



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, April 10, 2024

9:00 AM

TEAMS

This meeting will be held remotely via Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

DRC

PRE- APPLICATIONS

9:00AM (TEAMS) ORLANDO ALL SPORTS DOME - PRE-APPLICATION

[2024-0385](#)

Project Number: 24-80000048

Project Description: Proposed Site Plan for a sports facility on 12.82 acres in the A-1 Zoning District located on the west side of E Lake Mary Blvd, south of SR 46

Project Manager: Doug Robinson (407) 665-7308
(drobinson03@seminolecountyfl.gov)

Parcel ID: 03-20-31-5AY-0000-26A2++

BCC District: 5-Herr

Applicant: Kevin Dattola (813) 857-2847

Consultant: N/A

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

COMMENTS ONLY (NO MEETING SCHEDULED)

EAGLE PASS CENTER - PRE-APPLICATION[2024-0386](#)**Project Number:** 24-80000047**Project Description:** Proposed Site Plan for an office and two storage facilities on two separate parcels in the A-1 Zoning District located on the west side of W SR 426 at Eagle Pass Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 20-21-31-5CB-0000-006B+**BCC District:** 1-Dallari**Applicant:** Larry Jordan (407) 467-4872**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0385

Title:

9:00AM (TEAMS) ORLANDO ALL SPORTS DOME - PRE-APPLICATION

Project Number: 24-80000048

Project Description: Proposed Site Plan for a sports facility on 12.82 acres in the A-1 Zoning District located on the west side of E Lake Mary Blvd, south of SR 46

Project Manager: Doug Robinson (407) 665-7308 (drobinson03@seminolecountyfl.gov)

Parcel ID: 03-20-31-5AY-0000-26A2++

BCC District: 5-Herr

Applicant: Kevin Dattola (813) 857-2847

Consultant: N/A



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

PROJ. #: 24-80000048
Received: 3/19/24
Paid: 3/19/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: ORLANDO ALL SPORTS DOME

PARCEL ID #(S): ~~03-20-31-5AY-26A2, 03-20-31-5AY-27A1, 03-20-31-5AY-27A0~~

TOTAL ACREAGE: 12.30

BCC DISTRICT:

ZONING: A-1

FUTURE LAND USE: Industrial

03-20-31-5AY-0000-26A2, 03-20-31-5AY-0000-27A1, 03-20-31-5AY-0000-27A0

APPLICANT

NAME: KEVIN DATTOLA

COMPANY: ORLANDO ALL SPORTS DOME

ADDRESS: 1230 FALLING STAR LANE

CITY: ORLANDO

STATE: FL

ZIP: 32828

PHONE: 813-857-2847

EMAIL: orlandosportsdome@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: A Multi-sport 132,000 sq ft indoor air structure sports dome. 240' x 550'(L) x 80'(H)

STAFF USE ONLY

COMMENTS DUE: 3/29

COM DOC DUE: 4/4

DRC MEETING: 4/10

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION: on the west side of E Lake Mary Blvd, south of SR-46

W/S: City of Sanford

BCC: 5: Herr

Agenda: 4/5

Ryan, Heather

From: Kevin Dattola <orlandosportsdome@gmail.com>
Sent: Tuesday, March 19, 2024 9:04 AM
To: PlanDesk
Subject: Re: Info for Parcels and site E Lake Mary Blvd

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Services Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Hello,

At All Orlando All Sports Dome, our mission is to provide a state-of-the-art, year-round sports facility offering a wide range of high-quality training, programs, and services for athletes of all ages and skill levels. We are committed to creating an enjoyable, safe and fun atmosphere while promoting sports participation, training, and education, making us the region's premier destination for youth sports excellence.

The dome which typically features a 132,000 sq. ft of artificial playing turf field is expected to have capacity to hold local or national multi-sports tournaments throughout the year and can also accommodate non sporting activities such as community sports activities, corporate meetings, boat and car shows, home and garden events, graduations, birthday parties, celebrations, school concerts, spring and summer camps and clinics, drone users and much more.

It will have regulation football, field, soccer field, baseball fields, lacrosse, basketball, volleyball venues, indoor batting cages, tennis and pickleball courts, along with numerous other opportunities.

Thank you,
Kevin

.

On Tue, Mar 19, 2024 at 8:27 AM PlanDesk <PlanDesk@seminolecountyfl.gov> wrote:

Hello,

We are still missing a detailed narrative. This goes out to all the different departments to review.



Thank you and have a great day!

=====

Plan Desk

Development Services | Planning & Development

O: (407) 665-7371

1101 East First Street Room 2028

Sanford, FL 32771

plandesk@seminolecountyfl.gov

www.seminolecountyfl.gov



From: Kevin Dattola <orlandosportsdome@gmail.com>

Sent: Tuesday, March 19, 2024 8:03 AM

To: eplandesk <eplandesk@seminolecountyfl.gov>

Subject: Info for Parcels and site E Lake Mary Blvd

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Services Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Hi,

I have added information for the property we are looking at. It has 3 parcels but we only need 2 of the parcels once we can see what is the better fit for the sports dome.

This is the information I received from the realtor, I hope this helps.

Kevin

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****

ARIZON[®]

BUILDING SYSTEMS



Investment Opportunity
SELLER FINANCING
Sanford, FL 32773

12.33^{+/-} Acres
Can Be Divided
To 4 Or 8 Parcels



Quest Company
Commercial Real Estate Services

E. LAKE MARY BLVD.

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10. Property Description
11. Sanford/ Lake Mary Synopsis
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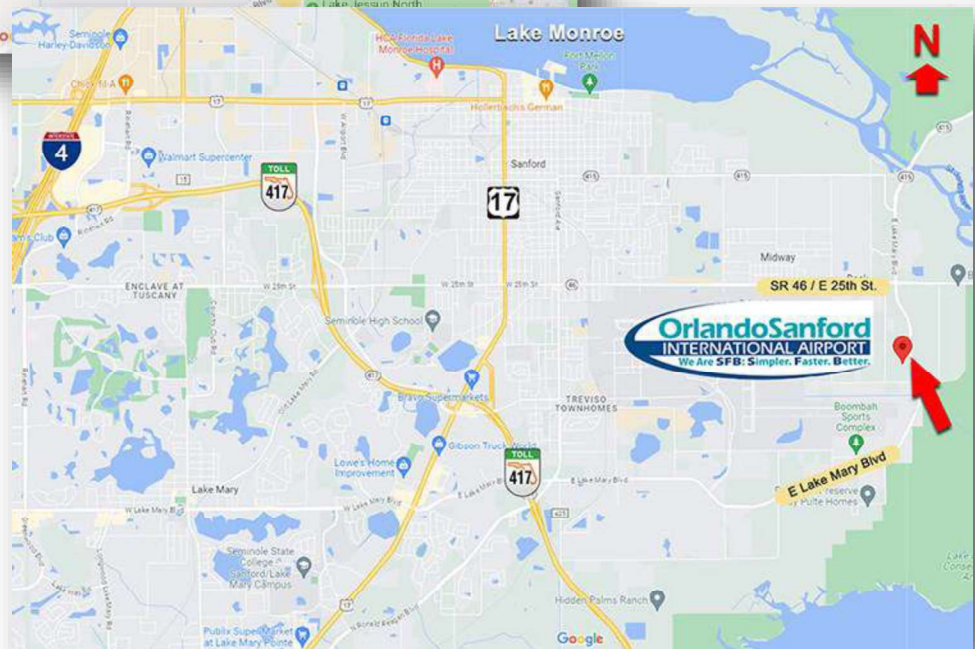


E. LAKE MARY BLVD.

Location Maps



Mid-Level
View



Macro View



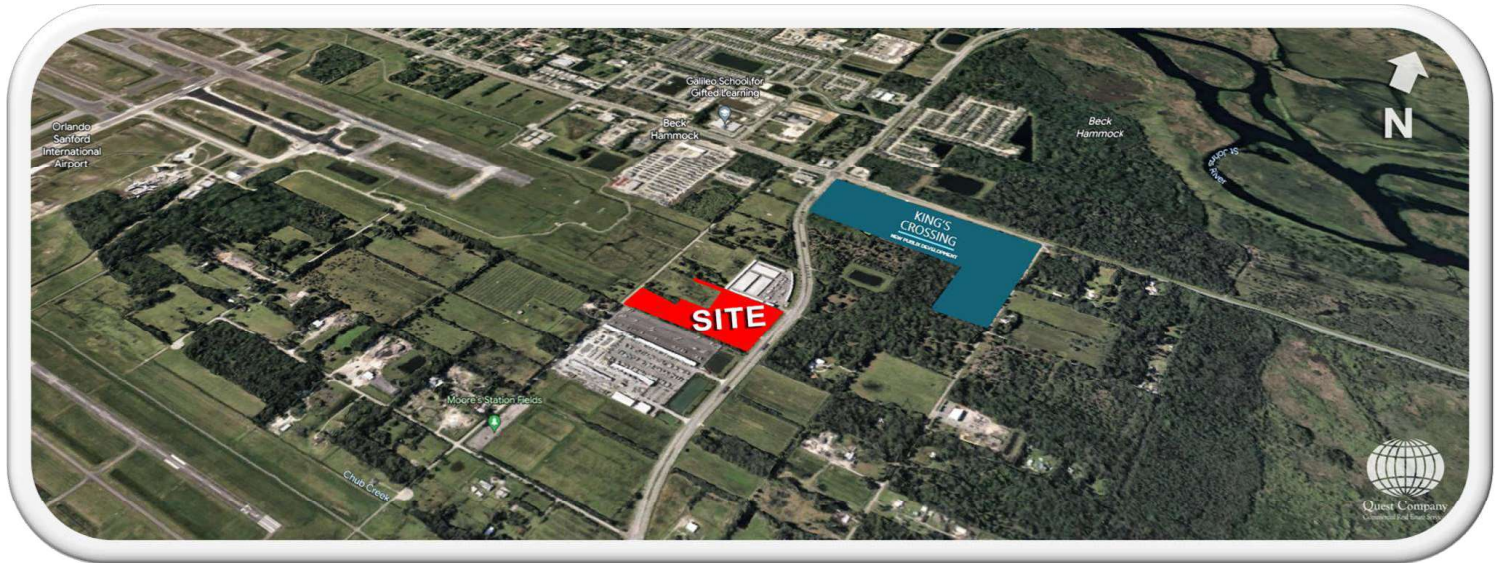
E. LAKE MARY BLVD.

Aerial - Google Earth View | Facing West



E. LAKE MARY BLVD.

Aerial - Google Earth View | Facing NNE



E. LAKE MARY BLVD.

Aerial - Mid Level View



NOTE: Please see the **Plat Map** on Page 7 for a more accurate depiction of the land's perimeters.



E. LAKE MARY BLVD. Aerial - Micro View



NOTE: The **Plat Map** on the next page specifies the land's perimeters and dimensions



E. LAKE MARY BLVD. Plat Map



A high-res version of the Survey is available upon request.



E. LAKE MARY BLVD.

Street Views | 2023



Facing West,
overlooking the site

Facing South down
E. Lake Mary Blvd.



E. LAKE MARY BLVD.

Property Description

Totaling **12.33+/- acres**, this property offers prime exposure for your future business.

- = **Prominently situated on E. Lake Mary Blvd.**, which is the main thoroughfare running from Markham Woods Rd. in Longwood, through Lake Mary, around the Orlando-Sanford International Airport and all the way to State Road 46 in Northern Sanford.
- = **Acreage can be subdivided into 4 or 8 parcels.**
- = **King's Crossing**, an expansive, **Publix-anchored shopping center** with **Wawa as an outparcel**, is currently under construction just 1 mile north of this site.
- = **Rapid area growth** is readily apparent with **additional projects** — retail, food, hotel & industrial — **being developed** nearby.
- = The **Orlando-Sanford International Airport** is close by.
- = Currently **zoned A-1, Agricultural**.
- = **Due Diligence documents** are available upon receipt of a signed NDA.
- = The entire property is **available for \$3.515 Million, or \$315,000 per acre**.
- = **SELLER FINANCING AVAILABLE**—call for details!



E. LAKE MARY BLVD.

Sanford / Lake Mary Synopsis

Established in 1870, Sanford has since enjoyed almost 40% growth in population between 2000 and 2010. Home to a picturesque historic downtown area of brick-lined streets, stately Oaks and Victorian homes, Sanford also serves as the county seat for Seminole County.

The nearby Orlando-Sanford International Airport was ranked as the fastest-growing airport in the country several times since 2000. Additional public transportation options include SunRail rail service with free trolleys; Lynx buses; Uber, Lyft & more!

Following the shoreline of beautiful Lake Monroe, downtown Sanford is home to award-winning restaurants, micro-breweries, art galleries, and the performing arts. The western portions of Sanford include the expansive 1.14M square foot Seminole Towne Center.

Lake Mary has evolved from a quiet suburb of Orlando into the cosmopolitan sister city to Sanford. Known as the "City of Lakes," Lake Mary's residents enjoy an extremely high quality of life. This thriving region features numerous luxury home communities, manicured golf courses, and abundant natural resources.

Considering all of these attributes, it's understandable why *Family Circle* named Lake Mary #7 of the "Country's 10 Best Towns" and *CNN/Money Magazine* named Lake Mary the 4th "Best Place in the Country" to live!

Seminole County public schools repeatedly enjoy high rankings nationally, and recreational and cultural opportunities abound, so it's no surprise area growth since 2010 has been almost 30%! National and regional corporations chose to office in Lake Mary in large part due to these desirable factors.



E. LAKE MARY BLVD.

For More Information, Contact:

Benjamin R. LaFreniere, CCIM
D: 407.476.4555 | O: 407.786.4001
Ben@QuestCompany.com

DISCLAIMER: This brochure shall serve to provide unverified information in an effort to determine a prospective party's interest in the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, neither the owner nor Quest Company, its agents or employees make any warranty or representation with respect to the income or expenses for the property; its size, amenities or physical condition; the potential financial performance of the property; compliance with State and Federal regulations regarding environmental issues; or the financial terms. Consequently, no legal liability is assumed and this brochure does not reflect nor replace a due diligence investigation that should be conducted by potential buyers.



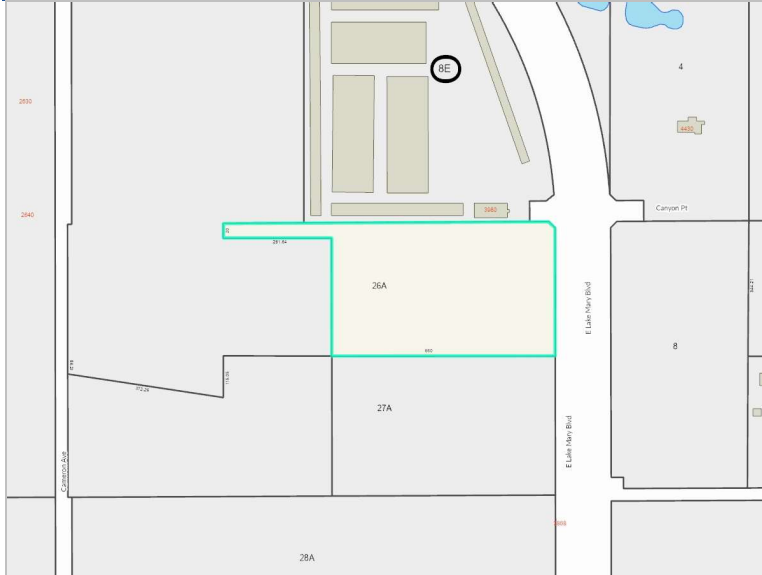
Property Record Card



Parcel 03-20-31-5AY-0000-26A2

Property Address , FL

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	03-20-31-5AY-0000-26A2
Owner(s)	SEMINOLE STORAGE UNITS 3 LLC
Property Address	, FL
Mailing	850 SEMINOLE WOODS BLVD GENEVA, FL 32732-9315
Subdivision Name	SANFORD CELERY DELTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	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)	\$367,470	\$367,470
Land Value Ag		
Just/Market Value	\$367,470	\$367,470
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$367,470	\$367,470

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$4,890.29
2023 Tax Bill Amount	\$4,890.29

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 660 FT & N 20 FT OF E 273.84 FT OF W 660 FT OF LOT 26A (LESS RD)
SANFORD CELERY DELTA
PB 1 PGS 75 & 76

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$367,470	\$0	\$367,470
SJWM(Saint Johns Water Management)	\$367,470	\$0	\$367,470
FIRE	\$367,470	\$0	\$367,470
COUNTY GENERAL FUND	\$367,470	\$0	\$367,470
Schools	\$367,470	\$0	\$367,470

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/12/2023	10523	1748	\$100	No	Improved
WARRANTY DEED	04/20/2022	10235	1010	\$1,195,000	Yes	Vacant
ORDER OF TAKING	12/01/2003	05138	0648	\$100	No	Vacant
WARRANTY DEED	11/01/1997	03341	0356	\$98,500	No	Vacant
CORRECTIVE DEED	05/01/1997	03242	1138	\$100	No	Vacant
WARRANTY DEED	02/01/1996	03040	1562	\$100	No	Vacant
WARRANTY DEED	07/01/1987	01872	1057	\$31,800	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.083	\$90,000.00	\$367,470

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	Industrial	IND	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

Property Record Card



Parcel 03-20-31-5AY-0000-27A1

Property Address SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	03-20-31-5AY-0000-27A1
Owner(s)	SEMINOLE STORAGE UNITS 3 LLC
Property Address	SANFORD, FL 32773
Mailing	850 SEMINOLE WOODS BLVD GENEVA, FL 32732-9315
Subdivision Name	SANFORD CELERY DELTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	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)	\$357,930	\$357,930
Land Value Ag		
Just/Market Value	\$357,930	\$357,930
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$357,930	\$357,930

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$4,763.33
2023 Tax Bill Amount	\$4,763.33

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF LOT 27A (LESS RD)
SANFORD CELERY DELTA
PB 1 PGS 75 & 76

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$357,930	\$0	\$357,930
SJWM(Saint Johns Water Management)	\$357,930	\$0	\$357,930
FIRE	\$357,930	\$0	\$357,930
COUNTY GENERAL FUND	\$357,930	\$0	\$357,930
Schools	\$357,930	\$0	\$357,930

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/12/2023	10523	1748	\$100	No	Improved
WARRANTY DEED	04/20/2022	10235	1010	\$1,195,000	Yes	Vacant
ORDER OF TAKING	12/01/2003	05138	0648	\$100	No	Vacant
WARRANTY DEED	12/01/1996	03173	1968	\$55,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			3.977	\$90,000.00	\$357,930

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	Industrial	IND	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

Property Record Card

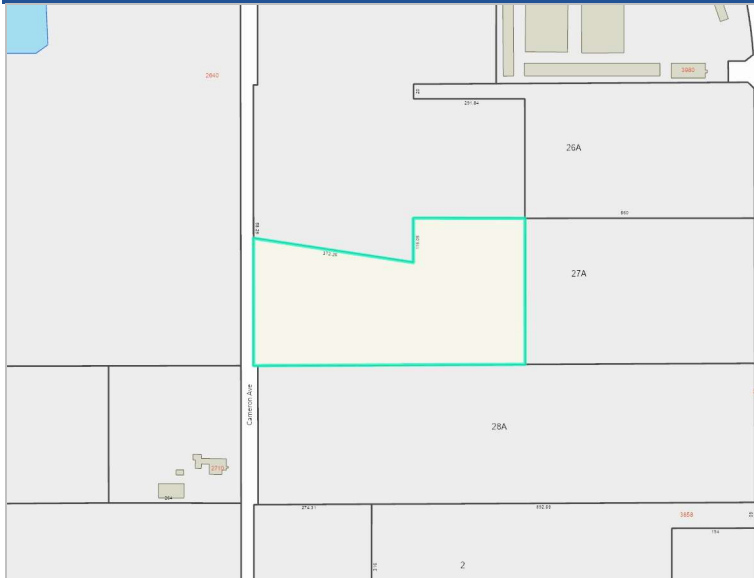


Parcel 03-20-31-5AY-0000-27A0

Property Address E LAKE MARY BLVD SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
Parcel	03-20-31-5AY-0000-27A0		
Owner(s)	SEMINOLE STORAGE UNITS 3 LLC		
Property Address	E LAKE MARY BLVD SANFORD, FL 32773		
Mailing	850 SEMINOLE WOODS BLVD GENEVA, FL 32732-9315		
Subdivision Name	SANFORD CELERY DELTA		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	00-VACANT RESIDENTIAL		
Exemptions	None		
AG Classification	No		
Valuation Method		Cost/Market	Cost/Market
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)		\$384,300	\$384,300
Land Value Ag			
Just/Market Value		\$384,300	\$384,300
Portability Adj			
Save Our Homes Adj		\$0	\$0
Non-Hx 10% Cap (AMD 1)		\$0	\$0
P&G Adj		\$0	\$0
Assessed Value		\$384,300	\$384,300

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$5,114.26

2023 Tax Bill Amount \$5,114.26

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF LOT 27A (LESS BEG 272.12 FT N OF SW COR RUN S 81 DEG 27 MIN 20 SEC E 372.26 FT N 115.05 FT W 368.16 FT TO PT N OF BEG S 58.29 FT TO BEG)
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$384,300	\$0	\$384,300
SJWM(Saint Johns Water Management)	\$384,300	\$0	\$384,300
FIRE	\$384,300	\$0	\$384,300
COUNTY GENERAL FUND	\$384,300	\$0	\$384,300
Schools	\$384,300	\$0	\$384,300

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/12/2023	10523	1748	\$100	No	Improved
WARRANTY DEED	04/20/2022	10235	1010	\$1,195,000	Yes	Vacant
WARRANTY DEED	11/01/1997	03341	0356	\$98,500	No	Vacant
WARRANTY DEED	02/01/1996	03040	1563	\$100	No	Vacant
WARRANTY DEED	06/01/1987	01857	1961	\$60,000	Yes	Vacant
WARRANTY DEED	01/01/1984	01519	1771	\$189,000	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.27	\$90,000.00	\$384,300

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	Industrial	IND	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



**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 or call us at: (407) 665-7371.

Receipt Details

Date: 3/19/2024 12:15:35 PM
Project: 24-80000048
Credit Card Number: 44*****3449
Authorization Number: 715325
Transaction Number: 190324017-9BCE0F7C-9572-46BA-9E1C-CD34E6405482
Total Fees Paid: 52.50

Fees Paid

Description	Amount
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 or call (407) 665-7372 **no later than noon on Friday, 4/5/2024**, in order to place you on the Wednesday, 4/10/2024 meeting agenda.

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

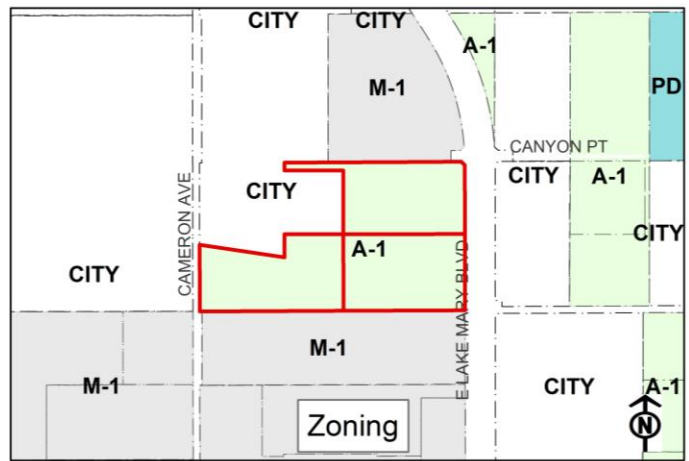
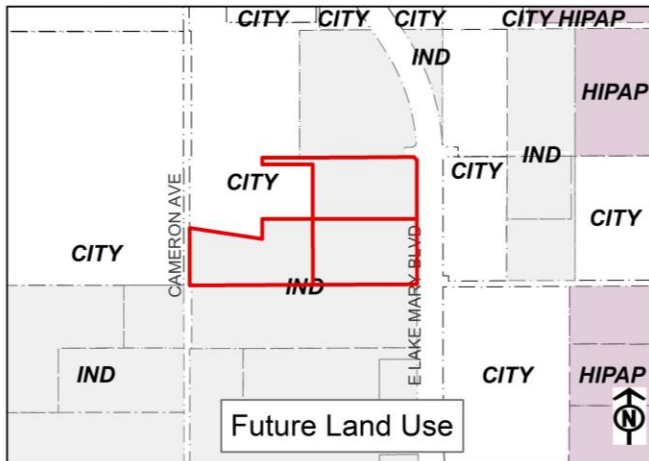
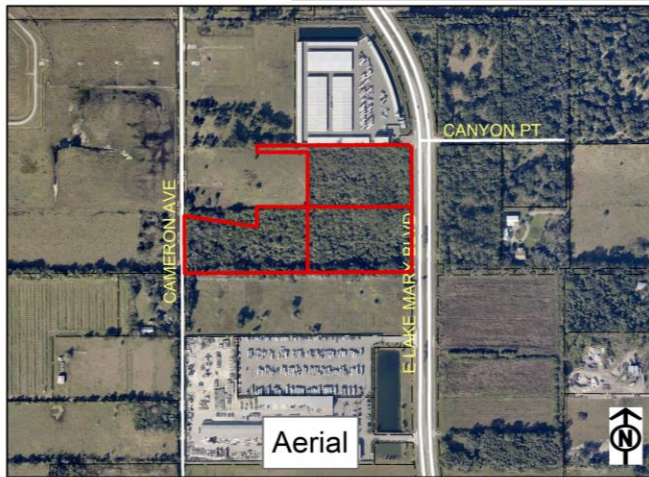
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	ORLANDO ALL SPORTS DOME - PRE-APPLICATION	PROJ #: 24-80000048
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/19/24	
RELATED NAMES:	EP KEVIN DATTOLA	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	03-20-31-5AY-0000-26A2++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SPORTS FACILITY ON 12.82 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF E LAKE MARY BLVD, SOUTH OF SR-46	
NO OF ACRES	12.82	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF E LAKE MARY BLVD, SOUTH OF SR-46	
FUTURE LAND USE-	IND	
APPLICANT:		CONSULTANT:
KEVIN DATTOLA ORLANDO ALL SPORTS DOME 1230 FALLING STAR LANE ORLANDO FL 32828 (813) 857-2847 ORLANDOSPORTSDOME@GMAIL.COM		N/A

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 that 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



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.

6.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
8.	Building Division	Please note a structure of this type carries a multitude of Florida Building Code requirements. These requirements need to be considered when designing or determining if project is feasible for customer.
9.	Comprehensive Planning	The future land use (FLU) is industrial (IND) which allows for a maximum intensity of .65 floor area ratio. Allowable uses include warehousing, and light manufacturing industry. Compatible uses will allow for the proposed use. For a full list of uses see Seminole County Comprehensive Plan page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf
10.	Comprehensive Planning	<p>The subject parcel is part of the Sanford Joint Planning Area Zone 4 (East Side of Airport) which allow compatible uses to the airport to include: Industrial parks; corporate business parks; commercial developments; office complexes; attendant retail; service and hotel uses; medium and high-density rental residential developments between the 60 and 65 DNL; agricultural uses; public uses.</p> <p>An aviation easement shall be required and included in the recorded deed of any new lot prior to the construction of a single-family dwelling unit or a multi-family dwelling unit for properties located in the area depicted in Map 1-13 of the City Comprehensive Plan.</p> <p>All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.</p> <p>No new residential future land use and/or zoning is allowed within the areas covered by a noise contour of 60 DNL and higher. New public educational facilities shall be prohibited if within three hundred (300) feet of the centerline of the OSIAs new runway system east to the conservation area adjacent to Lake Jesup.</p>
11.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development.
12.	Natural Resources	According to County aerials, the site appears to contain primarily palm trees and shrubs. These plants are exempt from tree replacement requirements. On the site plan application, please show the location, size, and species of all trees larger than 6" DBH.
13.	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)

14.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
15.	Natural Resources	According to the county soil maps, wetlands are potentially located on the southern two parcels. Soils are hydric (Felda and Manatee mucky fine sands, depressional, and Malabar fine sand). ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **
16.	Planning and Development	The City of Sanford provides water and sewer services to the subject property. We recommend that the applicant contact Adam Mendenhall with the City of Sanford Planning & Development Department about completing a pre-annexation agreement. Adam Mendenhall can be reached at (407) 688-5156 or by email at Adam.Mendenhall@Sanfordfl.gov . The applicant may also contact Darren Ebersole at (407) 688-5146 or by email at Darren.ebersole@Sanfordfl.gov .
17.	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city.
18.	Planning and Development	This site is located within the Crossroads Commercial Corridor of the E. Lake Mary Blvd. Small Area Study. The vision for the Crossroads Commercial Corridor District is to provide a commercial node that serves the eastern part of Sanford, as well as regional traffic on both SR 46 and E. Lake Mary Boulevard.
19.	Planning and Development	If developed within Seminole County jurisdiction, a Rezone may take three (3) to six (6) months and involves public hearings with the Planning and Zoning (P&Z) Commission and the Board of County Commissioners (BCC)
20.	Planning and Development	Public Notification is required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
21.	Planning and Development	If developed within Seminole County jurisdiction, the proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
22.	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 below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
23.	Planning and Development	Seminole County has performance standards to avoid creating potential offensive or injurious conditions such as noise, vibration, glare and more. Please

	see Part 68 of the Seminole County Land Development Code: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT68PEST
24. Planning and Development	Open Space Requirements: For non-residential properties, 25 percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, and/or preservation of natural resources.
25. Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use, which is considered Commercial Recreation are: One (1) space for each employee plus one (1) space for each three (3) persons the facility is designed to accommodate.
26. Planning and Development	If developed in Seminole County, the M-1 zoning district would only allow the proposed use as a Special Exception. To allow as a permitted use in Seminole County, a rezoning to a commercial zoning classification (i.e., C-1, C-2 or C-3) would be required.
27. Planning and Development for Sanford-Orlando International Airport	The Sanford Airport Authority, informed staff, via email, that "the developer is required to complete and submit FAA Form 7460-1 and the results be received by the County before any action is taken on this project. At 80 feet high in this location, it could have an impact on the airport and its runways. An analysis by the FAA is required and would identify any concerns." Please contact George Speake at (407)-585-4006 or by email at gspeake@sfb.osaa.net .
28. Public Safety – Fire Marshall	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2021 edition).
29. Public Safety – Fire Marshall	Type of use and size of building may require fire sprinklers and fire alarms.
30. Public Safety – Fire Marshall	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2021).
31. Public Safety – Fire Marshall	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1
32. Public Safety – Fire Marshall	Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review.
33. Public Safety – Fire Marshall	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.

34. Public Safety – Fire Marshall	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.
35. Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.
36. Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Poorly Drained soils.
37. Public Works - Engineering	Based on a preliminary review, the site has known drainage issues downstream, therefore the site will be required to retain the pre vs post volumetric difference for the 25-year, 24-hour storm event volume onsite.
38. Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be pretty flat but appears to generally slope east.
39. Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
40. 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 www.sjrwmd.com .

41.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
42.	Public Works - Engineering	The site will be limited to a right in and right out.
43.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any broken or non-ADA compliant sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
44.	Public Works - Engineering	There is a drainage ditch along the south side of the property. A drainage easement is required over the ditch and a 15-foot berm for access and maintenance of the ditch is required.
45.	Public Works - Engineering	Based on a preliminary review, the site has a drainage ditch along the south property line. This ditch goes under Lake Mary Boulevard and eventually to Lake Jesup to the east. Most of this area does not have easements and is not maintained.
46.	Public Works – Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Provide the trip generation with the next application.

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	STATUS	CONTACT INFORMATION
Buffers and CPTED	Maya Athanas	Review Complete	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Jay Hamm	Review Complete	Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Review Complete	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental Impact Analysis	Becky Noggle	No Review Required	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine	Review Complete	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung	No Review Required	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Doug Robinson	Review Complete	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz	Review Complete	Phone: 407-665-5177 Email: bpaz@seminolecountyfl.gov
Public Works – Impact Analysis	Jim Potter	Review Complete	Phone: 407-665-5764 Email: jpotter@seminolecountyfl.gov
Public Works – Impact Analysis	William Wharton	Review Complete	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Public Works - Engineering	Jim Potter	Review Complete	Phone: 407-665-5764 Email: jpotter@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>

Seminole County Public Works Engineering Manual:

<https://www.seminolecountyfl.gov/departments-services/public-works/development-review-engineering/>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0386

Title:

EAGLE PASS CENTER - PRE-APPLICATION

Project Number: 24-80000047

Project Description: Proposed Site Plan for an office and two storage facilities on two separate parcels in the A-1 Zoning District located on the west side of W SR 426 at Eagle Pass Rd

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

Parcel ID: 20-21-31-5CB-0000-006B+

BCC District: 1-Dallari

Applicant: Larry Jordan (407) 467-4872

Consultant: N/A



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

PROJ. #: 24-80000047

Received: 3/19/24

Paid: 3/20/24

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Eagle Pass Center	
PARCEL ID #(S): 20-21-31-5CB-0000-006B; 20-21-31-5CB-0000-005A	
TOTAL ACREAGE: 9.88 ac	BCC DISTRICT: District 1
ZONING: IND	FUTURE LAND USE: IND

APPLICANT

NAME: Larry Jordan	COMPANY: Eagle Pass Properties, LLC	
ADDRESS: 816 Executive Dr.		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 407-467-4872	EMAIL: ljordan@jordanhonesfl.com	

CONSULTANT

NAME: None / Owner	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: See attached detailed narrative.

STAFF USE ONLY

COMMENTS DUE: 3/29	COM DOC DUE: 4/4	DRC MEETING: 4/10
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: IND	LOCATION: on the west side of Eagle Pass Rd, south of W SR 426
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 4/5

Seminole County Pre-Application Detailed Narrative

Subject Properties:

Property A: 20-21-31-5CB-0000-006B

Property B: 20-21-31-5CB-0000-005A

Submitter:

Larry Jordan

Eagle Pass Properties, LLC

816 Executive Drive

Oviedo, FL 32765

On Property A (noted above), our intentions are to eventually build an office building with a frontage on W State Rd 426 with a parking lot behind it. We plan to build a climate-controlled storage building in the future at the rear (west end) of the property.

On Property B (noted above), we intend to build either non-A/C storage roll up units or industrial warehousing.

SCHEDULE A DESCRIPTION OF PREMISES
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226495)

WEST HALF OF PARCEL 5, SLAVIA FARMS AS RECORDED IN PLAT BOOK 6, PAGE 97 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, LESS THE NORTH 15 FEET THEREOF (EAGLE PASS ROAD EASEMENT) SUBJECT TO THAT CERTAIN RIGHT OF WAY EASEMENT BETWEEN URANIUM MINING COMPANY AND FLORIDA POWER AND LIGHT RESPECTING THE EAST 110 FEET OF THE WEST 145 FEET OF THE PROPERTY DESCRIBED HEREIN.

SCHEDULE B--II
EXCEPTIONS (PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226495):

5) All matters contained on the Plat of Slavia Farms, as recorded in Plat Book 6, Page 97, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

6) Slavia Drainage District recorded in O.R. Book 70, Page 88, Public Records of Seminole County, Florida.
DOES NOT AFFECT THE SUBJECT PROPERTY, DOCUMENT HAS EXPIRED

7) Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 135, Page 322, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

8) Easement in favor of Florida Power Corporation, recorded in O.R. Book 2793, Page 388, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

9) Easement to Florida Power Corporation recorded in O.R. Book 2815, Page 1454, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

10) Easement Agreement recorded in O.R. Book 3595, Page 1156, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

11) Distribution Easement recorded in O.R. Book 3600, Page 896, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

12) Easement in favor of Florida Power Corporation recorded in O.R. Book 4428, Page 576, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

LEGAL DESCRIPTION (PER THE SURVEYOR):

THE WEST 406 FEET OF LOT 5, SLAVIA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH

THE NORTH 300 FEET OF LOT 6, SLAVIA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LEGEND

- SIGN
☆.....LIGHT POLE
◇.....FIBER OPTIC CABLE MARKER
⑩.....STORM MANHOLE
Ⓜ.....TELEPHONE RISER
Ⓢ.....REFLECTOR
●.....SOIL BORE HOLE
◇.....CONCRETE POWER POLE
◇.....WOOD POWER POLE
-----GLY ANCHOR
⑩.....WELL
⚑.....WETLAND FLAG
5.....B--II EXCEPTION NUMBER (COMMITMENT 1226511)
5.....B--II EXCEPTION NUMBER (COMMITMENT 1226495)
-----ST.....STORM DRAINAGE PIPE
-----DHUL.....OVERHEAD UTILITY LINES
-----W.....UNDERGROUND WATER MAIN (MARKED BY OTHERS)
-----JWL.....JURISDICTIONAL WETLAND LINE (MARKED BY OTHERS)
-----O-----GUARDRAIL
○.....BAY TREE
.....MAGNOLIA TREE
○.....OAK TREE
.....PINE TREE
BWF.....BARBED WIRE FENCE
C.....CENTERLINE
CHW.....CONCRETE HEAD WALL
CMP.....CORRUGATED METAL PIPE
CONC.....CONCRETE
EL.....ELEVATION
EP.....EDGE OF PAVEMENT
(F).....FIELD
FDOT.....FLORIDA DEPARTMENT OF TRANSPORTATION
HWF.....HOG WIRE FENCE
ID.....IDENTIFICATION
INV.....INVERT
LB.....LICENSED BUSINESS
LS.....LICENSED SURVEYOR
NO.....NUMBER
ORB.....OFFICIAL RECORDS BOOK
(P).....PLAT
PB.....PLAT BOOK
PG.....PAGE
PVC.....POLYVINYL CHLORIDE PIPE
RCP.....REINFORCED CONCRETE PIPE
RR.....RAIL ROAD
R/W.....RIGHT-OF-WAY
TBM.....TEMPORARY BENCHMARK
TOB.....TOP OF BANK
TOS.....TOE OF SLOPE
TYP.....TYPICAL

SCHEDULE A DESCRIPTION OF PREMISES
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226511)

THE NORTH 300 FEET OF LOT 6, SLAVIA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SCHEDULE B--II
EXCEPTIONS (PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1226511):

5) All matters contained on the Plat of Slavia Farms, as recorded in Plat Book 6, Page 97, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

6) Drainage Easement as described in Order Amending Decrees Creating District Slavia Drainage District Corporation of Seminole County, Florida recorded in O.R. Book 11, Page 19, Public Records of Seminole County, Florida.
MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, UNABLE TO LOCATE DOCUMENT

7) Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 135, Page 322, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

8) Easement to Highway on East as described in that certain Warranty Deed recorded in O.R. Book 625, Page 618, Public Records of Seminole County, Florida.
MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, UNABLE TO LOCATE DOCUMENT

9) Easement in favor of Florida Power Corporation recorded in O.R. Book 2793, Page 388, O.R. Book 2815, Page 1454, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

10) Easement Agreement recorded in O.R. Book 3595, Page 1156, and Quit-Claim Deed recorded in O.R. Book 3595, Page 1155, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

11) Conditional Utility Agreement for Water, Wastewater, or Reclaimed Water Services recorded in O.R. Book 9057, Page 1994, Public Records of Seminole County, Florida.
AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE SUBJECT PARCEL, BEING SOUTH 89°34'50" EAST.

(3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

(4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(5) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(6) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.

(7) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

(8) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1226495 & 1226511, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 18, 2022. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B--II", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

(9) NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THIS FIRM.

(10) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.

(11) THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THIS SURVEY.

(12) THE LANDS SHOWN HEREON LIE IN ZONE "X" , DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0190F, MAP REVISED: SEPTEMBER 28, 2007.

(13) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING SEMINOLE COUNTY VERTICAL CONTROL POINTS:
-#3152901 (ELEVATION = 34.924')
-#3821901 (ELEVATION = 42.346')

ALTA/NSPS CERTIFICATION: (2021)
TO: JORDAN CONSTRUCTION & DEVELOPMENT FL, LLC
WHARTON LAW GROUP, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 16, AND 19 OF TABLE A THEREOF.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 05-24-2022
DATE OF SIGNATURE: 06-02-2022

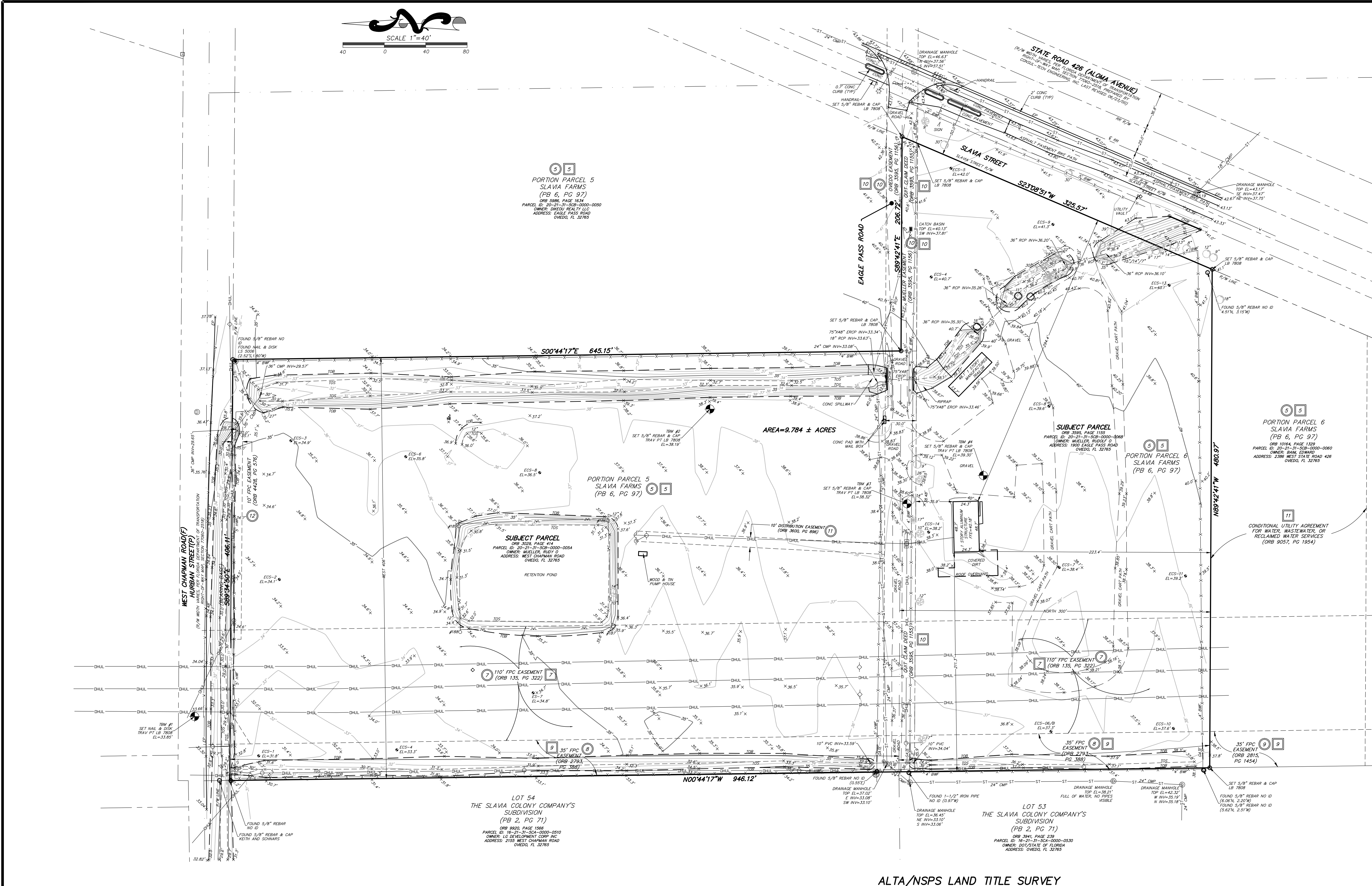
DATE	BY	REVISIONS
09-20-2022	R.J.G.	REMOVED EAGLE PASS ROAD PLAT REFERENCE
09-09-2022	R.J.G.	ADD CERTS & ADDRESS COMMENTS
08-03-2022	R.J.G.	ADD TREE LOCATIONS

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

JOB NO.:	22-032
DATE:	06-02-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.	2432
PAGE(S)	35-68



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PEC

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ALTA/NSPS LAND TITLE SURVEY

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

JOB NO.: 22-032

DATE: 06-02-2022

DRAWN BY: R.J.G.

CHECKED BY: D.A.W.

F.B. 2432

PAGE(S) 35-68

WEST CHAPMAN ROAD

(50' R/W)

DRY RETENTION
POND

STORAGE

STORAGE

STORAGE

DRY RETENTION
POND

STORAGE

OFFICE

ALOMA AVENUE
(STATE ROAD 426)
(R/W WIDTH VARIES)

Property Record Card

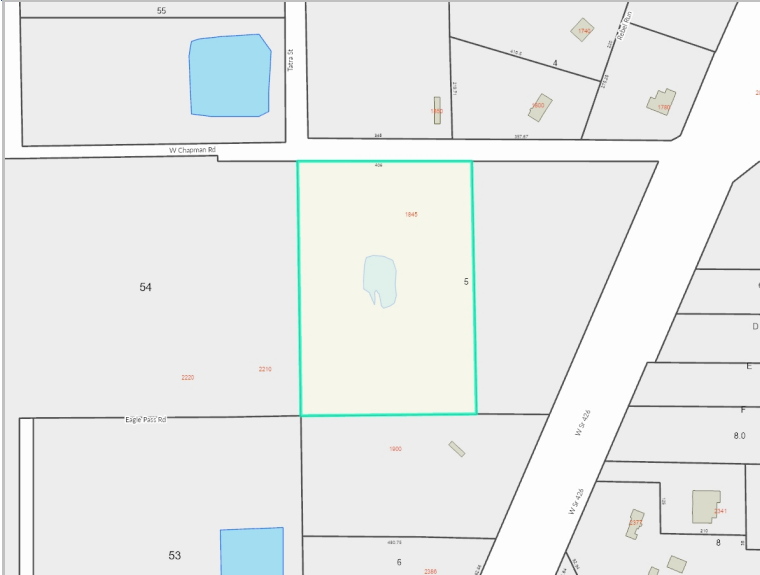


Parcel 20-21-31-5CB-0000-005A

Property Address 1845 W CHAPMAN RD OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
Parcel	20-21-31-5CB-0000-005A		
Owner(s)	EAGLE PASS PROPERTIES LLC		
Property Address	1845 W CHAPMAN RD OVIEDO, FL 32765		
Mailing	816 EXECUTIVE DR OVIEDO, FL 32765-8052		
Subdivision Name	SLAVIA FARMS		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	10-VAC GENERAL-COMMERCIAL		
Exemptions	None		
AG Classification	No		
Valuation Method			
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)		\$540,900	\$540,900
Land Value Ag			
Just/Market Value		\$540,900	\$540,900
Portability Adj			
Save Our Homes Adj		\$0	\$0
Non-Hx 10% Cap (AMD 1)		\$0	\$0
P&G Adj		\$0	\$0
Assessed Value		\$540,900	\$540,900

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$7,198.30

2023 Tax Bill Amount \$7,198.30

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 406 FT OF LOT 5 (LESS RD)
SLAVIA FARMS
PB 6 PG 97

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$540,900	\$0	\$540,900
SJWM(Saint Johns Water Management)	\$540,900	\$0	\$540,900
FIRE	\$540,900	\$0	\$540,900
COUNTY GENERAL FUND	\$540,900	\$0	\$540,900
Schools	\$540,900	\$0	\$540,900

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2022	10337	1051	\$700,000	Yes	Vacant
CORRECTIVE DEED	09/21/2022	10337	1049	\$100	No	Vacant
QUIT CLAIM DEED	05/01/1993	03029	0414	\$100	No	Vacant
WARRANTY DEED	05/01/1985	01639	1400	\$70,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			6.01	\$90,000.00	\$540,900

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	Industrial	IND	Agricultural-1Ac

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information		
Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

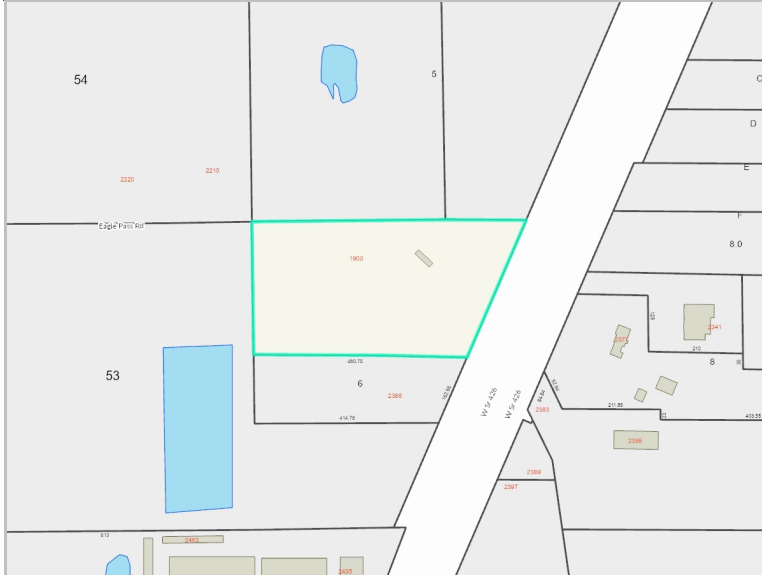
Property Record Card



Parcel 20-21-31-5CB-0000-006B

Property Address 1900 EAGLE PASS RD OVIEDO, FL 32765

Parcel Location



Site View



2021315CB0000006B 02/22/2022

Parcel Information

Parcel	20-21-31-5CB-0000-006B
Owner(s)	EAGLE PASS PROPERTIES LLC
Property Address	1900 EAGLE PASS RD OVIEDO, FL 32765
Mailing	816 EXECUTIVE DR OVIEDO, FL 32765-7699
Subdivision Name	SLAVIA FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$1,187,921	\$1,187,921
Land Value Ag		
Just/Market Value	\$1,187,921	\$1,187,921
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,187,921	\$1,187,921

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$15,808.85
2023 Tax Bill Amount \$15,808.85

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

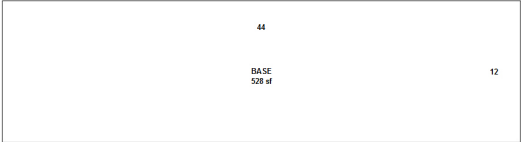
N 300 FT OF LOT 6
 SLAVIA FARMS
 PB 6 PG 97

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,187,921	\$0	\$1,187,921
SJWM(Saint Johns Water Management)	\$1,187,921	\$0	\$1,187,921
FIRE	\$1,187,921	\$0	\$1,187,921
COUNTY GENERAL FUND	\$1,187,921	\$0	\$1,187,921
Schools	\$1,187,921	\$0	\$1,187,921

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2022	10337	1053	\$1,350,000	Yes	Improved
QUIT CLAIM DEED	01/01/1999	03595	1155	\$100	No	Improved
QUIT CLAIM DEED	01/01/1985	01612	0067	\$100	No	Improved
WARRANTY DEED	01/01/1975	01056	1470	\$14,800	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			163176	\$7.28	\$1,187,921

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MOBILE HOME	1970	1	1.0	3	528	528	528	MOBILE HOMES AVG	\$0	\$0	Description	Area



Sketch by Apex Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	WOOD BEAM/COLUMN	1976	1	900.00	METAL PREFINISHED	\$0	\$0	Description	Area
								CANOPY	1095.00

Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
00616	POLE SIGN	County	\$600		1/19/2007

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Industrial	IND	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information		
Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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**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 or call us at: (407) 665-7371.

Receipt Details

Date: 3/20/2024 4:41:44 PM
Project: 24-80000047
Credit Card Number: 37*****5014
Authorization Number: 241931
Transaction Number: 200324O3A-409527F5-DE35-442D-A60F-D473D573C8F7
Total Fees Paid: 52.50

Fees Paid

Description	Amount
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

PROJECT NAME:	EAGLE PASS CENTER - PRE-APPLICATION	PROJ #: 24-80000047
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/19/24	
RELATED NAMES:	EP LARRY JORDAN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	20-21-31-5CB-0000-006B+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE AND TWO STORAGE FACILITIES ON TWO SEPARATE PARCELS IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF EAGLE PASS RD, SOUTH OF W SR 426	
NO OF ACRES	9.88	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF EAGLE PASS RD, WEST OF W SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
LARRY JORDAN EAGLE PASS PROPERTIES, LLC 816 EXECUTIVE DR OVIEDO FL 32765 (407) 467-4872 LJORDAN@JORDANHOMESFL.COM	N/A	

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.

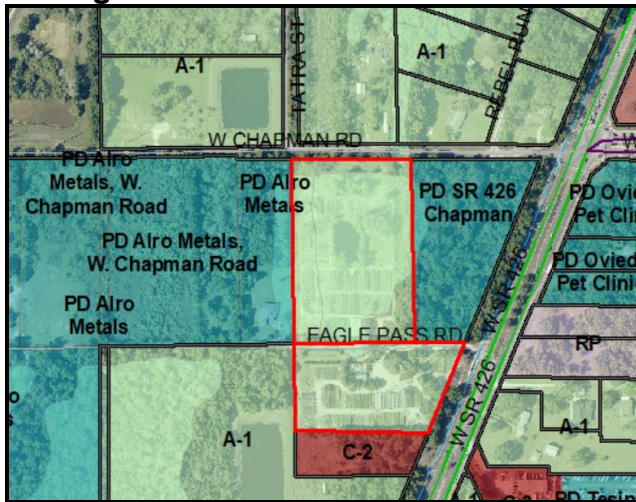
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

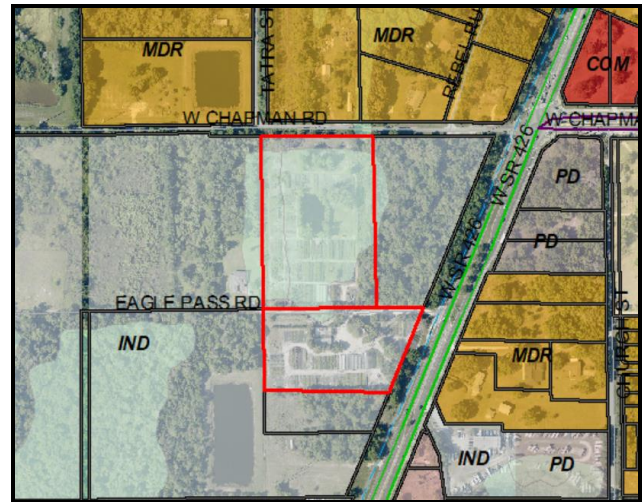
- The subject site has an Industrial Future Land Use and A-1 (Agriculture) zoning.
- The proposed use of a storage facility and office is not permitted under the existing A-1 zoning district. A Rezone to C-3 (Heavy Industrial and Very Light Industrial) is required.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



Floodplain



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C H30ZORE_PT67LASCBU	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 will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
4.	Buffers and CPTED	A full review will be done at time of site plan review or at rezone if rezoning to a Planned Development. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
6.	Buffers and CPTED	Per Sec. 30.1288. - Nuisance bufferyards. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a berm or evergreen hedge of sufficient height to insure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.	Info Only
7.	Buffers and CPTED	If a PD is proposed: Per Sec. 30.443. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	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
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	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
11.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements	Info Only

		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.	
12.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
13.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Info Only
14.	Comprehensive Planning	The future land use for both parcels is Industrial (IND) which allows for a maximum intensity of .65 floor area ratio. The allowable uses consist of warehousing/storage, distribution and terminals, and light manufacturing industry. For a full list of uses please see Seminole County Comprehensive Plan page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf	Info Only
15.	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
16.	Environmental Services	The proposed developments are within Seminole County's potable water service area and will be required to connect. There is a 24" PVC potable water main running along the west side of W State Road 426. There is a 30" PVC potable water main running along the north side of W Chapman Road.	Info Only
17.	Environmental Services	The proposed developments are within Seminole County's sanitary sewer service area, but since there are no readily available gravity sewer line nearby, these proposed developments will NOT be required to connect. There is a pressurized 16" PVC force main running along the east side of W State Road 426. The developer would have to build a lift station to pressurize the sanitary sewer discharge to connect to our system. Additionally, since this connection would involve crossing a State Road, a FDOT permit would be required.	Info Only
18.	Environmental Services	The proposed developments are not within any reclaim water service areas so irrigation would be provided by these development's potable water systems or by an alternative irrigation source such as a non-potable irrigation wells.	Info Only

19.	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
20.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
21.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
22.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years with site plan submission. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for everyone (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
25.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
26.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
27.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative	Info Only

		departments or agencies. SCLDC 60.10(d)	
28.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
29.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
30.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
31.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
32.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
33.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
34.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
35.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
36.	Planning and Development	The subject site has an existing Industrial Future Land Use designation and an A-1 (Agriculture) zoning classification.	Info Only
37.	Planning and Development	The proposed use of a storage facility and office is not permitted under the existing A-1 zoning district. A Rezone to C-3 (Heavy Industrial and Very Light Industrial) is required.	Info Only

38.	Planning and Development	Self-Storage and office are a permitted use in the C-3 (Heavy Industrial and Very Light Industrial) zoning district. Outdoor Storage shall be permitted only in an enclosed or fenced area.	Info Only
39.	Planning and Development	A Rezone may take between 4-5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
40.	Planning and Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The flyer is required to be mailed out a minimum of fifteen (15) days prior to the scheduled community meeting and the community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Info Only
41.	Planning and Development	Seminole County Land Development (SCLDC) defines self-storage as: Self Storage Facility: Establishment primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.	Info Only
42.	Planning and Development	The building setbacks for the C-3 (Heavy Commercial and Very Light Industrial) zoning district are: Front yard: Twenty-five (25) feet, Side yard: Zero (0) feet, Side yard abutting street or road: Zero (0) feet, and Rear yard: Ten (10) feet.	Info Only
43.	Planning and Development	The C-3 (Heavy Industrial and Very Light Industrial) zoning district required a minimum of twenty-five (25) percent open space.	Info Only
44.	Planning and Development	The maximum building height in the C-3 (Heavy Industrial and Very Light Industrial) zoning district is Thirty-Five (35) feet.	Info Only
45.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: General Business/Retail/Office: First 10,000 sq. ft 4 spaces / 1000 sq. ft. and Above 10,000 sq ft 3 spaces/ 1000 sq. ft.; Manufacturing Concerns and Warehouses 1 space/ 2 employees Plus 1 space / company vehicle.	Info Only
46.	Planning and Development	The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only
47.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
48.	Planning and	New Net buildable definition: The new ordinance 2022-	Info Only

	Development	<p>R-61 is the new definition of net buildable acreage that will now include definition of Net Buildable Acreage: The total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or floodprone areas.</p> <p>At the time of Engineered Site Plan review the Developer must demonstrate compliance with the maximum allowable Floor Area Ratio (F.A.R.) based on the net buildable acreage.</p>	
49.	Planning and Development	The boundary survey shows overhead power lines, staff does require the Applicant to provide a utility letter from the utility company advising they accept the development that is being proposed near the powerlines.	Info Only
50.	Planning and Development	The proposed development fronts onto an existing trail. The Applicant may be required to reach out to FDOT for a driveway connection permit. The FDOT contact is Laith J. Kareem at 407-278-2777 or email: laith.kareem@dot.state.fl.us.	Info Only
51.	Planning and Development	<p>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:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development:</p> <p>http://www.seminolecountyfl.gov/gm/</p>	Info Only
52.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.	Info Only
53.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1.	Info Only
54.	Public Safety - Fire Marshal	<p>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).</p> <p>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,</p>	Info Only

		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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	
55.	Public Safety - Fire Marshal	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	Info Only
56.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm.	Info Only
57.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
59.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues, therefore the site will be required to meet water quality and hold the pre-vs post development volume for the entire 25-year, 24-hour storm event volume onsite without discharge	Info Only
60.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development County Modeled 100-year flood plain. The site according to the County Howell Creek Basin Study is almost completely in the flood plain.	Info Only
61.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west with some flows going to the ditch that flows north and west.	Info Only

62.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the onsite ditch and to the west to the wetlands.	Info Only
63.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
64.	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 www.sjrwmd.com .	Info Only
65.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
66.	Public Works - Engineering	Access to the property should be made from Eagle Pass and Chapman Road. Note that Eagle Pass is not to County Standard and is a private easement. There is one or more properties to the west that may have rights to this and access to the west should be maintained unless specific approvals are received from each of those properties. The parcel to the northeast also has rights to Eagle Pass. Connection / Cross access will be required to be addressed to that parcel.	Info Only
67.	Public Works - Engineering	There is a major drainage ditch going through the properties. This ditch will be required to have a drainage easement over the ditch and a 15-foot minimum berm along the side of the ditch.	Info Only
68.	Public Works - Engineering	A traffic analysis will be required at final engineering.	Info Only
69.	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
70.	Public Works - Engineering	Sidewalks shall be required in accordance with the code along Chapman Road. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Note that there may be requirements for improvements to the trail crossing at final engineering.	Info Only
71.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval	Info Only

		prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730
Environmental Services	Review Complete	James Van Alstine 407-665-2014
Natural Resources	Review Complete	Sarah Harttung 407-665-7396
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7339
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398
Public Safety - Fire Marshal	Review Complete	Brenda Paz 407-665-7061
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764
Planning and Development	Review Complete	Annie Sillaway 407-665-7936
Building Division	Review Complete	Tony Coleman 407-665-7581

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

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org