------|-----|
| PRE APPLICATION | 50.00 | 50.00 | .00 |
|-----------------|-------|-------|-----|

|                      |       |
|----------------------|-------|
| TOTAL FEES DUE.....: | 50.00 |
|----------------------|-------|

|                       |       |
|-----------------------|-------|
| AMOUNT RECEIVED.....: | 50.00 |
|-----------------------|-------|

\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

|                        |                                   |             |
|------------------------|-----------------------------------|-------------|
| COLLECTED BY: DRHR01   | BALANCE DUE.....:                 | .00         |
| CHECK NUMBER.....:     | 019405080794                      |             |
| CASH/CHECK AMOUNTS...: | 50.00                             |             |
| COLLECTED FROM:        | WESTERN UNION                     |             |
| DISTRIBUTION.....:     | 1 - COUNTY    2 - CUSTOMER    3 - | 4 - FINANCE |



**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>HIBISCUS DEVELOPMENT - PRE-APPLICATION</b>                                                                                                                  | <b>PROJ #: 24-80000043</b>                                                                                                           |
| APPLICATION FOR:                                                                                                            | DR - PRE-APPLICATION DRC                                                                                                                                       |                                                                                                                                      |
| APPLICATION DATE:                                                                                                           | 3/14/24                                                                                                                                                        |                                                                                                                                      |
| RELATED NAMES:                                                                                                              | EP DEVIN PIERSON                                                                                                                                               |                                                                                                                                      |
| PROJECT MANAGER:                                                                                                            | JOY GILES (407) 665-7399                                                                                                                                       |                                                                                                                                      |
| PARCEL ID NO.:                                                                                                              | 05-21-29-502-0B00-0010                                                                                                                                         |                                                                                                                                      |
| PROJECT DESCRIPTION                                                                                                         | PROPOSED SUBDIVISION FOR 7 SINGLE FAMILY RESIDENTIAL LOTS ON 6.33 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF HIBISCUS DR, WEST OF AZALEA DR |                                                                                                                                      |
| NO OF ACRES                                                                                                                 | 6.33                                                                                                                                                           |                                                                                                                                      |
| BCC DISTRICT                                                                                                                | 3-LEE CONSTANTINE                                                                                                                                              |                                                                                                                                      |
| CURRENT ZONING                                                                                                              | R-1                                                                                                                                                            |                                                                                                                                      |
| LOCATION                                                                                                                    | ON THE SOUTH SIDE OF HIBISCUS DR, WEST OF AZALEA DR                                                                                                            |                                                                                                                                      |
| FUTURE LAND USE-                                                                                                            | LDR                                                                                                                                                            |                                                                                                                                      |
| <b>APPLICANT:</b>                                                                                                           |                                                                                                                                                                | <b>CONSULTANT:</b>                                                                                                                   |
| DEVIN PIERSON<br>HIOCT DEVELOPMENT LLC<br>WEST TRIANGLE DR<br>LONGWOOD FL 32779<br>(321) 277-0117<br>DEVINPIERSON@GMAIL.COM |                                                                                                                                                                | TOUFIC AWAD PE<br>TWA ENGINEERING & CONSULTING<br>41 CENTIMETERS DR<br>MAULDIN SC 29667<br>(786) 777-8727<br>TOUFIC.AWAD@HOTMAIL.COM |

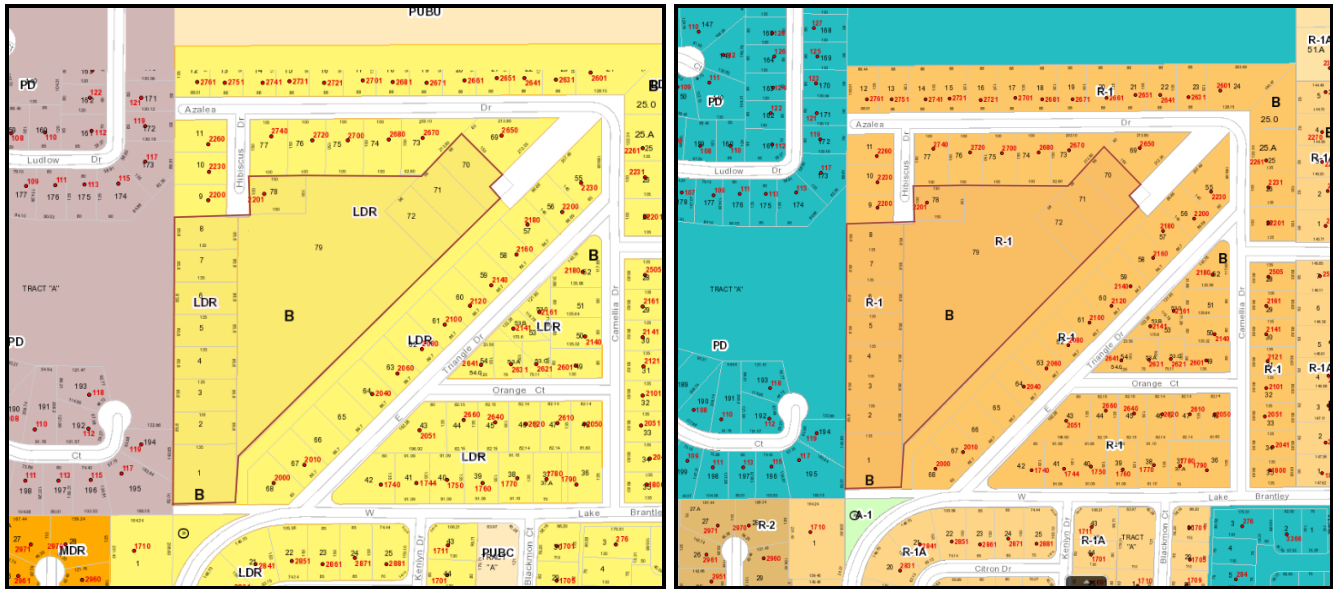
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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](#).

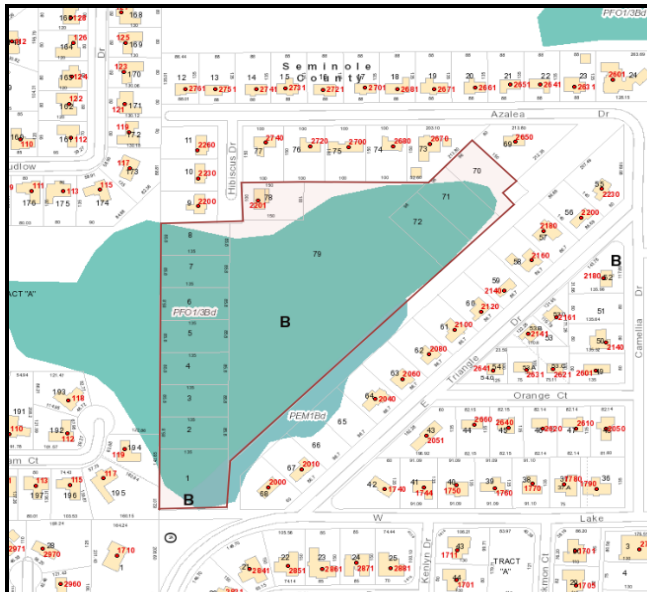
## PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use designation with R-1 (Single Family Dwelling) zoning.
- The Low Density Residential FLU allows a maximum density of 4 dwelling units per net buildable acre.

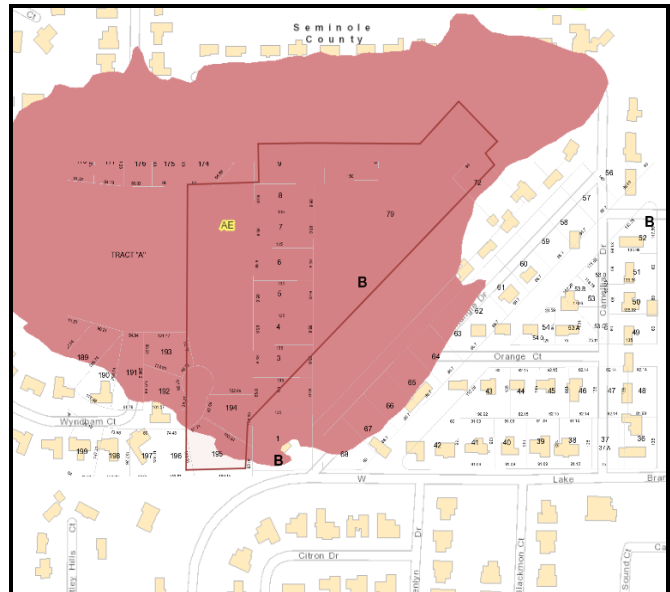
## PROJECT AREA ZONING AND AERIAL MAPS



### WETLANDS SHOWN IN GREEN



### FLOODPLAIN SHOWN IN RED





### AGENCY/DEPARTMENT COMMENTS

|    | REVIEWED BY            | TYPE                                                                                                                                                                                                                                                                                                 | STATUS    |
|----|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. | Buffers and CPTED      | Buffer information can be found here:<br><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC_BU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASC_BU</a> | Info Only |
| 2. | Buffers and CPTED      | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.                                                                                                                                                                                                                   | Info Only |
| 3. | Buffers and CPTED      | Parking lot landscaping maybe required in accordance with SCLDC Sec. 30. 1292.                                                                                                                                                                                                                       | Info Only |
| 4. | Buffers and CPTED      | A landscape plan will be required at time of site plan review.                                                                                                                                                                                                                                       | Info Only |
| 5. | Buffers and CPTED      | For a full buffer review, please provide the net buildable area and the proposed density.                                                                                                                                                                                                            | Info Only |
| 6. | Comprehensive Planning | The future land use is Low Density Residential (LDR) which allows for a density of 4 single family dwelling unit per 1 net buildable acre. This land use requires a full range of basic services and facilities.                                                                                     | Info Only |

|     |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
|-----|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                        | See Seminole County Comprehensive Plan Page FLU-127.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| 7.  | Comprehensive Planning | Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 8.  | Comprehensive Planning | Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 9.  | Environmental Services | This development is within Seminole County's potable water service area and is required to connect. There is a 2" PVC potable water main running along the west side of Hibiscus Drive. There is a 4" PVC potable water main running along the east side of E Triangle Drive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 10. | Environmental Services | This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service it. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, subsection (4), parts (a) and (b), since these proposed lots would need to be serviced by septic systems, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these may need an enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have. | Info Only |
| 11. | Environmental Services | This development is not within any reclaim water service areas so irrigation would be provided by the lots' potable water systems via potable irrigation water service.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 12. | Environmental Services | Be aware that there is limited fire protection due to the small diameter water mains in the area. Coordination with Sunshine Water Services to run a fire hydrant off of their nearby water main that runs along W Lake Brantley Rd may be needed to service adequate fire protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Info Only |
| 13. | Natural Resources      | Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 14. | Natural Resources      | Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |



|     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |
|-----|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                          | may not be done within this buffer. SCCP Con. 7.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |
| 15. | 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 |
| 16. | Natural Resources        | The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 Section 2 for requirements for development within the Wekiva Study Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 17. | Natural Resources        | The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22                                                                                                                                                                                                                            | Info Only |
| 18. | Natural Resources        | Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info Only |
| 19. | Natural Resources        | Show tree replacement table with site plan submission. SCLDC 60.22(f)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 20. | Natural Resources        | Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 21. | 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 |
| 22. | Planning and Development | The subject site has a Low Density Residential Future Land Use designation with R-1 (Single Family Dwelling) zoning.<br><br>The Low Density Residential FLU allows a maximum density of four (4) dwelling units per net buildable acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 23. | Planning and             | Net Buildable Acreage: The total number of acres excluding rights-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |

|     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |
|-----|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     | Development                  | of-way, transmission and power line easements and lakes and areas defined as wetlands and flood prone areas.                                                                                                                                                                                                                                                                                                                                                                           |           |
| 24. | Planning and Development     | The R-1 zoning district requires a minimum lot size of 8,400 square feet with a minimum lot width of 70 feet at building line.                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 25. | Planning and Development     | The R-1 zoning district building setbacks are as follows: Front Yard 25 feet; Side Yard 7.5 feet; Side Street 25 feet; Rear Yard 30 feet.<br><br>The maximum allowable building height is 35 feet.                                                                                                                                                                                                                                                                                     | Info Only |
| 26. | Planning and Development     | Redevelopment of the site into a seven (7) lot subdivision under the existing R-1 (Single Family Dwelling) zoning classification will require approval of the subdivision process.                                                                                                                                                                                                                                                                                                     | Info Only |
| 27. | Planning and Development     | <b><u>The Subdivision Approval Process:</u></b><br><br><ul style="list-style-type: none"> <li>• 1st step: Approval the Preliminary Subdivision Plan (PSP). The PSP must be approved by Staff and by the Planning &amp; Zoning Board as a technical review item.</li> <li>• 2nd step: Approval of the Final Engineering Plans.</li> <li>• 3rd step: Approval of the Final Plat. The Final Plat must also be approved by the Board of County Commissioners as a consent item.</li> </ul> | Info Only |
| 28. | Planning and Development     | 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.                                                                                                        | Info Only |
| 29. | Planning and Development     | The site contains wetlands and floodplain.<br><br>A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries. Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.                                                                                                                                                                                   | Info Only |
| 30. | 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 |
| 31. | 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 |
| 32. | Public Safety - Fire Marshal | Future building shall require: 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 |
| 33. | Public Works - Engineering   | Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. The flood elevation is elevation 59' NAVD and most of the property is around 54'-55' NAVD. It is not clear how volumetric compensation could be                                                                                                                                                  | Info Only |



|     |                            |                                                                                                                                                                                                                                                                                                                                                                         |           |
|-----|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                            | achieved.                                                                                                                                                                                                                                                                                                                                                               |           |
| 34. | Public Works - Engineering | The proposed project is located within the Big Wekiva drainage basin.                                                                                                                                                                                                                                                                                                   | Info Only |
| 35. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.                                                                                                                                                                                                                                                                                     | Info Only |
| 36. | Public Works - Engineering | Based on a preliminary review, the site has a known drainage issue, therefore the site will be required to retain the pre versus post development volumetric difference for the 25-year, 24-hour storm event volume onsite without discharge.                                                                                                                           | Info Only |
| 37. | Public Works - Engineering | Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.                                                                                                                                                                                                                              | Info Only |
| 38. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope provide significant storage for this area. In general the drainage flows to the northeast.                                                                                                                                                                                                         | Info Only |
| 39. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to the onsite depression before leaving at the northeast corner of the site.                                                                                                                                                                                                                                 | Info Only |
| 40. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering.                                                                                                                                                                                                                                                                                                     | Info Only |
| 41. | Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>                                                                                                                                                                                                                              | Info Only |
| 42. | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . | Info Only |
| 43. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )                                                                                                                 | Info Only |
| 44. | Public Works - Engineering | The roadway geometry meets County standards. The roadway structure meets County standards. Note that the road would have to be extended as part of this project and would be required to have a 50' ROW and County Standard roads.                                                                                                                                      | Info Only |
| 45. | Public Works - Engineering | Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.                                                                                                                               | Info Only |
| 46. | Public Works - Engineering | Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.                            | Info Only |

|     |                            |                                                                                                                                                                                                                          |           |
|-----|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 47. | Public Works - Engineering | A minimum three (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements. | 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                      | REVIEWER                                                                                                 |
|---------------------------------|----------------------------------------------------------------------------------------------------------|
| Environmental Services          | James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a> |
| Public Safety - Fire Marshal    | Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>         |
| Environmental - Impact Analysis | Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>              |
| Natural Resources               | Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>        |
| Comprehensive Planning          | Tyler Reed <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>                    |
| Public Works - Engineering      | Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>                |
| Planning and Development        | Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@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>         |
| 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>                                                                               |



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0349**

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### **Title:**

#### **DUNKIN DONUTS/BASKIN ROBBINS - PRE-APPLICATION**

**Project Number:** 24-80000044

**Project Description:** Proposed Site Plan to renovate an existing bank into a Dunkin Donuts/Baskin Robbins restaurant on 0.51 acres in the PD Zoning District located on the northeast corner of Red Bug Lake Rd and Dodd Rd

**Project Manager:** Tyler Reed (407) 665-7398 (treed@seminolecountyfl.gov)

**Parcel ID:** 24-21-30-519-0000-0030

**BCC District:** 2-Zembower

**Applicant:** Steve Jenkins (813) 763-8462

**Consultant:** John Roman (727) 781-7525



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

PROJ. #: 24-80000044  
PM: Tyler  
REC'D: 3/14/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00\*  
(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME: Dunkin Donuts/Baskin Robbins 5202 Red Bug Lake Road  
PARCEL ID #(S): 24-21-30-519-0000-0030  
TOTAL ACREAGE: 0.506 BCC DISTRICT: 2 Zembower  
ZONING: PD - Planned Development FUTURE LAND USE: PD

#### APPLICANT

NAME: Steve Jenkins COMPANY: HZ Coffee Group  
ADDRESS: 4415 Highway 6 South  
CITY: Sugar Land STATE: TX ZIP: 77478  
PHONE: 813-763-8462 EMAIL: sjenkins@coffeehzgroup.com

#### CONSULTANT

NAME: John Roman COMPANY: Oliveri Architects  
ADDRESS: 1004 Indiana Ave  
CITY: Palm Harbor STATE: FL ZIP: 34683  
PHONE: 727-781-7525 EMAIL: john@oliveriarchitects.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Interior and exterior renovations to an existing bank building for a new Dunkin Donuts/Baskin Robbins store.

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

#### STAFF USE ONLY

|                                                                                           |                   |                                                                   |
|-------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------|
| COMMENTS DUE: 3/22                                                                        | COM DOC DUE: 3/28 | DRC MEETING: 4/3                                                  |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: |                   |                                                                   |
| ZONING: PD                                                                                | FLU: PD           | LOCATION: on the northeast corner of Red Bug Lake Rd, and Dodd Rd |
| W/S: Seminole County                                                                      | BCC: 2: Zembower  |                                                                   |

March 12, 2024

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

Re: Dunkin/Baskin  
5202 Red Bug Lake Road  
Winter Springs, FL 32708  
Parcel Number: 24-21-30-519-0000-0030  
(OA #23-151)

To Whom It May Concern:

We are proposing to renovate and convert the existing bank to a Dunkin Donuts/Baskin Robbins store. The bank is located at the corner of Red Bug Lake Road and Dodd Road (Parcel #24-21-30-519-0000-0030). The renovation work will include interior and exterior renovation to the existing building to implement the Dunkin brand specifics. This will include removing the existing bank drive through canopy system and reworking the existing site to create a drive through lane that meets the Dunkin brand requirements.

Please see the attached Design Development Scheme 'D' package that includes the following information:

- Existing/Demolition Architectural Site Plan
- Existing/Demolition Floor Plan
- Existing/Demolition Roof Plan
- Existing/Demolition Exterior Elevations
- Proposed Architectural Site Plan
- Proposed Floor Plan
- Proposed Roof Plan
- Proposed Exterior Elevations
- Proposed Colored Elevations

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,  
OLIVERI ARCHITECTS



SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

| LINE       | BEARING       | DISTANCE |
|------------|---------------|----------|
| L1 (Msd)   | S 49°44'14" E | 49.75    |
| L1 (Plot)  | S 45°23'59" E | 49.75    |
| L2 (Msd)   | N 89°30'24" E | 158.09   |
| L2 (Plot)  | N 89°52'29" E | 158.09   |
| L3 (Msd)   | S 87°28'21" E | 43.59    |
| L3 (Plot)  | S 87°08'53" E | 43.59    |
| L4 (Plot)  | N 00°21'35" W | 32.81    |
| L4 (Plot)  | N 00°00'00" E | 33.27    |
| L5 (Msd)   | N 89°38'25" E | 116.68   |
| L5 (Plot)  | N 90°00'00" E | 116.30   |
| L6 (Msd)   | N 89°38'25" E | 112.83   |
| L6 (Plot)  | N 90°00'00" E | 113.32   |
| L7 (Msd)   | N 82°32'30" W | 51.58    |
| L7 (Plot)  | N 82°10'55" W | 51.58    |
| L8 (Msd)   | N 50°06'43" W | 71.32    |
| L8 (Plot)  | N 49°48'08" W | 71.12    |
| L9 (Msd)   | N 62°53'33" W | 16.28    |
| L9 (Plot)  | S 81°47'51" E | 16.38    |
| L10 (Msd)  | S 00°55'44" W | 41.35    |
| L10 (Plot) | N 01°23'22" E | 41.47    |
| L11 (Msd)  | N 89°13'22" W | 62.27    |
| L11 (Plot) | S 89°16'08" E | 62.27    |
| L12 (Msd)  | N 66°35'18" W | 12.95    |
| L12 (Plot) | S 86°02'31" E | 12.92    |

| CURVE     | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-----------|------------|--------|-------------|---------------|--------------|
| C1 (Msd)  | 27.32      | 48.50  | 32°16'11"   | S 35°59'47" E | 26.98        |
| C1 (Plot) | 27.32      | 48.50  | 32°16'11"   | S 35°24'02" E | 26.98        |

SYMBOL LEGEND

- R/W - Right-of-Way  
O - Monumentation Found as Noted  
5/8" Iron Pin w/Cap Set Stamped "PSM 5730"  
PK/MAG Nail or Railroad Spike Found as Noted  
Concrete Monument Found As Noted  
No. of Regular Parking Spaces  
No. of Handicap Parking Spaces  
Storm Manhole  
Curb Inlet Basin w/ Grate  
Catch Basin  
Cleanout  
Sanitary Manhole  
Fire Hydrant  
Water Valve  
Water Meter  
Air Condition Unit  
Grease Trap  
Electric Transformer  
Utility Vault  
Handicap Space  
Sign  
Wall (As Noted)  
Utility Pole  
Traffic Pole  
Light Pole  
Overhead Utilities  
No Parking Area  
Building Area

VESTED IN:  
INLAND WESTERN SPRINGS RED BUG, L.L.C.,  
a Delaware limited liability company  
Book 6063, Page 1085  
PARCEL ID: 24-21-30-519-0000-00030

LAND AREA:  
22,057 Square Feet  
0.506 Acres

Now or Formerly:  
Wal-Mart Stores East LP,  
a Delaware limited partnership  
Book: 441, Page: 105  
Parcel ID: 24-21-30-519-0000-0010

VESTED IN:  
INLAND WESTERN WINTER SPRINGS RED BUG, L.L.C.,  
a Delaware limited liability company  
Book 6063, Page 1085  
PARCEL ID: 24-21-30-519-0000-00020

LAND AREA:  
133,382 Square Feet  
3.062 Acres

Now or Formerly:  
1P9 MF WINTER SPRINGS LLC,  
a Delaware limited partnership  
Book: 8486, Page: 1612  
Parcel ID: 24-21-30-500-0098-0000

Now or Formerly:  
Wal-Mart Stores East LP,  
Parcel ID: 24-21-30-519-0A00-0000

Drainage Easement  
Plot Book 63, Page 24-27  
Book 3455, Page 1937

15' Sanitary Sewer Easement  
Plot Book 63, Page 24-27  
Book 3455, Page 1937

Drainage Easement  
Plot Book 63, Page 24-27  
Book 3455, Page 1937

15' Water Easement  
Plot Book 63, Page 24-27  
Book 3455, Page 1937

6' Brick Wall On  
Property Line  
(Ownership Unknown)

6' Brick Wall On  
Property Line  
(Ownership Unknown)

15' Drainage Easement  
Plot Book 63, Page 24-27  
Book 3455, Page 1937

15' Water Easement  
Plot Book 63, Page 24-27  
Book 3455, Page 1937

6' Concrete Curb

6' Concrete Curb

6' Concrete Curb

6' Concrete Curb

6' Concrete Curb

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6' Concrete Curb

Red Bug Lake Road

Public Right-of-Way Varies per Seminole County Right-of-Way Map Project No. 86040.16

Asphalt Pavement

**millman**  
National Land Services

Transforming the Industry  
Surveying  
Zoning  
Environmental  
Real Support - Title Review

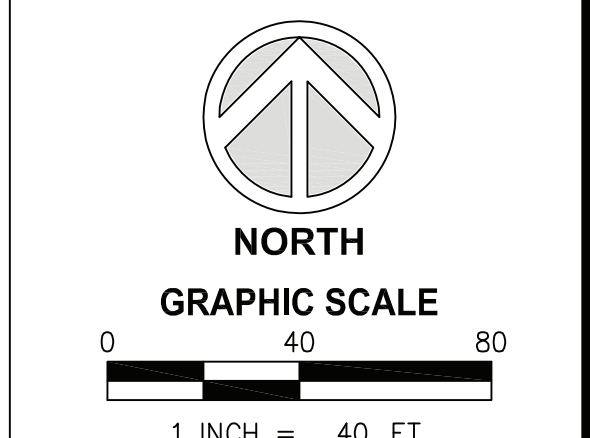
Millman Surveying, Inc.  
Corporate Headquarters  
4111 Bradley Circle NW  
Canton, OH 44718  
Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmanland.com  
landsurveyors@millmanland.com

BOUNDARY and ALTA/NSPS  
LAND TITLE SURVEY  
PREPARED FOR:

**CROW HOLDINGS  
CAPITAL REAL  
ESTATE**

3819 Maple Avenue  
Dallas, Texas 75219

5256 Red Bug Lake Road  
City of Winter Springs  
County of Seminole  
State of Florida



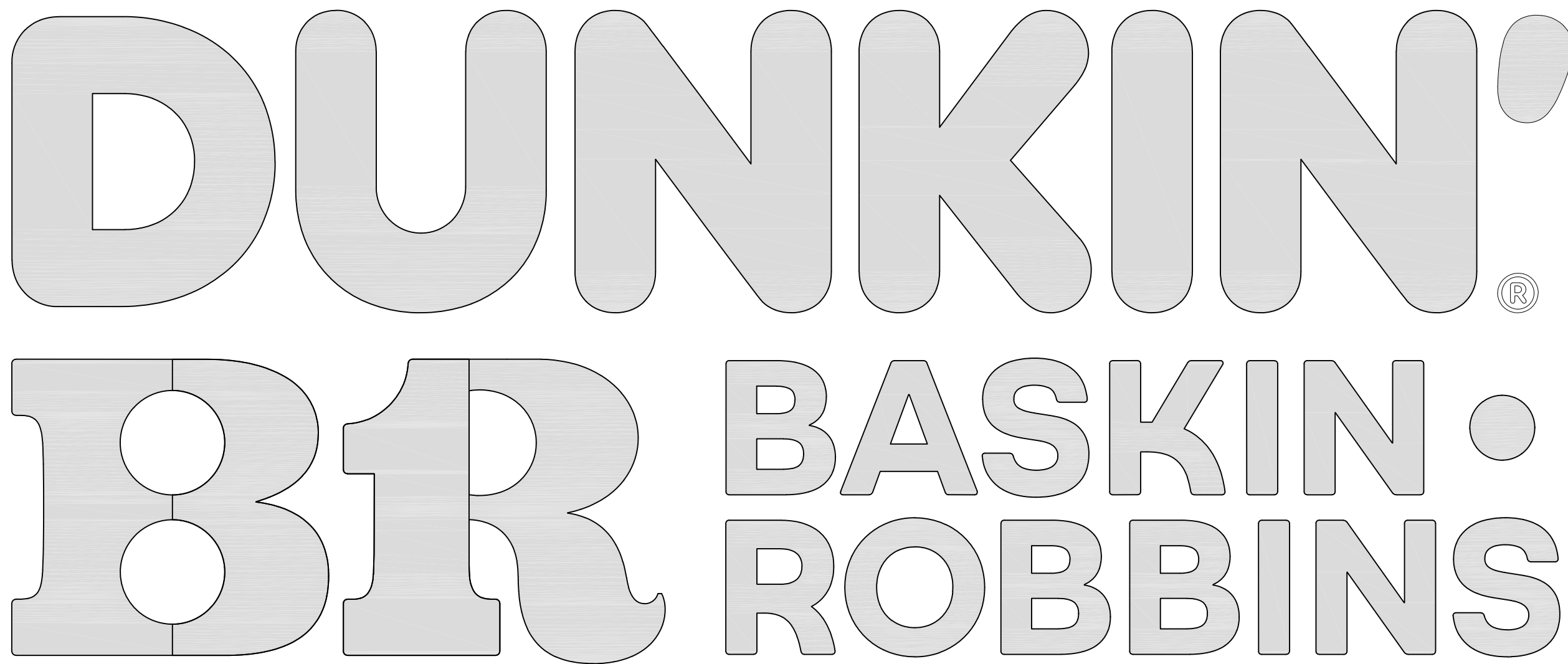
Surveyor's Seal

Sheet No. **2** of **2**

MSI Project No. 41214  
Prior MSI Project No. 40034  
PC: EF  
PM: MG Drafter: CRI

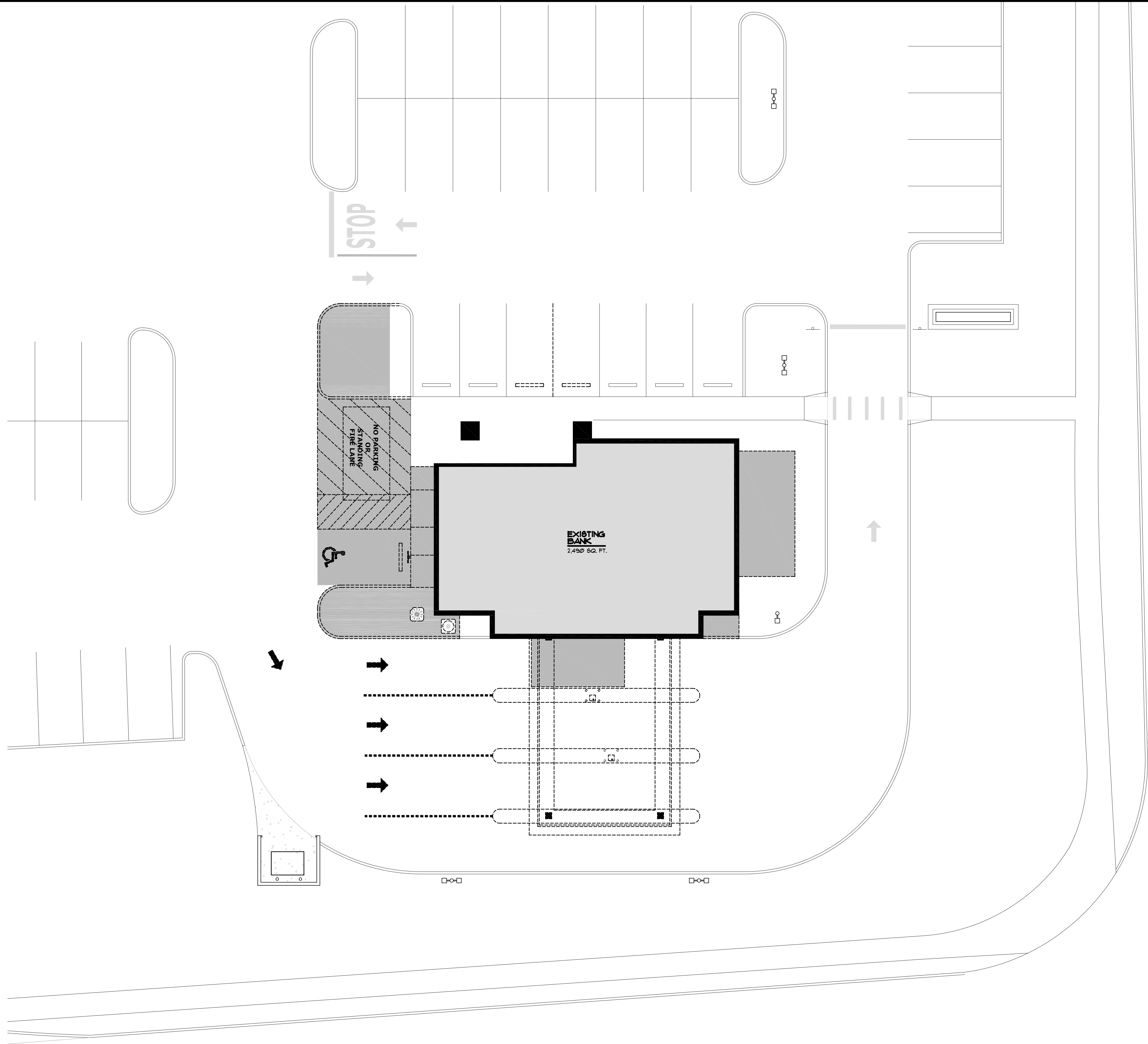


INTERIOR/EXTERIOR RENOVATIONS FOR



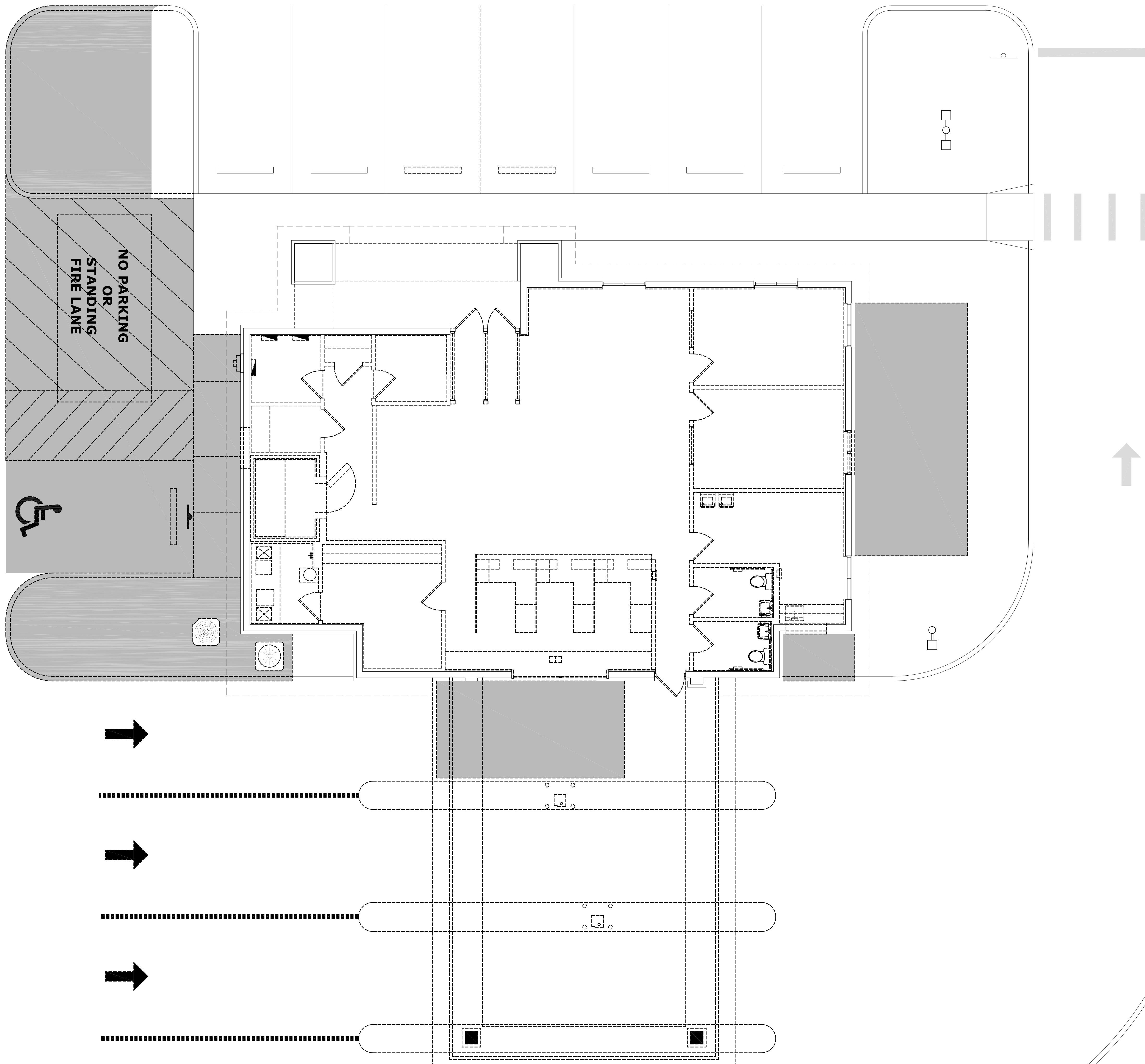
5202 RED BUG LAKE ROAD  
WINTER SPRINGS, FLORIDA 32708  
SEMINOLE COUNTY

|                                                                                                                                                                                       |  |    |
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| REVISIONS                                                                                                                                                                             |  | BY |
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| <div>○</div>                                                                                                                                                                          |  |    |
| DESIGN<br>DEVELOPMENT<br>SCHEME 'D'                                                                                                                                                   |  |    |
| Interior/Exterior Renovations for<br><b>DUNKIN'<br/>BASKIN-ROBBINS</b><br>5202 Red Bug Lake Road<br>Winter Springs, FL 32708<br>Seminole County                                       |  |    |
| Date: 02.29.24                                                                                                                                                                        |  |    |
| Scale: AS NOTED                                                                                                                                                                       |  |    |
| Project Mgr: JDR                                                                                                                                                                      |  |    |
| Drawn: JDR                                                                                                                                                                            |  |    |
| Job: 23-151                                                                                                                                                                           |  |    |
| Sheet<br><b>T1</b>                                                                                                                                                                    |  |    |



**EXISTING/DEMOLITION ARCHITECTURAL SITE PLAN**  
SCALE: 3/32"=1'-0"

|                                                                                                                                                                                                        |  |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|
| REVISIONS                                                                                                                                                                                              |  | BY        |
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| <div>DESIGN<br/>DEVELOPMENT<br/>SCHEME 'D'</div>                                                                                                                                                       |  |           |
| <div>Interior/Exterior Renovations for<br/><b>DUNKIN<br/>BASKIN</b><br/>5202 Red Bug Lake Road<br/>Winter Springs, FL 32708<br/>Seminole County</div>                                                  |  |           |
| Date: 02.29.24                                                                                                                                                                                         |  |           |
| Scale: AS NOTED                                                                                                                                                                                        |  |           |
| Project Mgr: JDR                                                                                                                                                                                       |  |           |
| Drawn: JDR                                                                                                                                                                                             |  |           |
| Job: 23-151                                                                                                                                                                                            |  |           |
| Sheet                                                                                                                                                                                                  |  | <b>D1</b> |

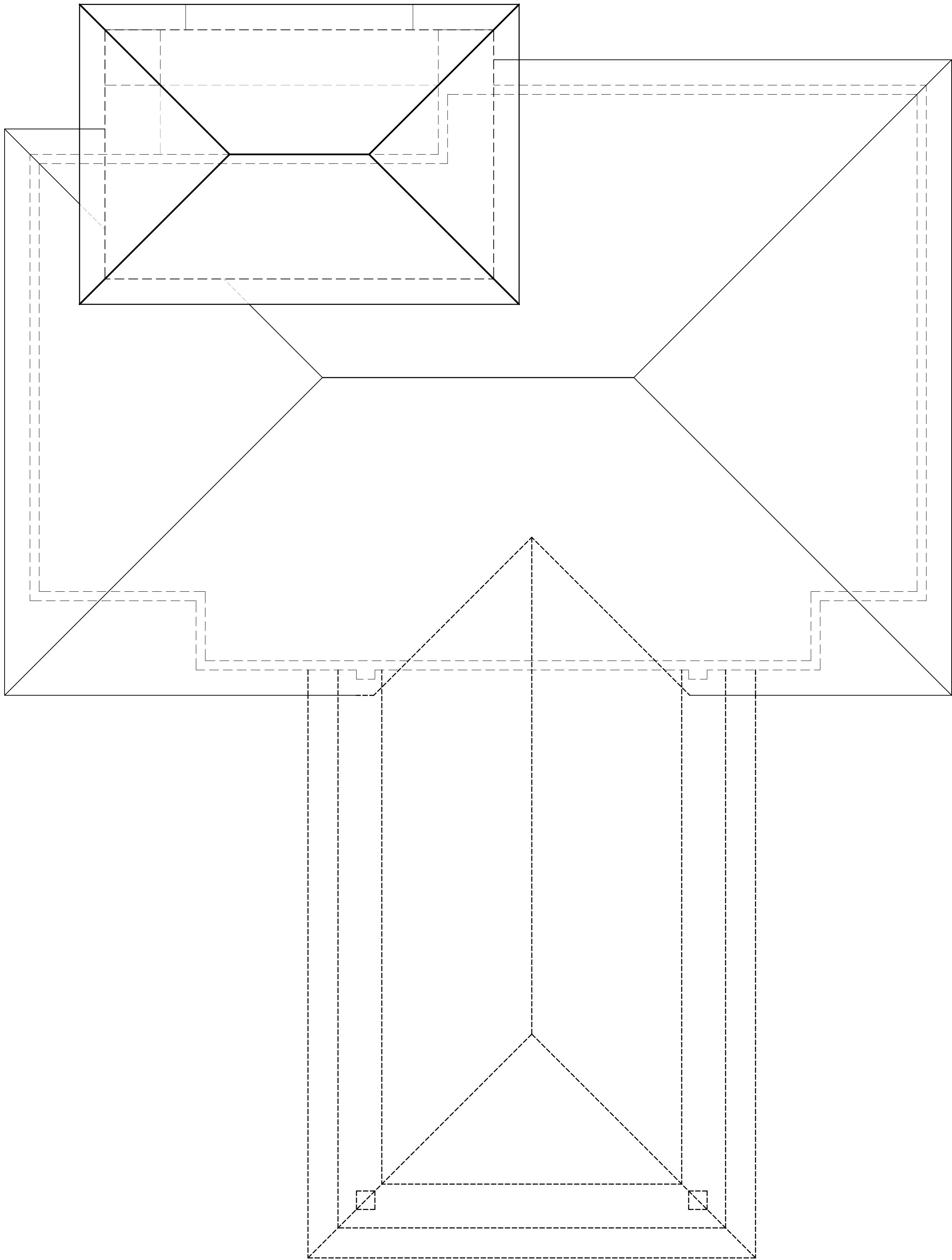


NO PARKING  
OR  
STANDING  
FIRE LANE



1 EXISTING/DEMOLITION FLOOR PLAN  
SCALE: 3/16"=1'-0"

|                                                                                                                                                                                       |  |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----|
| REVISIONS                                                                                                                                                                             |  | BY |
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| DESIGN<br>DEVELOPMENT<br>SCHEME 'D'                                                                                                                                                   |  |    |
| Interior/Exterior Renovations for<br><b>DUNKIN<br/>BASKIN</b><br>5202 Red Bug Lake Road<br>Winter Springs, FL 32708<br>Seminole County                                                |  |    |
| Date: 02.29.24                                                                                                                                                                        |  |    |
| Scale: AS NOTED                                                                                                                                                                       |  |    |
| Project Mgr: JDR                                                                                                                                                                      |  |    |
| Drawn: JDR                                                                                                                                                                            |  |    |
| Job: 23-151                                                                                                                                                                           |  |    |
| Sheet<br><b>D2</b>                                                                                                                                                                    |  |    |



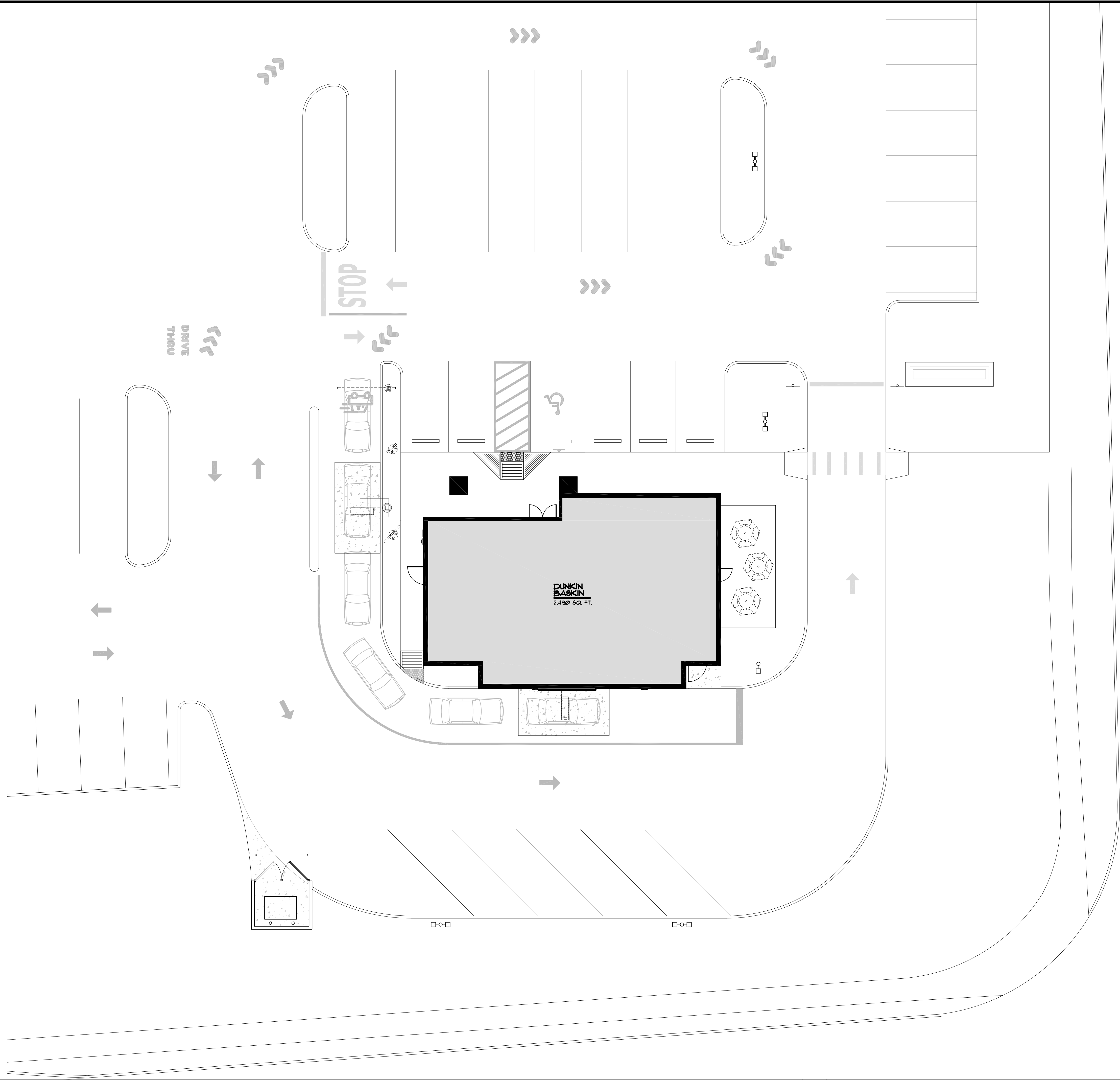
1

EXISTING/DEMOLITION ROOF PLAN

SCALE: 3/16"=1'-0"

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| REVISIONS                                                                                                                                                                                              |  | BY |
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| DESIGN<br>DEVELOPMENT<br>SCHEME 'D'                                                                                                                                                                    |  |    |
| Interior/Exterior Renovations for<br><b>DUNKIN<br/>BASKIN</b><br>5202 Red Bug Lake Road<br>Winter Springs, FL 32708<br>Seminole County                                                                 |  |    |
| Date: 02.29.24                                                                                                                                                                                         |  |    |
| Scale: AS NOTED                                                                                                                                                                                        |  |    |
| Project Mgr: JDR                                                                                                                                                                                       |  |    |
| Drawn: JDR                                                                                                                                                                                             |  |    |
| Job: 23-151                                                                                                                                                                                            |  |    |
| Sheet<br><b>D3</b>                                                                                                                                                                                     |  |    |

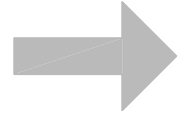
D4

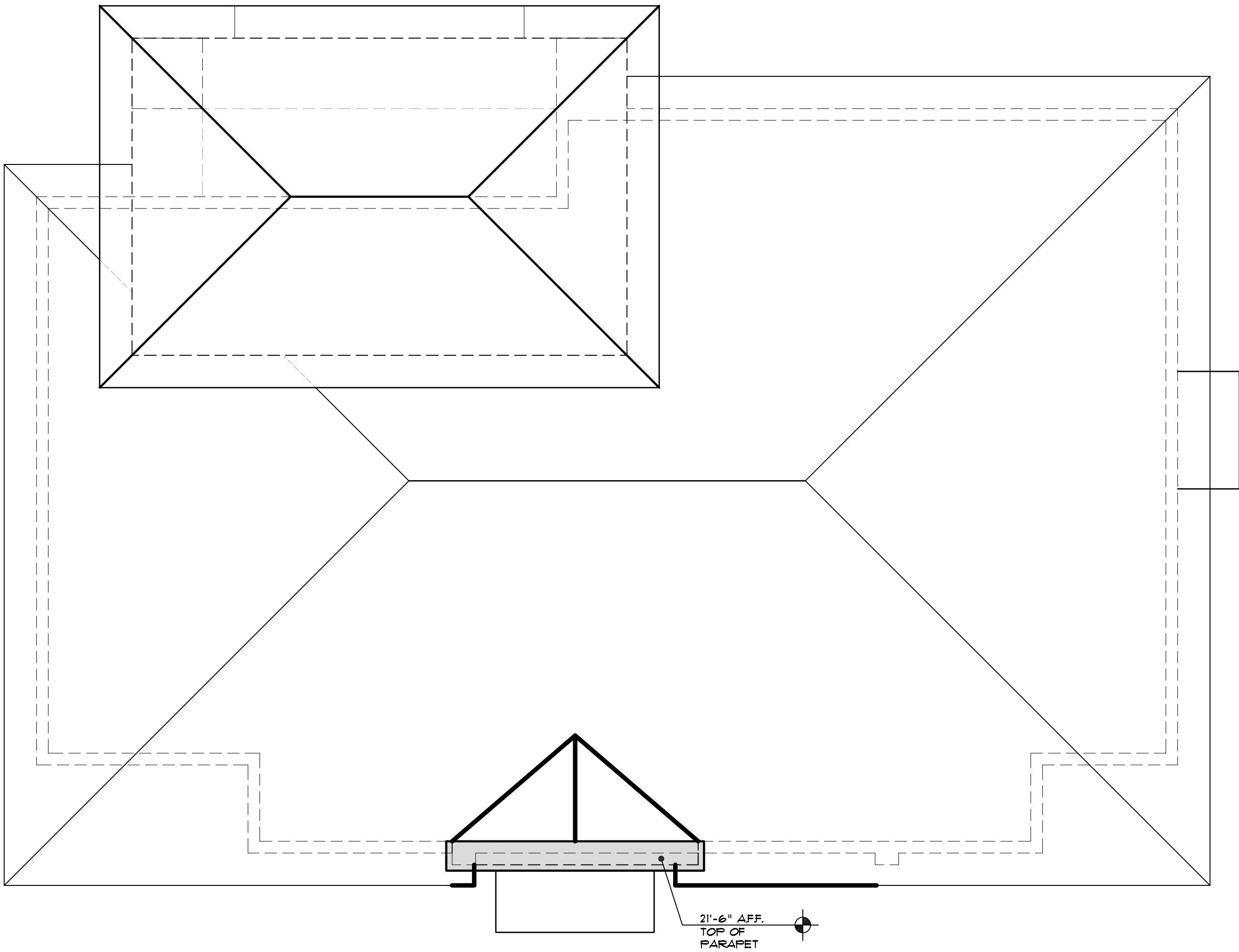


1 ARCHITECTURAL SITE PLAN  
SCALE: 3/32"=1'-0"

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| REVISIONS                                                                                                                                                                             |  | BY |
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| DESIGN<br>DEVELOPMENT<br>SCHEME 'D'                                                                                                                                                   |  |    |
| Interior/Exterior Renovations for<br><b>DUNKIN'<br/>BASKIN</b><br>5202 Red Bug Lake Road<br>Winter Springs, FL 32708<br>Seminole County                                               |  |    |
| Date: 02.29.24                                                                                                                                                                        |  |    |
| Scale: AS NOTED                                                                                                                                                                       |  |    |
| Project Mgr: JDR                                                                                                                                                                      |  |    |
| Drawn: JDR                                                                                                                                                                            |  |    |
| Job: 23-151                                                                                                                                                                           |  |    |
| Sheet<br><b>AS1</b>                                                                                                                                                                   |  |    |





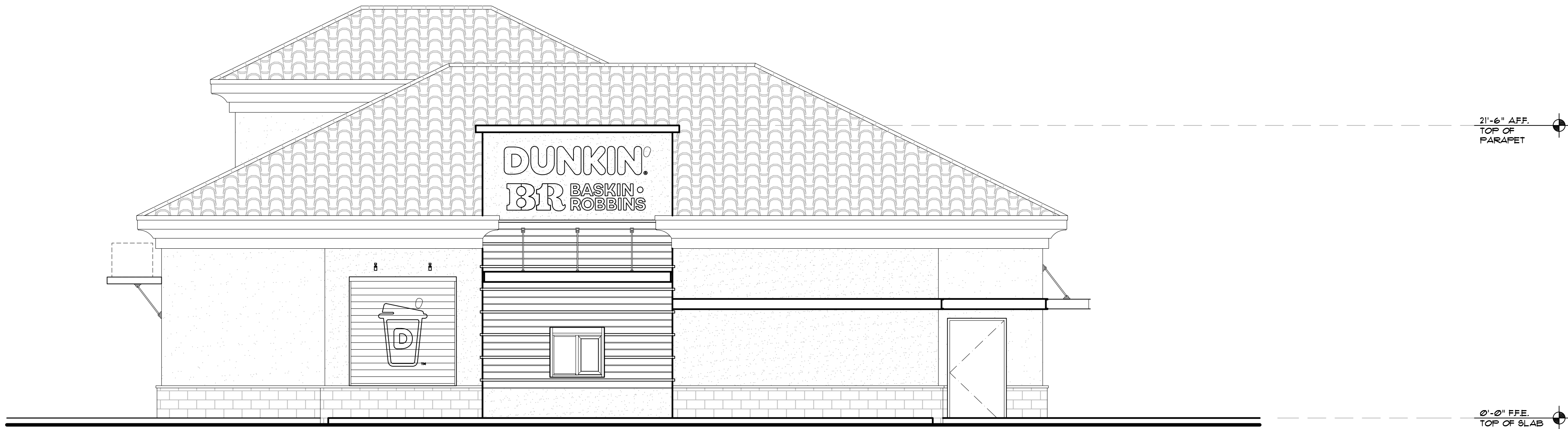


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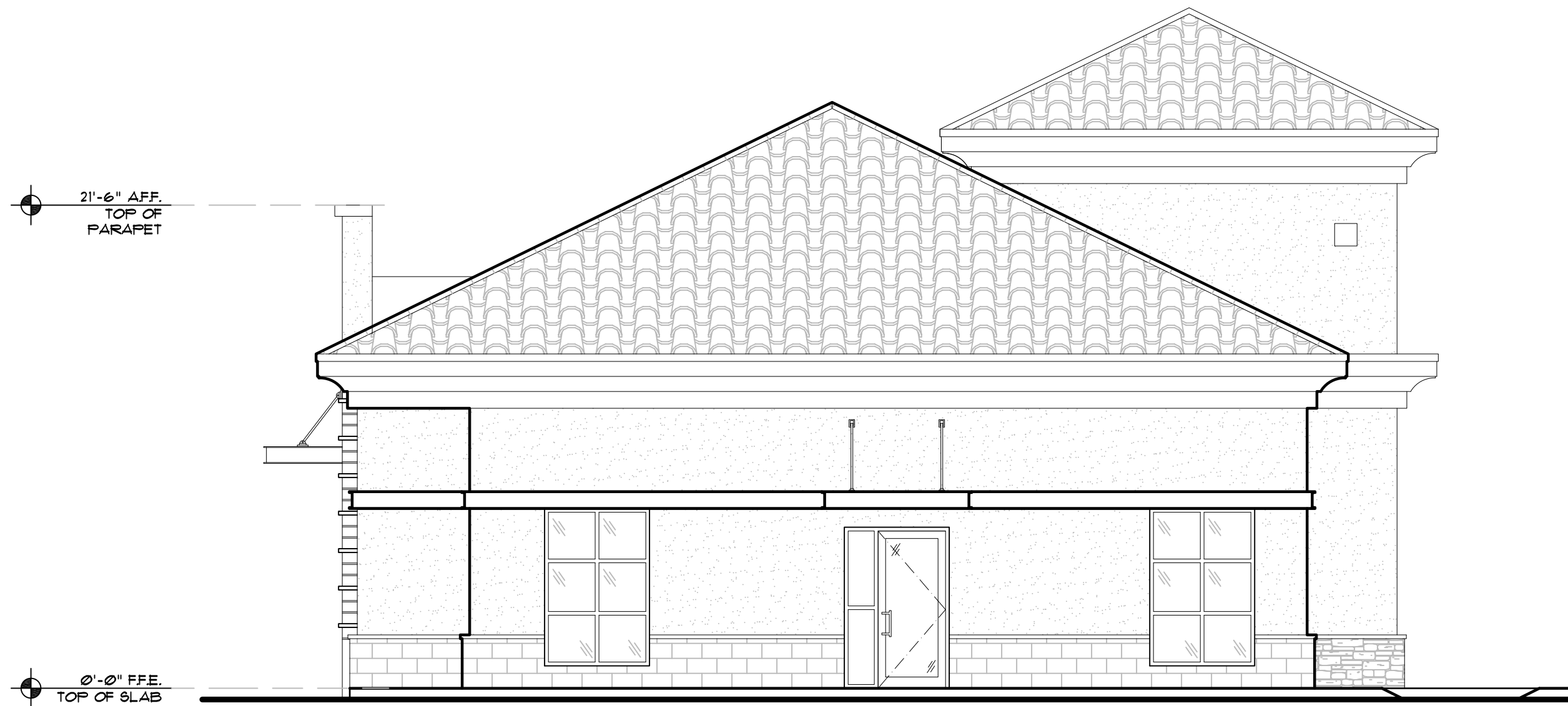
PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

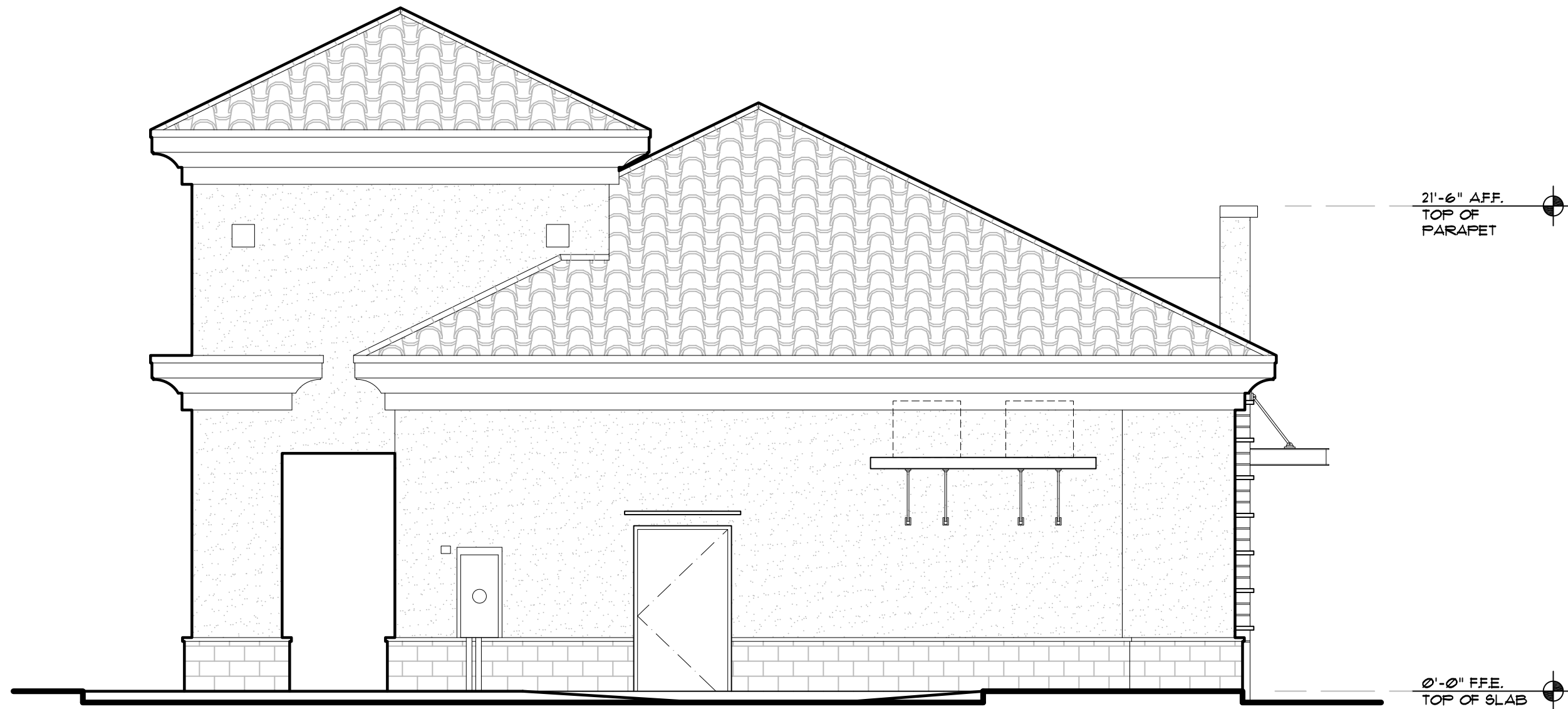
| REVISIONS                                                                                                                                                                                              | BY |
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| DESIGN<br>DEVELOPMENT<br>SCHEME 'D'                                                                                                                                                                    |    |
| Interior/Exterior Renovations for<br><b>DUNKIN<br/>BASKIN</b><br>5202 Red Bug Lake Road<br>Winter Springs, FL 32708<br>Seminole County                                                                 |    |
| Date: 02.29.24                                                                                                                                                                                         |    |
| Scale: AS NOTED                                                                                                                                                                                        |    |
| Project Mgr: JDR                                                                                                                                                                                       |    |
| Drawn: JDR                                                                                                                                                                                             |    |
| Job: 23-151                                                                                                                                                                                            |    |
| Sheet                                                                                                                                                                                                  |    |
| A2                                                                                                                                                                                                     |    |



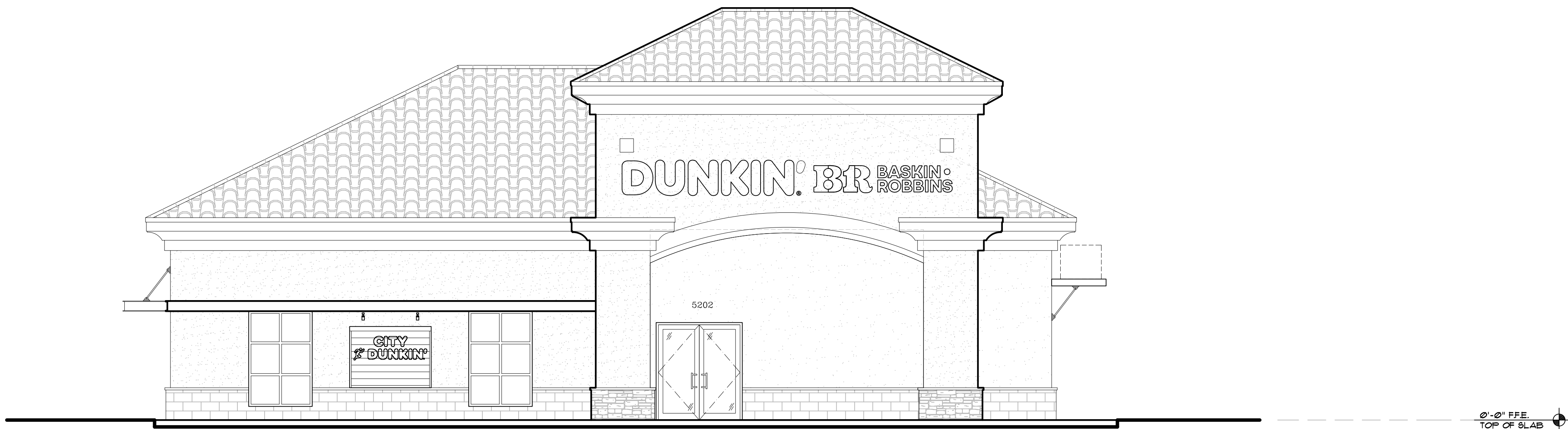
1 PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



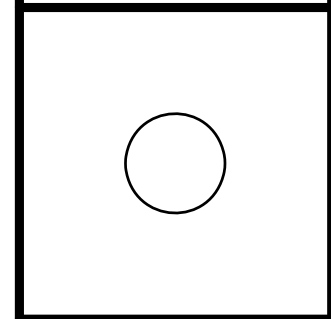
4 PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

| REVISIONS | BY |
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DESIGN  
DEVELOPMENT  
SCHEME 'D'

Interior/Exterior Renovations for  
**DUNKIN' BASKIN-ROBBINS**  
5202 Red Bug Lake Road  
Winter Springs, FL 32708  
Seminole County

|              |          |
|--------------|----------|
| Date:        | 02.29.24 |
| Scale:       | AS NOTED |
| Project Mgr: | JDR      |
| Drawn:       | JDR      |
| Job:         | 23-151   |
| Sheet        | A3       |

A3





1 PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

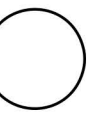


4 PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

| REVISIONS | BY |
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DESIGN  
DEVELOPMENT  
SCHEME 'D'

Interior/Exterior Renovations for  
**DUNKIN' BASKIN-ROBBINS**  
5202 Red Bug Lake Road  
Winter Springs, FL 32708  
Seminole County

Date: 02.29.24  
Scale: AS NOTED  
Project Mgr: JDR  
Drawn: JDR  
Job: 23-151  
Sheet

**A3**



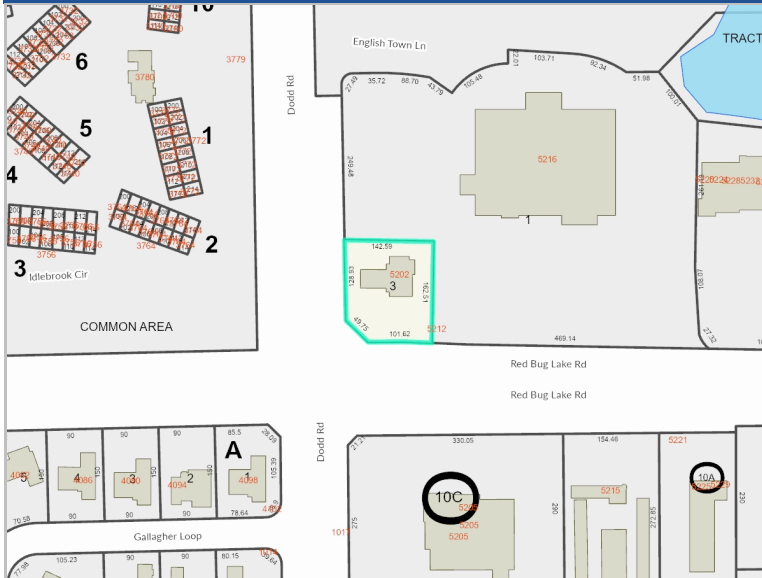
# Property Record Card



**Parcel** 24-21-30-519-0000-0030

**Property Address** 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



24213051900000030 01/18/2022

## Parcel Information

|                          |                                               |
|--------------------------|-----------------------------------------------|
| <b>Parcel</b>            | 24-21-30-519-0000-0030                        |
| <b>Owner(s)</b>          | CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC |
| <b>Property Address</b>  | 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708 |
| <b>Mailing</b>           | 3819 MAPLE AVE DALLAS, TX 75219-3913          |
| <b>Subdivision Name</b>  | WAL-MART NEIGHBORHOOD MARKET                  |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                           |
| <b>DOR Use Code</b>      | 23-FINANCIAL INSTITUTE                        |
| <b>Exemptions</b>        | None                                          |
| <b>AG Classification</b> | No                                            |
| <b>Facility Name</b>     | INSIGHT CREDIT UNION                          |

## 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> | \$278,182           | \$250,563             |
| <b>Depreciated EXFT Value</b> | \$25,919            | \$23,242              |
| <b>Land Value (Market)</b>    | \$379,487           | \$379,487             |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$683,588           | \$653,292             |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Non-Hx 10% Cap (AMD 1)</b> | \$0                 | \$21,530              |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$683,588           | \$631,762             |

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Non-Hx Cap**

**\$8,694.01**

**2023 Tax Bill Amount**

**\$8,523.28**

**2023 Tax Savings with Non-Hx Cap**

**\$170.73**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3  
WAL-MART NEIGHBORHOOD MARKET  
AT RED BUG VILLAGE  
PB 63 PGS 24-27

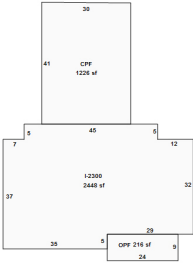
|               |           |     |           |
|---------------|-----------|-----|-----------|
| ROAD DISTRICT | \$683,588 | \$0 | \$683,588 |
| FIRE          | \$683,588 | \$0 | \$683,588 |
| Schools       | \$683,588 | \$0 | \$683,588 |

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|             |       |         |           |
|-------------|-------|---------|-----------|
| SQUARE FEET | 21923 | \$17.31 | \$379,487 |
|-------------|-------|---------|-----------|

Building Information

| # | Description        | Year Built<br>Actual/Effective | Stories | Total SF | Ext Wall                           | Adj Value | Repl Value | Appendages             |         |
|---|--------------------|--------------------------------|---------|----------|------------------------------------|-----------|------------|------------------------|---------|
| 1 | MASONRY PILASTER . | 2004                           | 1       | 2448.00  | CONCRETE BLOCK-STUCCO<br>- MASONRY | \$278,182 | \$358,944  | Description            | Area    |
|   |                    |                                |         |          |                                    |           |            | CARPORT<br>FINISHED    | 1226.00 |
|   |                    |                                |         |          |                                    |           |            | OPEN PORCH<br>FINISHED | 216.00  |



Sketch by Apex Sketch

Building 1 - Page 1

Permits

| Permit # | Description                                                          | Agency | Amount    | CO Date    | Permit Date |
|----------|----------------------------------------------------------------------|--------|-----------|------------|-------------|
| 03603    | COMMUNITY UNITED BANK OF FLA IN THE WAL-MART PLAZA                   | County | \$672,000 | 11/22/2004 | 4/1/2004    |
| 03580    | INSTALL FIRE SPRINKLERS/MAIN                                         | County | \$22,313  |            | 4/1/2004    |
| 14576    | INSTALL 3 FASCIA SIGNS                                               | County | \$2,350   |            | 11/15/2004  |
| 05224    | ADDING MINI-SPLIT A/C UNIT TO INTERIOR SERVER ROOM & CONDENSING UNIT | County | \$5,718   |            | 5/16/2008   |
| 04705    | ELECTRIC SIGN & 2 WALL SIGNS                                         | County | \$2,020   |            | 5/3/2007    |
| 01062    | INSTALLING WALL SIGN                                                 | County | \$7,695   |            | 2/14/2013   |
| 06288    | INSTALLING SIGNS                                                     | County | \$11,000  |            | 6/8/2015    |

| Extra Features              |            |       |          |          |
|-----------------------------|------------|-------|----------|----------|
| Description                 | Year Built | Units | Value    | New Cost |
| COMMERCIAL CONCRETE DR 4 IN | 02/01/2004 | 179   | \$438    | \$834    |
| POLE LIGHT 1 ARM            | 02/01/2004 | 6     | \$11,124 | \$11,124 |
| VINYL FENCE/COMM            | 02/01/2004 | 14    | \$58     | \$146    |
| BLOCK WALL                  | 02/01/2004 | 216   | \$1,043  | \$1,987  |
| COMMERCIAL ASPHALT DR 2 IN  | 02/01/2004 | 9,108 | \$11,715 | \$22,315 |
| WALKS CONC COMM             | 02/01/2004 | 630   | \$1,541  | \$2,936  |

| Zoning |                     |                 |                             |
|--------|---------------------|-----------------|-----------------------------|
| Zoning | Zoning Description  | Future Land Use | Future Land Use Description |
| PD     | Planned Development | PD              | Planned Development         |

| Utility Information |       |               |                           |                           |                |         |            |        |
|---------------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider            | Sewer Provider            | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 27.00               | DUKE  | CENTURY LINK  | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA             | NA      | NA         | NA     |

| Political Representation |                     |                       |                         |                 |
|--------------------------|---------------------|-----------------------|-------------------------|-----------------|
| Commissioner             | US Congress         | State House           | State Senate            | Voting Precinct |
| Dist 2 - Jay Zembower    | Dist 7 - Cory Mills | Dist 38 - DAVID SMITH | Dist 10 - Jason Brodeur | 60              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Red Bug                    | Tuskawilla             | Lake Howell          |





**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:** 3/14/2024 2:22:10 PM  
**Project:** 24-80000044  
**Credit Card Number:** 48\*\*\*\*\*8310  
**Authorization Number:** 014767  
**Transaction Number:** 140324C18-22C5567F-72F5-426F-89B6-2BA5B32464E9  
**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, 3/29/2023, in order to place you on the Wednesday, 04/03/2023 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](#).

|                                                                                                                                 |                                                                                                                                                                                                  |                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| PROJECT NAME:                                                                                                                   | DUNKIN DONUTS/BASKIN ROBBINS - PRE-APPLICATION                                                                                                                                                   | PROJ #: 24-80000044                                                                                                          |
| APPLICATION FOR:                                                                                                                | DR - PRE-APPLICATION DRC                                                                                                                                                                         |                                                                                                                              |
| APPLICATION DATE:                                                                                                               | 3/14/24                                                                                                                                                                                          |                                                                                                                              |
| RELATED NAMES:                                                                                                                  | EP JOHN ROMAN                                                                                                                                                                                    |                                                                                                                              |
| PROJECT MANAGER:                                                                                                                | TYLER REED (407) 665-7398                                                                                                                                                                        |                                                                                                                              |
| PARCEL ID NO.:                                                                                                                  | 24-21-30-519-0000-0030                                                                                                                                                                           |                                                                                                                              |
| PROJECT DESCRIPTION                                                                                                             | PROPOSED SITE PLAN TO RENOVATE AN EXISTING BANK FOR A DUNKIN DONUTS/BASKIN ROBBINS STORE ON 0.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF RED BUG LAKE RD, AND DODD RD |                                                                                                                              |
| NO OF ACRES                                                                                                                     | 0.51                                                                                                                                                                                             |                                                                                                                              |
| BCC DISTRICT                                                                                                                    | 2-JAY ZEMBOWER                                                                                                                                                                                   |                                                                                                                              |
| CURRENT ZONING                                                                                                                  | PD                                                                                                                                                                                               |                                                                                                                              |
| LOCATION                                                                                                                        | ON THE NORTHEAST CORNER OF RED BUG LAKE RD, AND DODD RD                                                                                                                                          |                                                                                                                              |
| FUTURE LAND USE-                                                                                                                | PD                                                                                                                                                                                               |                                                                                                                              |
| <b>APPLICANT:</b>                                                                                                               |                                                                                                                                                                                                  | <b>CONSULTANT:</b>                                                                                                           |
| STEVE JENKINS<br>HZ COFFEE GROUP<br>4415 HIGHWAY 6 SOUTH<br>SUGAR LAND TX 77478<br>(813) 763-8462<br>SJENKINS@COFFEEHZGROUP.COM |                                                                                                                                                                                                  | JOHN ROMAN<br>OLIVERI ARCHITECTS<br>1004 INDIANA AVE<br>PALM HARBOR FL 34683<br>(727) 781-7525<br>JOHN@OLIVERIARCHITECTS.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.

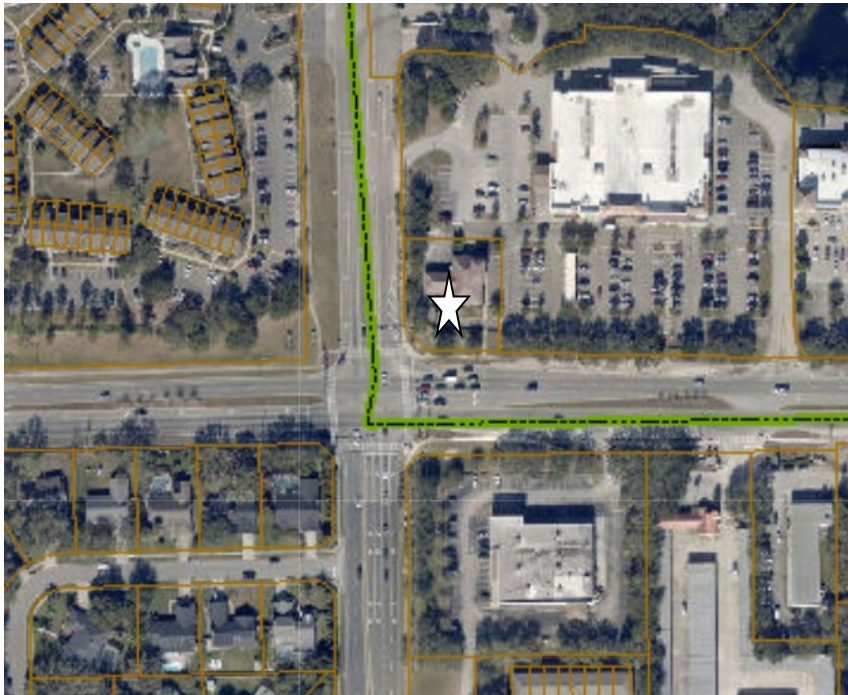
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT AREA ZONING AND AERIAL MAPS

### Zoning



### Aerial



## AGENCY/DEPARTMENT COMMENTS

| REF # | REVIEWED BY                     | TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STATUS    |
|-------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1     | Buffers and CPTED               | The site must utilize the landscape buffers required by the ZOM Red Bug Village Planned Development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info Only |
| 2     | Buffers and CPTED               | Existing landscape buffering should be preserved to meet buffer requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 3     | 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 |
| 4     | 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. | Info Only |
| 5     | Building Division               | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Info Only |
| 6     | Building Division               | Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 7     | 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 |
| 8     | Comprehensive                   | The Future Land Use (FLU) is Planned Development (PD) ZOM Red Bug Village. Site plan should follow regulations set forth in the PD development order.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 9     | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Additional Capacity may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 10    | Environmental Services          | This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Dodd Road. There is an existing water meter and water service connection from the west side of the property.                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 11    | 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 main, manhole, and sanitary sewer service line connection near the northeast corner of the property.                                                                                                                                                                                                                                                                                                                                                                                             | Info Only |
| 12    | Environmental                   | This development is not within any reclaim water service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |

|    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |
|----|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|    | Services                 | areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |
| 13 | 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. See the files "IWS_Short Form" and "priority-pollutant-list-epa" in the Resources folder on eplan. Please complete IWS Short Form and upload the completed form into the documents folder for future eplan submittals. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development.                                                                                                                                           | Info Only |
| 14 | Natural Resources        | The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22                                                                                                                                      | Info Only |
| 15 | Natural Resources        | Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Info Only |
| 16 | Natural Resources        | Show tree replacement table with site plan submission. SCLDC 60.22(f)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Info Only |
| 17 | Natural Resources        | Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Info Only |
| 18 | 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: | Info Only |

|    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |
|----|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|    |                              | <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |
| 19 | Planning and Development     | Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 20 | Planning and Development     | SETBACKS: The setbacks for the C-1 zoning district are: 25' Front Yard, 10' Rear yard, 0' Side Yard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Info Only |
| 21 | Planning and Development     | The proposed use is permitted in current Zoning District designation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info Only |
| 22 | 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 |
| 23 | Planning and Development     | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) parking space for every four (4) seats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Info Only |
| 24 | Planning and Development     | If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Info Only |
| 25 | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Info Only |
| 26 | 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 |
| 27 | 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 | Info Only |

|    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |
|----|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|    |                              | 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"                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |
| 28 | 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 |
| 29 | 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 |
| 30 | 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. The site is part of the Red Bug Village Planned Development Drainage Master Plan. If any modifications to the current drainage plan are proposed, it will require re-evaluation of the Stormwater Management Report. The same will apply for any increase of the site impervious area.                                                                                                                                                                                       | Info Only |
| 31 | Public Works - Engineering   | The internal site traffic queuing will require detailed evaluation to demonstrate that the overall Red Bug Village PD traffic flow is not adversely affected. The preliminary review of the proposed layout identifies critical conflict areas along the north and east sides of the site.                                                                                                                                                                                                                                                                                                                       | Info Only |
| 32 | Public Works - Engineering   | A detailed Grading Plan will be required at permitting. It is important to demonstrate that any changes in grade will not adversely affect the surrounding properties and that the site can drain without obstructions per the original drainage design.                                                                                                                                                                                                                                                                                                                                                         | 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                                                                          |
|---------------------------------|--------------------|-----------------------------------------------------------------------------------|
| Buffers and CPTED               | Review Complete    | Maya Athanas<br>407-665-7388<br>Email:<br>mathanas@seminolecountyfl.gov           |
| Building Division               | Review Complete    | Tony Coleman<br>407-665-7581<br>Email:<br>acoleman@seminolecountyfl.gov           |
| Comprehensive Planning          | Review Complete    | Tyler Reed<br>407-665-7398<br>Email:<br>treed@seminolecountyfl.gov                |
| Environmental - Impact Analysis | Review Complete    | Becky Noggle<br>407-665-2143<br>Email:<br>bnoggle@seminolecountyfl.gov            |
| Environmental Services          | Review Complete    | James Van Alstine<br>407-665-2024<br>Email:<br>jvanalstine@seminolecountyfl.gov   |
| Natural Resources               | Review Complete    | Sarah Harttung<br>407-665-7391<br>Email:<br>sharttung@seminolecountyfl.gov        |
| Planning and Development        | Review Complete    | Tyler Reed<br>407-665-7398<br>Email:<br>treed@seminolecountyfl.gov                |
| Public Safety - Fire Marshal    | Review Complete    | Matthew Maywald<br>407-665-5177<br>Email:<br>mmaywald@seminolecountyfl.gov        |
| Public Works - Engineering      | Review Complete    | Vladimir Simonovski<br>407-665-5762<br>Email:<br>vsimonovski@seminolecountyfl.gov |
| Public Works - Impact Analysis  | No Review Required | William Wharton<br>407-665-5730<br>Email:<br>wwharton@seminolecountyfl.gov        |

## 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)

### **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 [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)

