



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, May 8, 2024

9:00 AM

Room 3024 and hybrid TEAMS
option

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

DRC

PRE- APPLICATIONS

**9:00AM (TEAMS) ALLURE RESIDENTIAL - COMMERCIAL -
PRE-APPLICATION**

[2024-0564](#)

Project Number: 24-80000059

Project Description: Proposed Site Plan for 177 apartment units and 15,000 square feet of commercial on 5.96 acres in the PD Zoning District located on the northwest corner of International Pkwy and Allure Ln

Project Manager: Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)

Parcel ID: 31-19-30-514-0000-0020+

BCC District: 5-Herr

Applicant: Guz Minguez (305) 621-9607

Consultant: Derek Ramsburg (407) 427-1642

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

9:20AM (IN PERSON) BRISSON INDUSTRIAL - PRE-APPLICATION[2024-0617](#)**Project Number:** 24-80000060**Project Description:** Proposed Rezone from A-1 to Industrial for a warehouse/storage facility on 18.53 acres located on the north side of Lake Mary Blvd, east of Red Cleveland Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 08-20-31-501-0000-0010**BCC District:** 5-Herr**Applicant:** Fabian Cook**Consultant:** Rene Fossey (407) 718-7994**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****BRISSON AVE - PRE-APPLICATION**[2024-0616](#)**Project Number:** 24-80000057**Project Description:** Proposed Rezone from A-1 to M-1 for a manufacturing facility on 18.53 acres located on the north side of Lake Mary Blvd, east of Red Cleveland Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 08-20-31-501-0000-0010**BCC District:** 5-Herr**Applicant:** Nick Tomasino (786) 252-1892**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0564

Title:

9:00AM (TEAMS) ALLURE RESIDENTIAL - COMMERCIAL - PRE-APPLICATION

Project Number: 24-80000059

Project Description: Proposed Site Plan for 177 apartment units and 15,000 square feet of commercial on 5.96 acres in the PD Zoning District located on the northwest corner of International Pkwy and Allure Ln

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 31-19-30-514-0000-0020+

BCC District: 5-Herr

Applicant: Guz Minguez (305) 621-9607

Consultant: Derek Ramsburg (407) 427-1642



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

PROJ. #: 24-80000059
PM: Doug
REC'D: 4/10/24

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: Allure Residential - Commercial
PARCEL ID #(S): 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030
TOTAL ACREAGE: 5.96 AC BCC DISTRICT: ~~DISTRICT 1~~ **5: Herr**
ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: Gus Minguez COMPANY: Mattoni Group
ADDRESS: 2990 Ponce de Leon, Suite 201
CITY: Coral Gables STATE: FL ZIP: 33134
PHONE: 305-621-9607 EMAIL: gus@mattonigroup.com

CONSULTANT

NAME: Derek Ramsburg, PE COMPANY: Kimley-Horn and Associates, Inc.
ADDRESS: 200 S Orange Ave, Suite 600
CITY: Orlando STATE: FL ZIP: 32801
PHONE: (407) 427-1642 EMAIL: derek.ramsburg@Kimley-Horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: The proposed project consists of the first phase of an industrial development containing approximately ±195,000 SF of PEMB industrial warehouse and associated infrastructure.
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 4/19	COM DOC DUE: 4/25	DRC MEETING: 5/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the northwest corner of International Pkwy and Allure Ln
W/S: Seminole County	BCC: 5: Herr	

Request for Pre-Application meeting for Final Development Plan for Allure Residential and Commercial Lots 2 and 3 along International Pkwy.

A PD amendment was recently just approved at the end of 2023 and now we are seeking an FDP approval. The site is comprised of approximately 6-acres. On the northern lot we are proposing 177 multifamily units that are age restricted to 55+. On the southern lot, we are proposing approximately 15,000 sf of commercial (restaurant and retail).

Under the approved PUD, these uses are approved and we are under the maximum allowable.

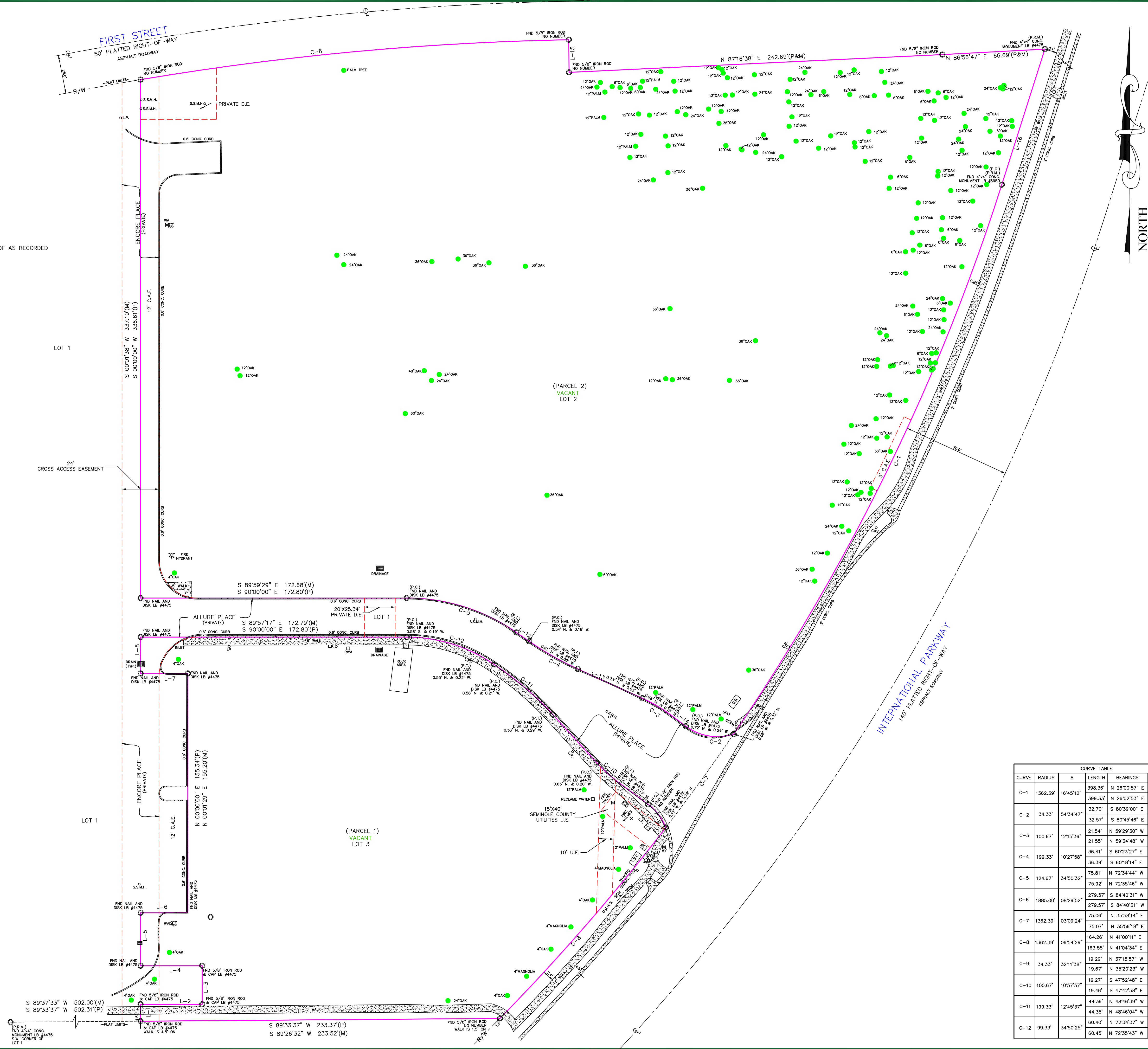
At this pre-app we would like to discuss our proposed site plan attached and then the process for getting it approved.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 2 AND 3, ALLURE ON THE PARKWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 83, PAGES 26,
27 AND 28, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LEGEND:
LB = LICENSED BUSINESS
S.S.M.H. = SANITARY SEWER MAN HOLE
C.B. = CABLE BOX
LP = LIGHT POLE
T.S.C. = TRAFFIC SIGNAL CABLES
SP = SIGNAL POLE
D.E. = DRAINAGE EASEMENT
C.A.E. = CROSS ACCESS EASEMENT
E.B. = ELECTRIC BOX
FB = FIBER BOX

LINE TABLE							
LINE	LENGTH	BEARINGS	(P)	LENGTH	BEARINGS	(M)	
L-1	11.00'	N 00°00'00" E	(P)	11.00'	N 00°09'59" E	(M)	
L-2	40.00'	N 90°00'00" E	(P)	39.92'	N 89°28'03" E	(M)	
L-3	25.00'	N 00°00'00" E	(P)	25.04'	N 00°03'45" E	(M)	
L-4	40.00'	N 90°00'00" W	(P)	39.98'	N 89°56'51" W	(M)	
L-5	34.42'	N 00°00'00" E	(P)	34.35'	N 00°03'37" E	(M)	
L-6	30.67'	N 90°00'00" E	(P)	30.62'	N 89°54'06" E	(M)	
L-7	30.67'	N 90°00'00" W	(P)	30.62'	N 89°59'03" W	(M)	
L-8	26.66'	N 00°00'00" E	(P)	26.68'	N 00°06'26" E	(M)	
L-9	03.61'	S 55°29'59" E	(P)	03.61'	S 55°51'34" E	(M)	
L-10	42.80'	S 42°23'50" E	(P)	42.91'	S 42°01'14" E	(M)	
L-11	23.07'	S 53°21'46" E	(P)	23.07'	S 55°06'47" E	(M)	
L-12	10.05'	S 85°59'29" E	(P)	10.11'	S 84°54'30" E	(M)	
L-13	46.01'	S 55°37'26" E	(P)	45.99'	S 55°28'37" E	(M)	
L-14	12.11'	S 53°21'46" E	(P)	12.23'	S 53°09'50" E	(M)	
L-15	92.18'	S 00°01'29" E	(P)	92.18'	S 00°01'29" E	(M)	
L-16	21.36'	S 17°28'21" W	(P)	21.18'	S 17°29'37" W	(M)	



CURVE	RADIUS	Δ	CURVE TABLE			
			LENGTH	BEARINGS	CHORD	
C-1	1362.39'	16°45'12"	398.36'	N 26°00'57" E	396.94' (P)	
			399.33'	N 26°02'53" E	397.90' (M)	
			32.70'	S 80°39'00" E	31.48' (P)	
C-2	34.33'	54°34'47"	32.57'	S 80°45'46" E	31.36' (M)	
			21.54'	N 59°29'30" W	21.50' (P)	
C-3	100.67'	12°15'36"	21.55'	N 34°43'48" W	21.51' (M)	
			36.41'	S 60°23'27" E	36.36' (P)	
C-4	199.33'	10°27'58"	36.39'	S 60°18'14" E	36.34' (M)	
			75.81'	N 72°34'44" W	74.65' (P)	
C-5	124.67'	34°50'32"	75.92'	N 72°35'46" W	74.75' (M)	
			279.57'	S 84°40'31" W	279.31' (P)	
			279.57'	S 84°40'31" W	279.31' (M)	
C-6	1885.00'	08°29'52"	75.06'	N 35°58'14" E	75.05' (P)	
			75.07'	N 35°56'18" E	75.06' (M)	
C-7	1362.39'	03°09'24"	164.26'	N 14°00'11" E	164.16' (P)	
			163.55'	N 14°04'34" E	163.45' (M)	
C-8	362.39'	06°54'29"	19.29'	N 37°15'57" W	19.04' (P)	
			19.67'	N 35°20'23" W	19.40' (M)	
C-9	34.33'	32°11'38"	19.27'	S 47°52'48" E	19.24' (P)	
			19.46'	S 47°42'58" E	19.43' (M)	
C-10	100.67'	10°57'57"	44.39'	N 48°46'39" W	44.30' (P)	
			44.35'	N 48°46'04" W	44.26' (M)	
C-11	199.33'	12°45'37"	60.40'	N 72°34'37" W	59.47' (P)	
			60.45'	N 72°35'43" W	59.52' (M)	

EGEND

PROPERTY ADDRESS: INTERNATIONAL



**POINTS OF INTEREST:
NONE VISIBLE**

CERTIFIED TO:
LAKE MARY LAND HOLDINGS



REVISION HISTORY

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,

CERTIFIED BY: ION SHIOEMAKER PSI NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470978, MAINE MONROE, LA 70747
407-951,3425 (OFFICE), 407-520-5153 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL
ONE 1/2 IN. DIA. X 1/4 IN. DEPT. OF COMMERCE, AUSTIN, TEXAS 78762-0001



Unit Mix				
Unit Designation	# Units	% of Total	Area	Leasable Area (NRSF)
1BDR				
A1	57	32.2%	806 sf	45,942 sf
A2	14	7.9%	828 sf	11,592 sf
A2H	8	4.5%	995 sf	7,960 sf
C1M	2	1.1%	780 sf	1,560 sf
Sub-Total	81 units	45.8%		67,054 sf
1BDR+DEN				
B1	16	9.0%	900 sf	14,400 sf
B2	4	2.3%	948 sf	3,792 sf
Sub-Total	20 units	11.3%		18,192 sf
2BDR				
C1	58	32.8%	1,092 sf	63,336 sf
C2	3	1.7%	1,103 sf	3,309 sf
C2M	1	0.6%	977 sf	977 sf
Sub-Total	61 units	34.5%		67,622 sf
2BDR+DEN				
D1	15	8.5%	1,170 sf	17,550 sf
Sub-Total	15 units	8.5%		17,550 sf
# of Unit/Bldg	177 units	100%		170,418 sf
Average unit size				963 sf
OFF-STREET PARKING				
PROVIDED:			Standard	
Residential				
Surface (Standard Spaces)				243 sp
Surface (ADA Spaces)				6 sp
Garage				32 sp
Sub-Total Residential				281 sp
Commercial				
Surface (Standard Spaces)				54 sp
Surface (ADA Spaces)				2 sp
Sub-Total Commercial				56 sp
Total Provided				337 sp
<i>Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)</i>				

1.59 sp/unit



CONCEPTUAL SITE PLAN

SCALE: 1"=40'-0"

PROGRESS 01/25/2024

LAKE MARY APTS.

LOCATED AT:
ORLANDO, FL
FOR:
MATTONI GROUP

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS

ARCHITECTURE & PLANNING

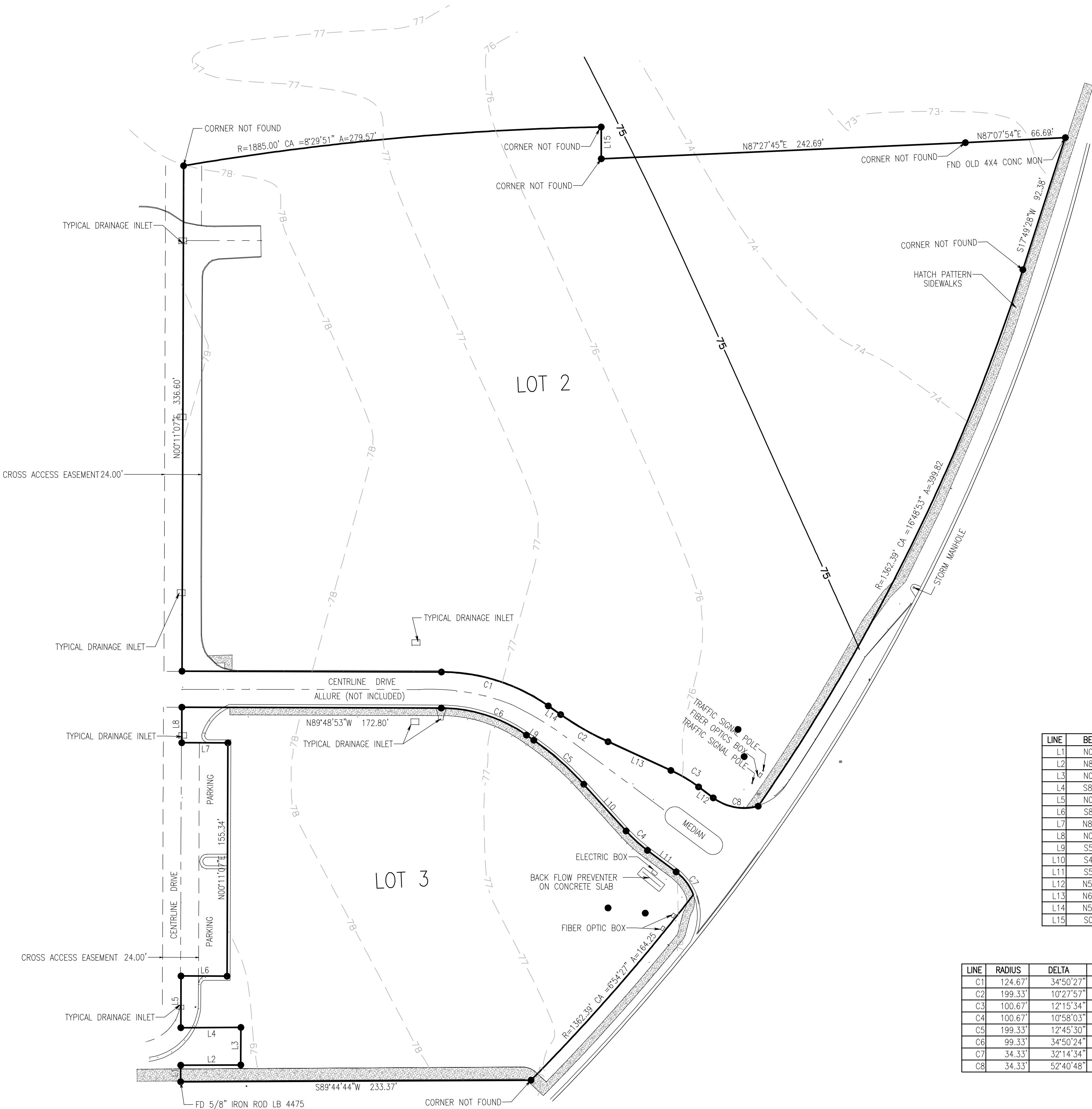
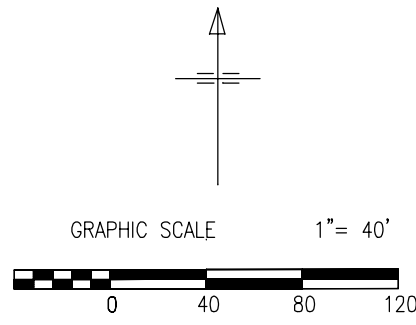
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

DRAWN
CONTRACT DATE 11/17/23
SCALE AS SHOWN
JOB NO. 2232.PRJ
SHEET TITLE:
CONCEPTUAL SITE PLAN
SHEET NUMBER:
SP-1

BOUNDARY AND TOPOGRAPHICAL SURVEY

LAND DESCRIPTION

LOTS 1 AND 2, "ALLURE ON THE PARKWAY, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 83, PAGES 26 THRU 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	N00°11'07"E	11.00'
L2	N89°44'44"E	40.00'
L3	N00°11'07"E	25.00'
L4	S89°44'44"W	40.00'
L5	N00°11'07"E	34.42'
L6	S89°48'53"E	30.67'
L7	N89°48'53"W	30.67'
L8	N00°11'07"E	23.66'
L9	S54°58'22"E	6.01'
L10	S42°12'43"E	42.00'
L11	S53°10'39"E	23.87'
L12	N53°10'39"W	12.17'
L13	N65°26'18"W	46.01'
L14	N54°58'22"W	10.05'
L15	S00°10'22"E	21.19'

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	124.67'	34°50'27"	75.81'	S72°23'39"E	74.65'
C2	199.33'	10°27'57"	36.41'	N60°12'20"W	36.36'
C3	100.67'	12°15'34"	21.54'	N59°18'32"W	21.50'
C4	100.67'	10°58'03"	19.27'	N47°41'44"W	19.24'
C5	199.33'	12°45'30"	44.39'	N48°35'42"W	44.29'
C6	99.33'	34°50'24"	60.40'	N72°23'40"W	59.47'
C7	34.33'	32°14'34"	19.32'	S37°03'22"E	19.07'
C8	34.33'	52°40'48"	31.56'	S79°31'02"E	30.46'

SURVEYORS NOTES:

1. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
2. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.
3. BEARINGS SHOWN HEREON ARE BASE ON STATE PLANE COORDINATES, FLORIDA EAST ZONE.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM
5. THIS SURVEYOR WAS NOT PROVIDED A TITLE SEARCH ON THIS PROPERTY
6. UNDERGROUND UTILITIES AND IMPROVEMENTS ARE NOT SHOWN
7. REFER TO REFERENCED PLAT FOR ADDITIONAL EASEMENTS NOT SHOWN ON THIS SURVEY
8. ALL PROPERTY CORNERS ARE FOUNF NAIL AND DISCS LB 4475 UNLESS NOTED

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC
SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

EDWARD MIZO
PROFESSIONAL LAND SURVEYOR
175 ANCONA AVE
DEBARY, FL 32713
321-436-9391

BOUNDARY SURVEY
3300 INTERNATIONAL PARKWAY
LAKE MARY, FL. 32746

BOUNDARY/TOPO SURVEY

FEBRUARY 14, 2022

Property Record Card



Parcel 31-19-30-514-0000-0020

Property Address ,

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	31-19-30-514-0000-0020
Owner(s)	MAW LAKE MARY PROP LLC
Property Address	,
Mailing	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision Name	ALLURE ON THE PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
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)	\$4,129,863	\$4,129,863
Land Value Ag		
Just/Market Value	\$4,129,863	\$4,129,863
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,129,863	\$4,129,863

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$54,960.22

2023 Tax Bill Amount \$54,960.22

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 ALLURE ON THE PARKWAY PLAT BOOK {83} PAGES {26-28}

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,129,863	\$0	\$4,129,863
SJWM(Saint Johns Water Management)	\$4,129,863	\$0	\$4,129,863
FIRE	\$4,129,863	\$0	\$4,129,863
COUNTY GENERAL FUND	\$4,129,863	\$0	\$4,129,863
Schools	\$4,129,863	\$0	\$4,129,863

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	01/12/2024	10566	0284	\$3,250,000	No	Improved
WARRANTY DEED	03/21/2022	10215	1904	\$100	No	Improved
SPECIAL WARRANTY DEED	10/01/2018	09233	0204	\$1,950,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			194713	\$21.21	\$4,129,863

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
PD	Planned Development	PD	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	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	3

School Information		
Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

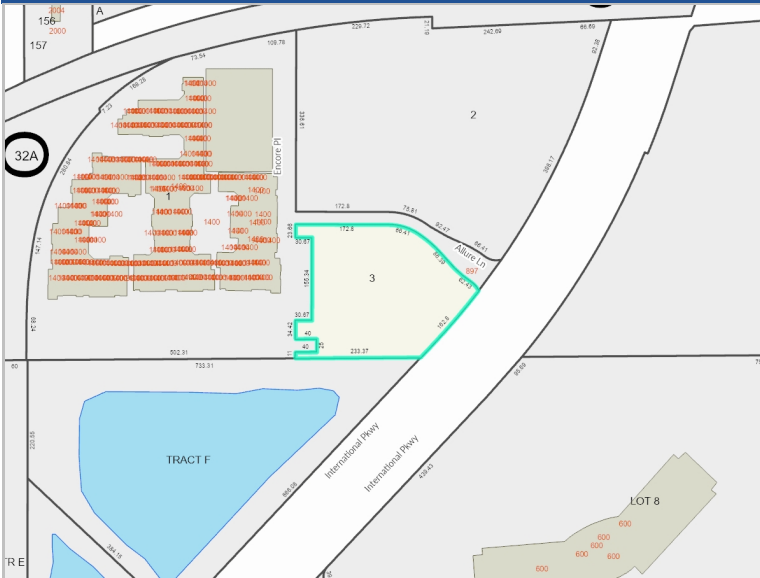
Property Record Card



Parcel 31-19-30-514-0000-0030

Property Address 3300 INTERNATIONAL PKWY LAKE MARY, FL 32746

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	31-19-30-514-0000-0030
Owner(s)	MAW LAKE MARY PROP LLC
Property Address	3300 INTERNATIONAL PKWY LAKE MARY, FL 32746
Mailing	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision Name	ALLURE ON THE PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
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)	\$1,358,140	\$1,358,140
Land Value Ag		
Just/Market Value	\$1,358,140	\$1,358,140
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,358,140	\$1,358,140

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$18,074.13
2023 Tax Bill Amount	\$18,074.13

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 ALLURE ON THE PARKWAY PLAT BOOK {83} PAGES {26-28}

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,358,140	\$0	\$1,358,140
SJWM(Saint Johns Water Management)	\$1,358,140	\$0	\$1,358,140
FIRE	\$1,358,140	\$0	\$1,358,140
COUNTY GENERAL FUND	\$1,358,140	\$0	\$1,358,140
Schools	\$1,358,140	\$0	\$1,358,140

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	01/12/2024	10566	0284	\$3,250,000	No	Improved
WARRANTY DEED	03/21/2022	10215	1904	\$100	No	Improved
SPECIAL WARRANTY DEED	10/01/2018	09233	0204	\$1,950,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			64033	\$21.21	\$1,358,140

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
02024	3300 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL [THOMAS REVISION 2ND ADD S]	County	\$2,500		2/22/2019

Extra Features				
Description	Year Built	Units	Value	New Cost

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
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	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	3

School Information		
Elementary School District	Middle School District	High School District
Region 1	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: 4/10/2024 2:56:43 PM
Project: 24-80000059
Credit Card Number: 37*****2002
Authorization Number: 252355
Transaction Number: 100424O39-E4C8F0E1-BB7F-46E9-AFE3-5FC7266AF7C7
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

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

PROJECT NAME:	ALLURE RESIDENTIAL - COMMERCIAL - PRE-APPLICATION	PROJ #: 24-80000059
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/10/24	
RELATED NAMES:	EP DEREK RAMSBURG	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	31-19-30-514-0000-0020+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO SEEK AN FDP APPROVAL ON 5.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND ALLURE LN	
NO OF ACRES	5.96	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND ALLURE LN	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
GUZ MINGUEZ MATTONI GROUP 2990 PONCE DE LEON STE 201 CORAL GABLES FL 33134 (305) 621-9607 GUS@MATTONIGROUP.COM	DEREK RAMSBURG PE KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1642 DEREK.RAMSBURG@KIMLEY-HORN.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

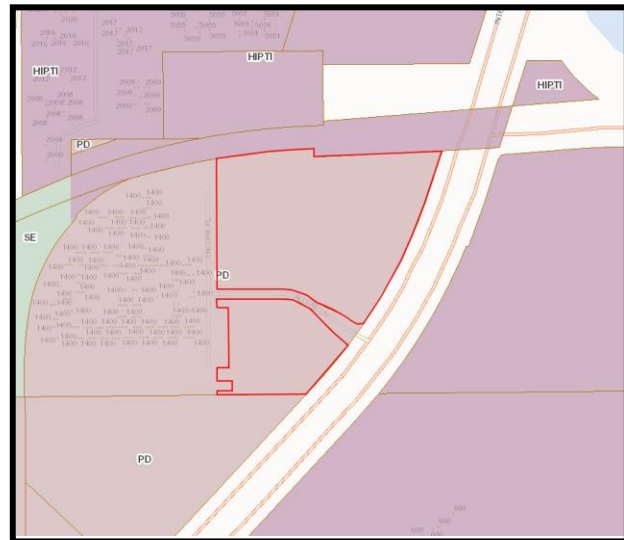
- The subject sites have a Future Land Use (FLU) designation of PD (Planned Development) and are part of the Allure on Parkway PD.
- This property is located in the Bear Management area which requires language stating compliance with requirements outlined in Chapter 258 of the Seminole County Land Development Code.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD



FLU: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	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_CH30Z_0RE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	Per Sec. 30.14.15. 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
5.	Buffers and CPTED	A landscape plan must be submitted with the site plan that includes the buffer widths, opacities, plant group selection, plant calculations, plant species, size, quantity, and location.	Info Only
6.	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
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
9.	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
10.	Building Division	The application states scope of work as 195,000 sf. PEMB. The plans show apartments retail and a restaurant.	Info Only
11.	Comprehensive Planning	This project has an approved Development Order with approved uses that are consistent with the uses proposed in this pre-application.	Info Only
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services	These developments are within Seminole County's potable water service area and are required to connect. There is a 30" DI potable water main running west to east about 30 ft to the north side of parcel 31-19-30-514-0000-0020. There is a 20" DI potable water main running along the east side of International Parkway. There is a 10" PVC potable water main stub out at the northwest corner of parcel 31-19-30-514-0000-0020. There is a 10" PVC potable water main running along the south side of Allure Ln with public utility easement access that is also available for connection to parcel 31-19-30-514-0000-0030.	Info Only
14.	Environmental Services	These developments are within Seminole County's sanitary sewer service area and are required to connect. There is a 12" PVC gravity sanitary sewer main running along the centerline of International Pkwy. There is an 8" PVC gravity	Info Only

		sanitary sewer main running along the centerline of Allure Ln with public utility easement access that is available for connection to parcel 31-19-30-514-0000-0030.	
15.	Environmental Services	These developments are within Seminole County's reclaim water service area and are required to connect. There is a 20" DI reclaim water main running along the west side of International Pkwy.	Info Only
16.	Environmental Services	Due to the type of waste that will be generated by the proposed use of parcel 31-19-30-514-0000-0030, this development will need to install a sewer pretreatment system such as a grease trap as well as be registered with and monitored by Seminole County's Industrial Pretreatment Program. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development.	Info Only
17.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
19.	Natural Resources	Tree survey: Given the disturbed nature of the site, it is unlikely that the tree community is primarily comprised of oaks. There may be invasive tree species on the property. These species may be removed without penalty, while oaks require replacement.	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
22.	Natural Resources	If approved for removal by the Development Services	Info Only

		Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)	
23.	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
24.	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
25.	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
26.	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
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 departments or agencies. SCLDC 60.10(d)	Info Only
28.	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
29.	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:	Info Only

		http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
30.	Planning and Development	Property is within the Allure on Parkway PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan	Info Only
31.	Planning and Development	SETBACKS: The setbacks from the external property boundaries are as follows: North (abutting 1st Street) - 35 feet, South (Abutting Hughey Street) - 25 feet, East (Abutting International Parkway)- 45 feet, West (Abutting the Wekiva Trail/Sylvan Avenue)- 25 feet	Info Only
32.	Planning and Development	The maximum density for residential units is 56 dwelling units per net buildable acre, with a total maximum of 680 multi-family units between all lots.	Info Only
33.	Planning and Development	Commercial uses allowable are per C-1, Retail Commercial zoning classification, SCLDC Sec. 30.742, excluding veterinary clinics, funeral homes, and drive-through restaurants.	Info Only
34.	Planning and Development	Office uses allowable are per OP, Office Professional zoning classification, SCLDC Sec. 30.662.	Info Only
35.	Planning and Development	All parking ratios must be in compliance with the approved Master Development Plan and Development Order associated with the Allure on Parkway PD.	Info Only
36.	Planning and Development	Per Ordinance No. 2024-02, LDC Rewrite, parking space dimensional requirements shall meet a minimum net area of 162 square feet, a minimum width of 9 feet and minimum length of 18 feet (for up to 80% of provided parking spaces) and/or a minimum net area of 200 square feet, a minimum width of 10 feet and minimum length of 20 feet (minimum 20% of parking provided).	Info Only
37.	Planning and Development	Final Development Plan may be submitted concurrently with the Engineered Site Plan.	Info Only
38.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
39.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
40.	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
41.	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
42.	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	Info Only

		for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
43.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
44.	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
45.	Public Works - Engineering	Based on a preliminary review, the site does not have a master drainage system. Overall, the site is in a land locked basin. However, there may have been some portion of the drainage allowed into the roadway master system. This will have to be shown at final engineering. Some retention will have to be addressed onsite. No retention is shown so it is expected that underground exfiltration is proposed. Depending on the overall soil characteristics this may not be fully feasible. Additional retention may be required which could affect overall density of the site.	Info Only
46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
47.	Public Works -	A permit from the St. John's River Water Management	Info Only

	Engineering	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 .	
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	The property is adjacent to International Parkway which is classified as an urban major collector road. International Parkway is not currently programmed to be improved according to the County 5-year Capital Improvement Program	Info Only
50.	Public Works - Engineering	A left and or right turn lane or turn lane extension may be required.	Info Only
51.	Public Works - Engineering	The previous development proposed an access at the north property line that would also serve as an emergency fire access point to International Parkway. This will have to be evaluated and may be required as part of this project as well. This will have to be coordinated with Public Works.	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	Email	Reviewer Comments/Contact
Comprehensive Planning	Doug Robinson	drobinson03@seminolecountyfl.gov	407-665-7308
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0617

Title:

9:20AM (IN PERSON) BRISSON INDUSTRIAL - PRE-APPLICATION

Project Number: 24-80000060

Project Description: Proposed Rezone from A-1 to Industrial for a warehouse/storage facility on 18.53 acres located on the north side of Lake Mary Blvd, east of Red Cleveland Blvd

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

Parcel ID: 08-20-31-501-0000-0010

BCC District: 5-Herr

Applicant: Fabian Cook

Consultant: Rene Fossey (407) 718-7994



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

PROJ. #:

24-800000000
Received: 4/18/24
Paid: 4/18/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: Brisson Ave Industrial
PARCEL ID #(S): 08203150100000010 - 08-20-31-501-0000-0010
TOTAL ACREAGE: 18.53 BCC DISTRICT: Seminole Gardens
ZONING: A-1 FUTURE LAND USE: INDUSTRIAL

APPLICANT

NAME: Fabian Cook COMPANY: TEN Investment Group of FL LLC
ADDRESS: P.O. Box 585373
CITY: Orlando STATE: Florida ZIP: 32858
PHONE: EMAIL: FCOOK79@gmail.com

CONSULTANT

NAME: Rene Fossey COMPANY: A+ROI Property
ADDRESS: 3981 Aldergate PL
CITY: Winter Springs STATE: FL ZIP: 32708
PHONE: 407 718 7994 EMAIL: aPositiveROI@Live.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Warehouse / Storage / Office

STAFF USE ONLY

COMMENTS DUE: 4/26

COM DOC DUE: 5/2

DRC MEETING: 5/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION:

W/S: City of Sanford

BCC: 3: Herr

On the north side of Lake Mary Blvd, east of Red Cleveland Blvd

T&N
Investment
Group
FL

T & N Investment Group of Florida LLC
Fabian Cook, President
P.O.Box 585373
Orlando, FL
32858

April 13, 2024

Seminole County, Multiple Departments
Pre-Application
BRISSON AVENUE
Sanford FL
Future Land Use -Industrial

Seminole County, Pre-Application Departments;

T & N Investments Group of Florida LLC will provide Seminole County, the Orlando Sanford Airport and the City of Sanford a project with a constellation of benefits to the area that fit the future land use of **Industrial**. The intended use is Public Storage, Warehousing, Office space with a portion of Park & Pay that will be Airport supportive. The concept buildings can be used for different purposes with a similar aesthetic. In other words, the buildings will look similar but with different proposed and approved uses. Site/civil engineers, surveyors, soil analysis, architects, plumbing, mechanical contractors, and other trades will be consulted and made part of the team to join the General Contractor to complete the desired vision of the Airport, County and City. This project will support the comprehensive plan utilizing accepted building codes, public safety / fire marshal, public works, planning and development while taking care to protect and preserve as much of the natural resources as possible. The majority of the land is suitable to build. Another important point is the plethora of new home subdivisions under construction around E Lake Mary Blvd have either zero lot lines or no opportunity for storage on their property.

This parcel was originally owned by Seminole County and used as a landfill therefore, this proposed project will be an improvement. **Exhibit A** includes pages from the 131 page comprehensive report "Supplemental Site Assessment Report" for the "Brisson Avenue Landfill" "Contract No: HW559" dated April 2015 "Prepared for: Florida Department of Environmental Protection" "Prepared by: AMEC Environment & Infrastructure, Inc." is included with this Pre-Application. Five pages of photographs demonstrate the fact that most of the land is dry and has evidence of surface trash. Photograph 7 on page 4 shows the wet area "Looking west at ravine barrier at BL032, with trash". The first page of 10 stapled together demonstrate the "Approximate ravine location" which goes along the entire East property line, approximately half of the West property line and curves from the NE corner toward the center West, designated

by the double dashed red lines and highlighted with yellow arrows. It is important to note the elevation lines highlighted in yellow designates 494.5 for the majority of usable land, which is the same as the existing house on the adjacent property at the NE corner. The elevation goes up gradually by 1.5 feet going north. The balance of the 10 pages is the beginning of a 131 page report including the Table of Contents, Introduction and Site Background. The Site Description, page 2, has a yellow highlighted section stating the portion of the property is low and swampy which is demonstrated in the NW section of the pictorial map.

Exhibit B Pertinent pages from the “Orlando Sanford International Airport” SFB “Airport Master Plan Update” October 2021 are attached for the Brisson Ave Pre-App. Page 1 of 10 confirms the report from the paragraph above that the Brisson property is Not shown in the 100 year Floodplain. Other highlighted sections reference “Land Use and Zoning”...“compatible land use for areas surrounding an airport, however commercial and industrial land uses are more compatible.” “Currently Vacant and Underutilized Land” addresses current land uses surrounding the Airport specifically mentions “Industrial uses are seen to the south of the Airport property.” The report mentions the Commerce Park’s “existing buildings within the commerce park are currently at 95% capacity” and the “area can benefit from the availability of low-cost warehouse space.” Perhaps the demand will spill off of the Airport’s property and this Brisson project can assist with this need. The “Airport Maintenance Facilities” section states the facility has “exceeded its useful life”. “The storage area within this facility is currently insufficient.” “Additional storage bays” are recommended. Perhaps the Brisson project may assist with this need offsite due to its boundary being adjacent to the airport. Additional Parking is another future need of the Airport as stated on page 313. “As discussed in the Demand Capacity and Facility Requirements chapter, the existing landside roadway requirements and automobile parking infrastructure is anticipated to be deficient through the planning period.” It also states “both Red Cleveland Boulevard and the landside parking facilities will be required to be expanded to accommodate the increased forecasted demand.” The NW corner of Brisson touches Red Cleveland/the South entrance to the Airport. The Brisson property is in a great location for a short shuttle to the terminal. Maps are presented demonstrating the Airport’s need for additional Storage and Parking. The Airport Master Plan discusses Seminole County Land Use, the Comprehensive Plan and Future Land Use around the Airport including “Industrial parks, Corporate business parks, Office complexes and Commercial development.” This proposed Brisson project fits perfectly.

Exhibit C The City of Sanford’s Comprehensive Plan confirms a need for this project with warehouse, self storage, office space and parking. The future land use is Industrial according to the City [map 5]. Map 10 shows the Brisson Ave property only has the NW corner in the Wetlands which is consistent with the AMEC report. Page II-14 Under Industrial Land Use Designation, the City states Industrial uses include: warehousing and storage activities. The City of Sanford’s Comprehensive Plan references the Airport Master Plan on numerous pages. Page II-15 “Maintain General Pattern of Industrial Land Use” states “evolving centers of major industrial activity are the 1) airport and airport environs.” Therefore, the needs of the airport are the first priority. The Airport needs more warehouses, storage, and parking. “The existing and

proposed future transportation facilities including SR 417 and improvements to Airport Boulevard shall enhance the accessibility of the industrial centers to Regional markets.” Brisson is in the perfect position to accommodate. Page II-16 refers to generating high levels of employment, services and/or products which complement the needs in the region, attract prime industrial land uses, and contribute a net revenue to the City. Page II-20 refers to adjacent lands capable of supporting industrial uses. Airport Industry Commerce is intended for Industrial and Business Parks and Office Complexes. The City states “Implement Airport Master Plan” on page II-40. This project will support social mobility with a diverse workforce while expanding an independent business.

Grassland Enterprises, Inc will move their large commercial electrical business into the office portion of the building. This may also benefit the airport and surrounding vicinity since they have successfully completed numerous winning bids for large scale commercial jobs such as entire school systems, the Orange County Convention Center, the Moffitt Center, etc. Grassland Enterprises currently supports approximately 60 employees and they are still growing. Grassland is a State Certified Minority Business Enterprise (MBE) Electrical Contractor Company. This project will open the door for many opportunities for local residents as well as providing needed services for this growing corridor while supporting the Airport. Other potential applicants might manufacture product that would contaminate the soil and water. Other companies may need to support significantly more weight due to the nature of their businesses, storing excessive weight and using heavier trucks.

The “**Site Plan**” **Exhibit D** was drawn utilizing the map created by AMEC which designates the wet area as well as the ravine around the perimeter. The site plan is drawn to scale and provides significantly more buffer and set back areas than required. The site plan is under the maximum floor area ratio for the proposed buildings. The NW portion of Brisson will be preserved including the current trees and plants. The attached Concept photos **Exhibit E** are preliminary and placement of the buildings may change based on the input of numerous experienced professionals. All of the building architecture for this project will be cohesive and is intended to be similar to the Concept pictures which will be attractive at the south entrance of the Airport. The construction may be accomplished in phases or sections such as open parking first then public storage or warehouses second. This project will be more on the surface level of the property as to not disturb the soil underneath or compromise the delicate nature of the St Johns water. This proposed Brisson project is a winning situation for the Airport, County, City and Residents.

We are looking forward to working with the Development Review Committee to make adjustments as necessary.

Respectfully,

Fabian Cook, President
T&N Investment Group of Florida LLC

Exhibit A Photos
Brisson property



Photograph 1: Southern property border along East Lake Mary Blvd.



Photograph 2: Typical vegetation and density within wooded area

Environment & Infrastructure

2533 Greer Road, Suite 6
 Tallahassee, Florida 32308

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SUPPLEMENTAL SITE ASSESSMENT REPORT

BRISSON AVENUE LANDFILL SITE
 SANFORD, SEMINOLE COUNTY, FLORIDA
 Agreement #: RP-00D13513
 AMEC PROJECT NO.: 6090140035



Photograph 3: Dirt Pile (DP) located at GPS Point BLDP3



Photograph 4: Additional vegetation and evidence of surface trash

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Photograph 5: Assorted surface trash



Photograph 6: Surface trash and Dirt Pile at GPS Point BLDP1

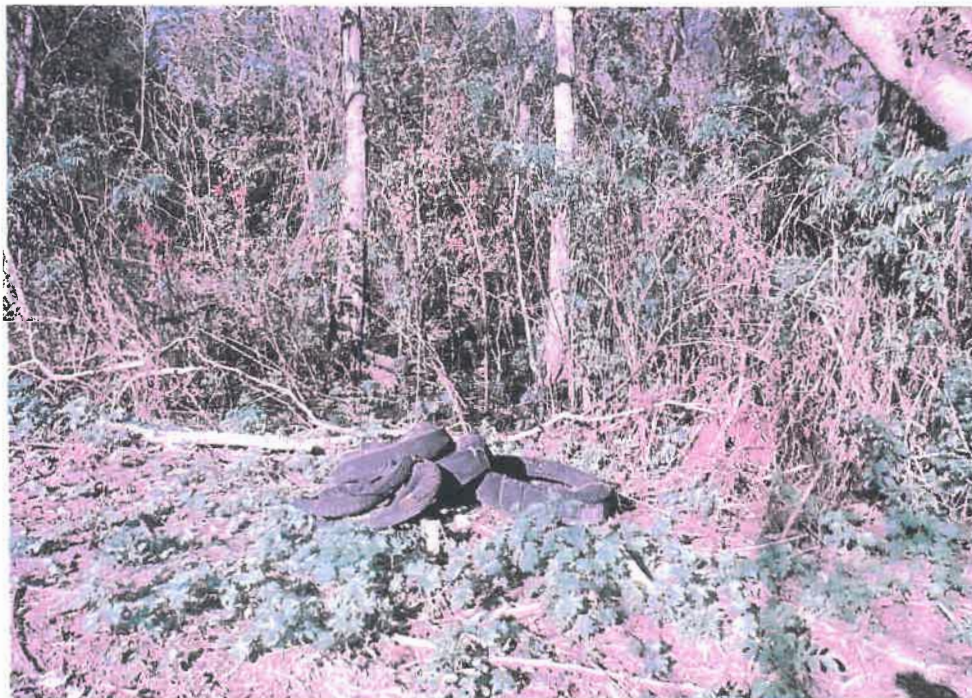
Environment & Infrastructure
2533 Greer Road, Suite 6
Tallahassee, Florida 32308

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Photograph 7: Looking west at ravine barrier at BL032, with trash



Photograph 8: Tires

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SUPPLEMENTAL SITE ASSESSMENT REPORT
BRISSON AVENUE LANDFILL SITE
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Photograph 9: Southwest corner, debris and surface trash



Photograph 10: Compromised drums/containers

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Exhibit A

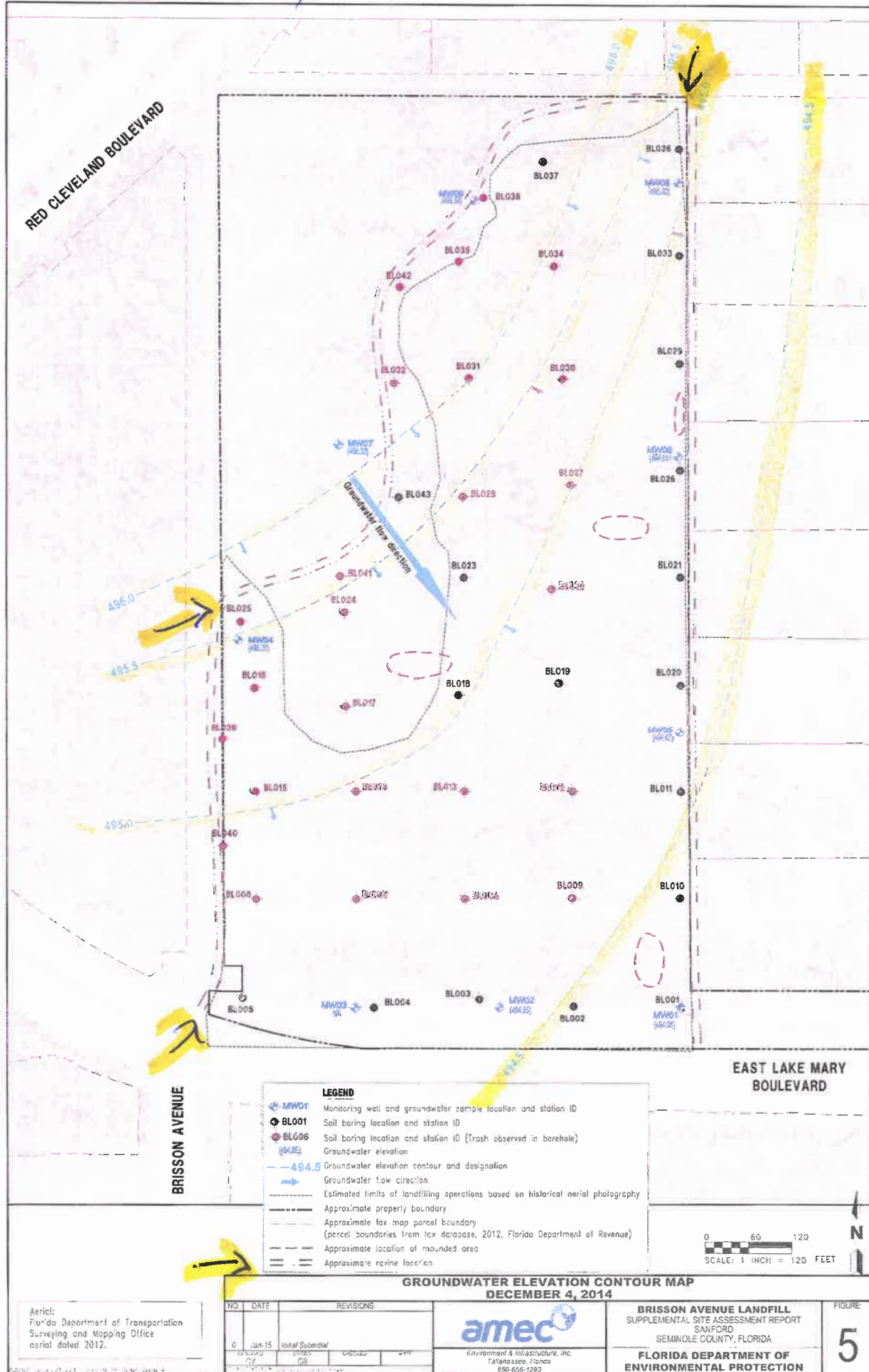


Exhibit A

SUPPLEMENTAL SITE ASSESSMENT REPORT

BRISSON AVENUE LANDFILL

Sanford, Seminole County, Florida

**Conducted for Carolyn Hughey (Trustee) Under
USEPA State Response Program Cooperative Agreement No.: RP-00D13513**

Solid Waste Facility ID# 83721

Contract No.: HW559

AMEC Project No.: 6090140035.1000

Prepared for:

**Florida Department of Environmental Protection
Bureau of Waste Cleanup, State Brownfields Program
2600 Blair Stone Road
Tallahassee, Florida 32301**

Prepared by:

**AMEC
Environment & Infrastructure, Inc.
2533 Greer Road, Suite 6
Tallahassee, Florida 32308**

APRIL 2015



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Florida Department of Environmental Protection
 Brisson Avenue Landfill
 Sanford, Seminole County, Florida
 Supplemental Site Assessment Report

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Florida Department of Environmental Protection
Brisson Avenue Landfill
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PROFESSIONAL REVIEW CERTIFICATION

The investigation activities described in this report was conducted and the document prepared in accordance with commonly accepted procedures consistent with the applied standards of practice under the direction of the undersigned professional geologist.

This report is based on the geologic investigation and associated information detailed in the text and appended to this report. If conditions are determined to exist that differ from those described, the undersigned should be notified to evaluate the effects of any additional information on the report findings.

The Supplemental Site Assessment was conducted at the Brisson Avenue Landfill in Sanford, Seminole County, Florida in accordance with Florida Department of Environmental Protection directives and U.S. Environmental Protection Agency protocol, and the report should not be construed to apply for any other purpose or to any other site.

Ronald D. White
Professional Geologist
Florida License No.: 0002068
Expires July 31, 2016

Date



1.0 INTRODUCTION

The Florida Department of Environmental Protection (FDEP) tasked AMEC Environment & Infrastructure (AMEC) to conduct a Supplemental Site Assessment (SSA) at the Brisson Avenue Landfill site in Sanford, Seminole County, Florida. The SSA was conducted and this report has been prepared in response to FDEP's USEPA State Response Program Cooperative Agreement No. RP-00D13513, issued to AMEC under FDEP Contract No. HW559.

This SSA was conducted at the site to evaluate *Recognized Environmental Conditions* (RECs) identified by AMEC and FDEP during the site reconnaissance that was conducted on August 18, 2014 and to conduct assessment activities based on the observations made and the known site history. FDEP is conducting this project with Brownfields State Response Program grant funding to assist the property owner with evaluating site conditions prior to redevelopment of the property. The scope of work was developed based on a records review, meetings conducted with FDEP State Brownfields Section personnel, Central District personnel, the property owner and AMEC and the observations and findings of the site reconnaissance and previous assessments conducted at the site. FDEP file material is available in its Oculus records management system under Solid Waste Facility ID Number 83721 and Waste Cleanup Facility ID Number 35-1.

The objective of the SSA was to determine the presence and extent of trash or solid waste and groundwater contamination at the site. The site RECs primarily include the presence of both surface and subsurface trash and solid waste, including but not limited to tires, appliances and drums of various undetermined contents.

This SSA report summarizes the results of assessment activities conducted at the Brisson Avenue Landfill site (Figure 1). AMEC conducted the SSA field investigation during the week of December 1, 2014. The scope of work included collecting soil samples for visual observation to assess the presence and extent of solid waste and screening for methane with a Flame Ionization Detector (FID) unit. Micro-wells were installed with a direct-push technology (DPT) rig and groundwater samples were collected for offsite laboratory analysis. The locations of initial soil and groundwater samples were selected based on the observations made during the site reconnaissance review of historical aerial photographs. Once the approximate limits of the past dumping activities were determined, a 150-foot x 150-foot grid pattern was applied to sufficiently cover the landfill area. Additional locations were added as necessary based on the observations made in the field.

This SSA report presents the site background, the number of samples that were collected and their locations, describes the screening, sampling and analytical methodologies and presents the findings and results of the assessment activities.

The SSA was conducted in accordance with the approved October 2014 work plan that was submitted by AMEC to the FDEP's State Brownfields Section. The work plan outlined a scope of work in accordance with the FDEP Standard Operating Procedures (SOPs) and prescribed guidance documents set forth by the United States Environmental Protection Agency (USEPA) Region IV, including the USEPA Science and Ecosystem Support Division (SESD) Region IV Environmental Investigation Standard Operating Procedures and Quality Assurance Manual (EISOPQAM). The scope of work is specifically applied to sampling locations, sample types, sampling procedures, use of data, data types and field quality assurance/quality control (QA/QC) samples.



2.0 SITE BACKGROUND

2.1 Site Description

The Brisson Avenue Landfill is located on the north side of E. Lake Mary Boulevard (Parcel # 08-20-31-501-0000-0010) approximately 1,750 feet east of Red Cleveland Boulevard, which is the road that leads to the Orlando-Sanford International Airport in Sanford, Seminole County, Florida. The site was previously bounded on the south by Kentucky Street, where it connected with Brisson Avenue. Lake Mary Boulevard was constructed after the landfill was closed sometime after 2001 and was directed around the southern boundary of the site. Kentucky Street was removed from this area when Lake Mary Boulevard was constructed but a portion of Kentucky Street still exists approximately 2,000 feet to the east of the site, off of Sipes Avenue. The geographical coordinates are Latitude 28° 45' 29" North and Longitude 81° 14' 16" West in Section 8 of Township 20 South and Range 31 East (Figure 1). The site is an approximately 20-acre unfenced former landfill owned by Ms. Carolyn Hughey (Trustee) of Osteen, Florida. The property was previously owned by her husband, Mr. L.I. Hughey, who purchased the property in an auction from Seminole County in 1980. The site is presently densely overgrown with palmetto, palm, scrub oaks, large trees, pine vegetation and heavy undergrowth. The landfill reportedly accepted old appliances, machinery and construction debris. It was also reported that 55-gallon drums of unknown contents were disposed onsite. The western side of the property is low and swampy. The eastern portion is bounded by a stream, which separates the site from a sparsely populated neighborhood with homes on acreage (Seminole Gardens Subdivision). All homes in the area are believed to be on private wells and septic tanks. The northern side is bounded by the Orlando-Sanford International Airport. The southern side is bounded by E. Lake Mary Boulevard and then undeveloped land, much of which was formerly used as agricultural land (Figure 2). There are no structures on the property. According to Mr. Hughey in an interview conducted by FDEP in approximately 2000 – 2001, and based on reviews of historical aerial photographs, burial activities mainly took place in two long trenches oriented in a north-south direction, along the eastern edge of the landfill.

2.2 Site History and Operations

Again based on an interview conducted numerous years ago with Mr. Hughey, Seminole County operated the landfill until sometime between 1973 and 1980 under the name Cameron City Landfill. However, a newspaper article dated February 10, 1980 noted that the property has not been used as a dump since the 1960s. Mr. Hughey bought that property at auction in 1980 to graze cattle on the property. He also reportedly considered building a home on the property but was later informed that he could never build on the property.

2.3 Previous Assessment History

In September 1985, FDEP's Central District Office received several complaints from local residents. On October 1, 1985, 12 groundwater samples were collected from private wells located 200 feet to 1,500 feet from the landfill. Results indicated that the samples contained less than the minimum detectable levels of pesticides, polychlorinated biphenyls (PCBs), acid extractable and base/neutral extractable organic. Several samples contained trace quantities of cadmium, iron, lead and zinc. Levels of methylene chloride and acetone detected from one residential well sample and methylene chloride detected from two other private wells were determined by FDEP to be attributable to laboratory contamination.

In April 1986, eight onsite shallow monitoring wells were installed by FDEP at depths of ranging between 4 feet below land surface (bls) to 35 feet bls. Two surface water samples were also



collected from the stream adjoining the site on the east. However, laboratory analytical problems resulted in only partial analysis. Re-sampling was conducted in March 1987. Samples collected from the shallow monitoring wells contained concentrations of arsenic (2.1 micrograms per liter [$\mu\text{g/l}$], 2.7 $\mu\text{g/l}$ and 3.1 $\mu\text{g/l}$), iron (1,841 $\mu\text{g/l}$ to 60,200 $\mu\text{g/l}$), methylene chloride (12 $\mu\text{g/l}$, 13 $\mu\text{g/l}$, 16 $\mu\text{g/l}$ and 23 $\mu\text{g/l}$) and benzene (6.6 $\mu\text{g/l}$). Surface water samples contained iron (7,650 $\mu\text{g/l}$ and 2,950 $\mu\text{g/l}$) and methylene chloride (14 $\mu\text{g/l}$ and 11 $\mu\text{g/l}$).

In 1995, a portion of the landfill was being considered as part of a right-of-way (ROW) for the Silver Lake Drive extension. As part of the engineering study, an electromagnetic (EM) conductivity survey was conducted in April 1995 by Environmental Management Systems, Inc., to determine the suitability for road construction. Observed on the surface in the planned ROW were car parts, tires, household trash, 5-gallon tar buckets, glass, furniture, scrap metal, white goods and 55-gallon drums. An oily sheen was also observed in the stream located adjacent to the ROW. Results of the EM study suggested areas of anomalous terrain representing buried metal. In June 1995, trenches were dug along the proposed ROW. Several 55-gallon drums containing fiberglass resins, as well as trash, demolition debris, bottles, tires, automobile parts, and large metal objects were noted in the excavations. Also, chemical odors were detected and an oily sheen was observed on the surface of water in the excavated trenches. Samples collected from standing water in the excavated trenches contained chromium (498 $\mu\text{g/l}$) and lead (334 $\mu\text{g/l}$).

In January 1996, 45 soil borings were installed along the proposed ROW corridor to an average depth of 10 feet bls, with the deepest boring at 26 feet bls. The borings were used to determine the location of the abandoned landfill trenches. Soil headspace readings using an organic vapor analyzer (OVA) were also collected from representative borings. Eight temporary monitoring wells were also installed and sampled in the area of the ROW. Laboratory results reported arsenic (2 $\mu\text{g/l}$ to 8.8 $\mu\text{g/l}$), barium (56 $\mu\text{g/l}$ to 560 $\mu\text{g/l}$), chromium (4 $\mu\text{g/l}$ to 8.2 $\mu\text{g/l}$) and selenium (3.8 $\mu\text{g/l}$ to 7.2 $\mu\text{g/l}$). Additionally, toluene (2.1 $\mu\text{g/l}$ and 2.3 $\mu\text{g/l}$), ethyl benzene (6.6 $\mu\text{g/l}$), chlorobenzene (2.9 $\mu\text{g/l}$ and 3.3 $\mu\text{g/l}$), chloroethane (3.5 $\mu\text{g/l}$ and 18 $\mu\text{g/l}$), chloromethane (3.7 $\mu\text{g/l}$ to 6.2 $\mu\text{g/l}$), and dichlorodifluoromethane (7.0 $\mu\text{g/l}$ to 16 $\mu\text{g/l}$) were detected in groundwater samples. OVA readings exceeded 50 parts per million (ppm) at one location where elevated concentrations of chloromethane were detected. Further sampling of nearby private wells was conducted in March 1996. Twelve private potable wells were sampled. The samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals. No compounds were detected above detection limits. The proposed ROW was subsequently relocated from the site.

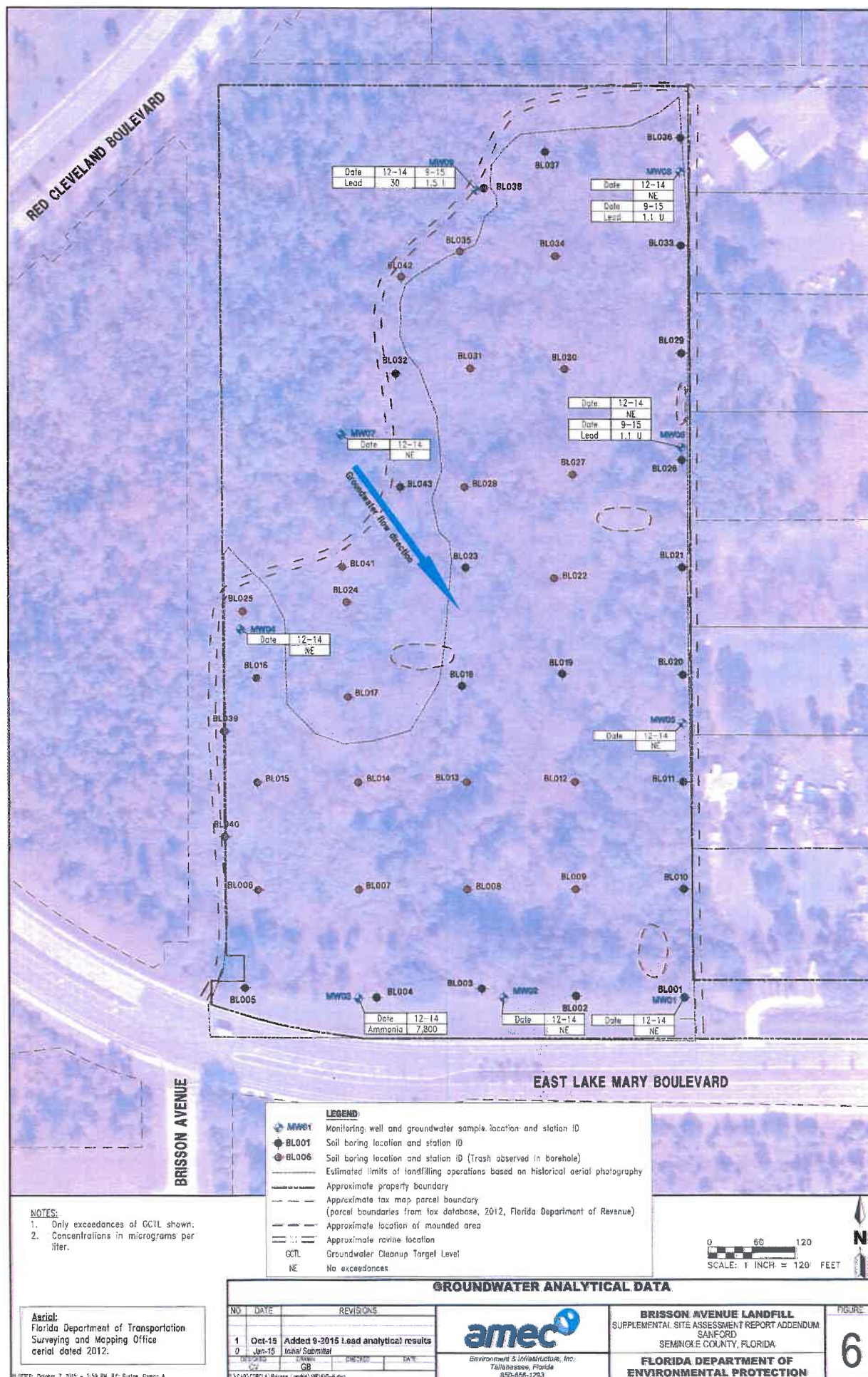
In June, 2001, Harding ESE (currently AMEC), conducted a CERCLA Site Inspection (SI) at the former Brisson Avenue Landfill site. The SI field program included collection of groundwater, surface soil and sediment samples to evaluate the presence of contamination at the site. Six micro-wells were installed and groundwater samples were collected for laboratory analysis. Five surface soil samples, and three sediment samples were collected for laboratory analysis. Each of the samples was analyzed for Target Compound List (TCL) VOCs, SVOCs, pesticides, PCBs and Target Analyte List (TAL) inorganics (including cyanide). Analytical results indicated that four groundwater samples contained one or more of the following inorganics (aluminum, boron, iron and manganese) at concentrations that exceeded the State and Federal Secondary maximum contaminant levels (MCLs) and one groundwater sample contained benzene at a concentration that exceeded the State's Primary MCLs. The results of the soil samples confirmed the presence of arsenic in one soil sample at a concentration above the residential exposure levels contained in Chapter 62-777, FAC. One sediment sample contained benzo(a)pyrene, DDD-p,p', DDE-p,p' and mercury at concentrations that exceeded the Florida Sediment Quality Assessment Guidelines (SQAGs) Toxic Effect Level and/or Probable Effect Level.



Florida Department of Environmental Protection
Brisson Avenue Landfill
Sanford, Seminole County, Florida
Supplemental Site Assessment Report

On July 1, 2014, the Seminole County Department of Health (DOH) collected a water sample from the private potable well at the residence located at 3750 Laura Avenue, located in the Seminole Gardens Subdivision adjacent to the eastern side of the Brisson Avenue Landfill. The sample was analyzed for Organic Priority Pollutants using EPA Methods 8260C and 8270D and select metals using EPA Methods 200.8, sodium using EPA Method 200.7 and mercury using EPA Method 245.1. Sodium (262 mg/l), barium (17 µg/l) and chromium (0.61 µg/l) were the only analytes detected in this sample. No other metals or organic analytes were reported at concentrations above their respective laboratory method detection limit. Reportedly, this was the only residence that would give the Seminole County DOH permission to collect samples from their wells.

On August 18, 2014, a site reconnaissance was conducted by AMEC and FDEP staff for the following purposes: establish site conditions, select possible sampling locations, assess site accessibility and surrounding properties, and meet with the property owner. Due to the excessive overgrowth on the site, only the southern perimeter of the site was observed.



10/10

Concept A



Example of warehousing use appropriate in the ELMB Business Center

Brinson Ave.

4.11 E. Lake Mary Boulevard Mixed-Use District

This district covers land between E. Lake Mary Boulevard and Lake Jesup wetlands/floodplain from Cameron Avenue to the wetland areas south of Red Cleveland Boulevard.

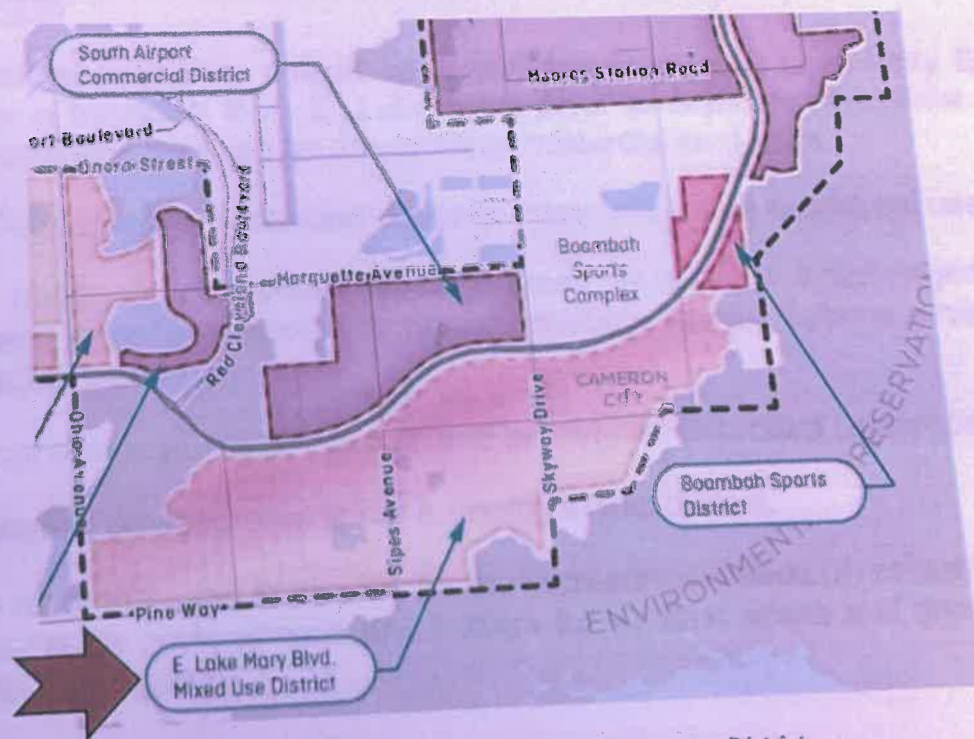


Figure 13: E. Lake Mary Blvd. Mixed-Use District

Exhibit E
Concept for Brisson Ave. (B)



Exhibit E

Concept (C)
Brisson Ave.





FOR SALE/LEASE

Exhibit E

3,000 SF to 21,000 SF Available



Chuck McNulty

Broker

Mobile: (407) 619-4211

Chuck@mcnultygroupinc.com

**2870 Clarcona Rd
Apopka, FL 32703**

Office Address:

3315 S. ...

... 32706

Orlando, Florida 32804

www.mcnultygroupinc.com

Building 2: 3,000 - 15,040 ± SF

Min. Bay Size: 3,000 ± SF

**Doors: (10) 9'x10' Dock
(1) 14'x16' Grade**

Building 1: 3,000 - 21,000 ± SF

Grade Doors: 14'x16'

Min. Bay Size: 3,000 ± SF

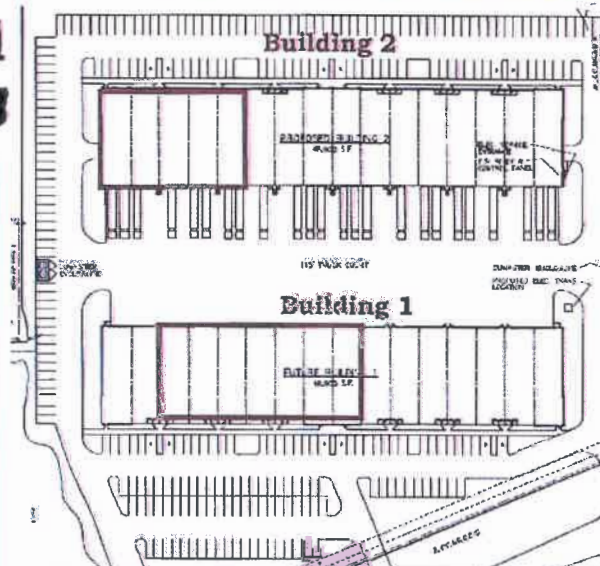
Construction: Tilt-wall Clearspan

Ceiling Height: 24'-26'

Apopka Zoning: I-L

Additional Features:

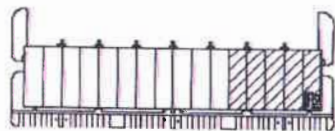
- **ESFR Fire Sprinklers**
- **R30 Insulation**



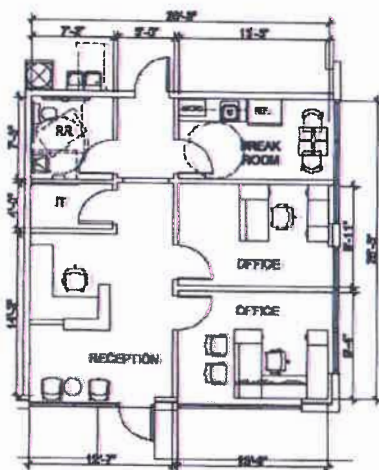
McNulty Group is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

Building 2

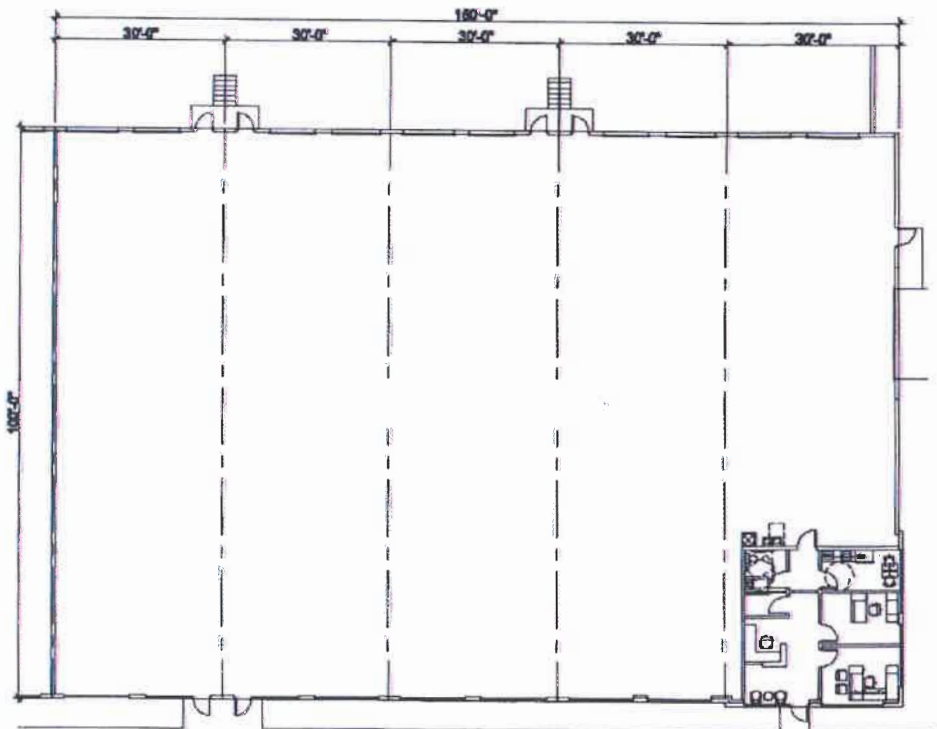
3,000 SF Unit:	\$975,000
Office Size:	550 ± SF
Doors:	(2) Dock
6,000 SF Unit:	\$1,775,000
Office Size:	750 ± SF
Doors:	(4) Dock
9,000 SF Unit:	\$295/PSF
Build Out:	750 SF Office
Doors:	(6) Dock
15,040 SF Unit:	\$275/PSF
Build Out:	750 SF Office
Doors:	(10) Dock (1) Grade



KEY PLAN



OFFICE R1 - 764 SF



OVERALL SUITE - 15,041 SF



SCALE: 1/8" = 1'-0"

MARCH 8, 2014

2070 CLARCONA RD.

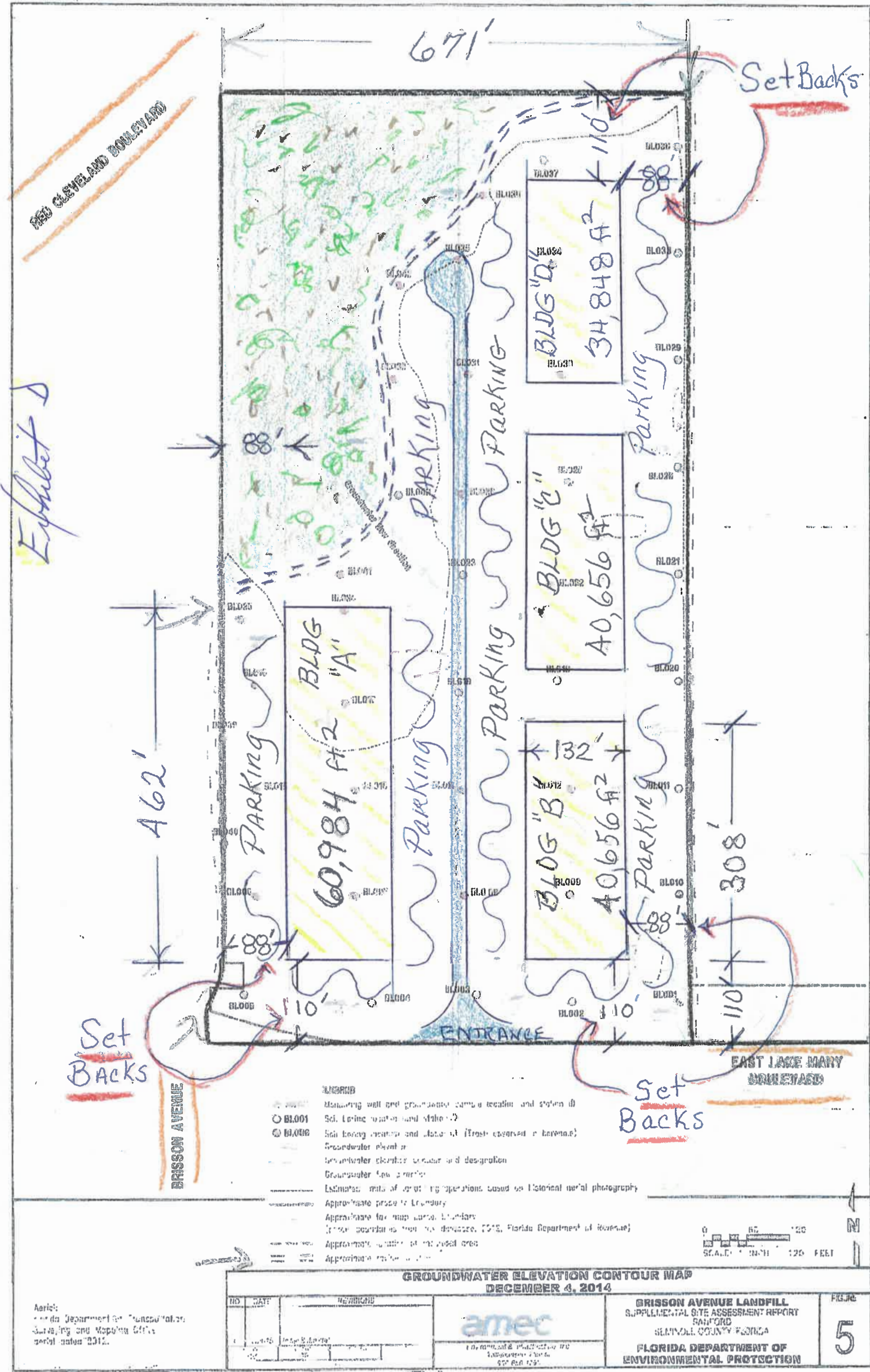
ASOPKA, FLORIDA

MCNULTY

MCNULTY GROUP, INC.



Site PLAN — SCALE: 1/8" = 18' ft

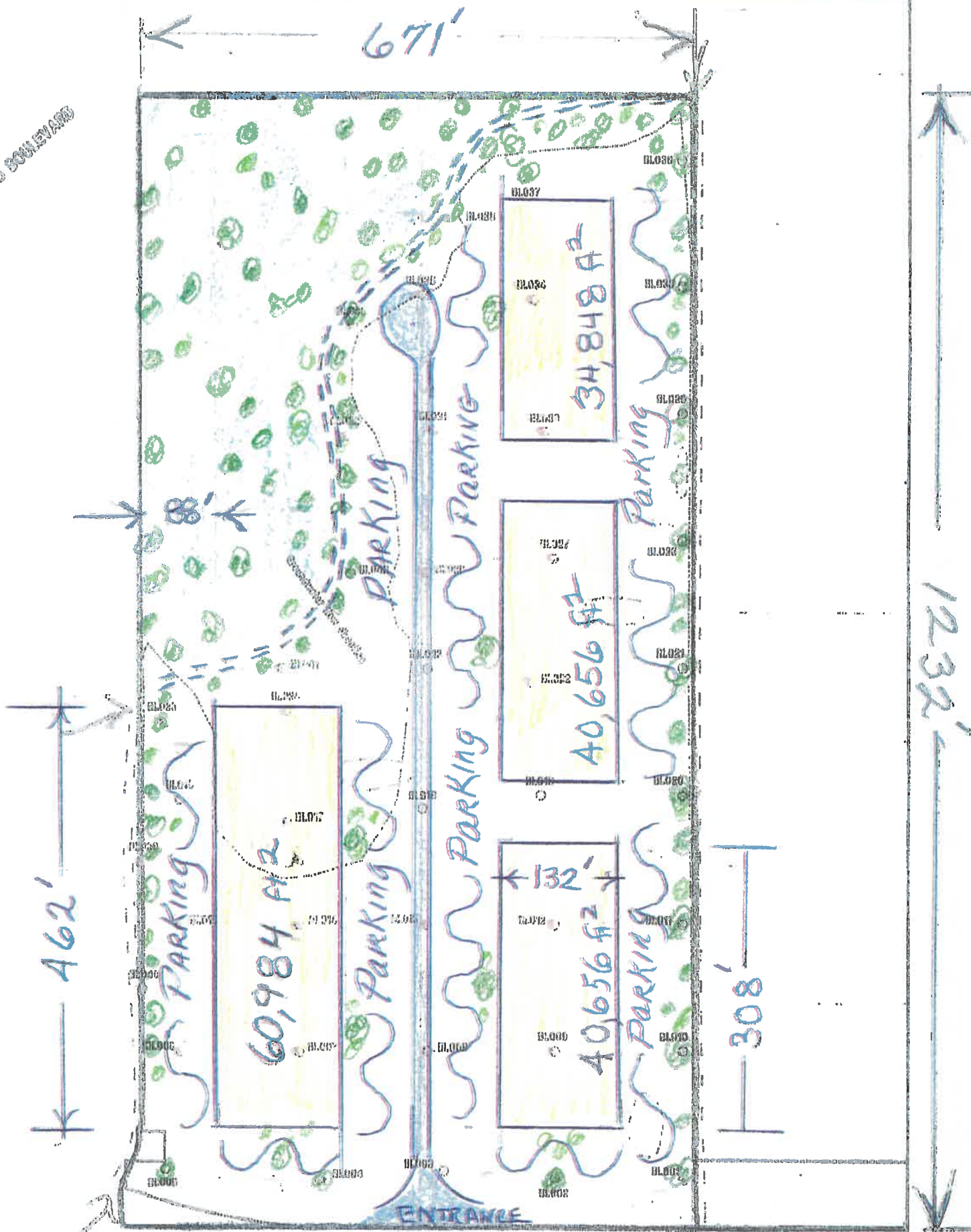


Site PLAN

SCALE 1/8" = 8' ±

723 CLEVELAND BOULEVARD

Exhibit D



BRISSON AVENUE

EAST LAKE MARY BOULEVARD

- LEGEND**
- Monitoring well and groundwater sample location and system ID
 - BL001 Sol. boring system and system ID
 - BL002 Sol. boring system and system ID (first reserved for licensee)
 - Groundwater elevation
 - Groundwater elevation and description
 - Groundwater flow direction
 - Estimated width of area of impact based on historical aerial photography
 - Approximate pressure boundary
 - Approximate to map scale boundary
 - Approximate boundary of the project (20% Florida Department of Revenue)
 - Approximate boundary of the project area
 - Approximate boundary of the project area

0 25 50
SCALE: 1/8" = 8' ±

GROUNDWATER ELEVATION CONTOUR MAP
DECEMBER 2, 2014

Aerial
Florida Department of Transportation
Aerial Photo Map
2012

NO.	DATE	DESCRIPTION
1	12/2/14	Initial map

amec

BRISSON AVENUE LANDFILL
SUPPLEMENTAL SITE ASSESSMENT REPORT
HARTFORD
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

5

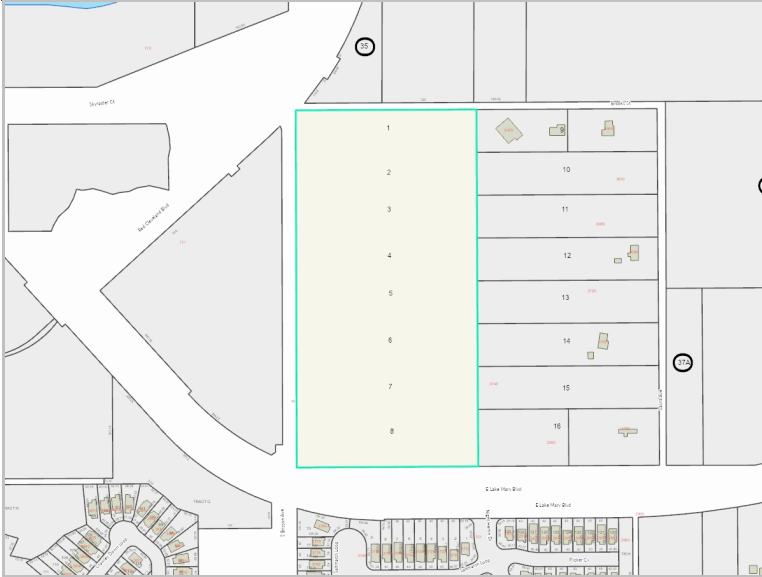
Property Record Card



Parcel 08-20-31-501-0000-0010

Property Address BRISSON AVE SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	08-20-31-501-0000-0010
Owner(s)	CAROLYN J HUGHEY REV TRUST
Property Address	BRISSON AVE SANFORD, FL 32773
Mailing	PO BOX 790 OSTEEN, FL 32764-0790
Subdivision Name	SEMINOLE GARDENS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No
Facility Name	former dump

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$598,276	\$585,270
Land Value Agriculture		
Just/Market Value	\$598,276	\$585,270
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$585,110	\$573,301
P&G Adjustment	\$0	\$0
Assessed Value	\$13,166	\$11,969

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$7,788.77 **2023 Tax Savings with Non-Hx Cap** \$4,546.27
2023 Tax Bill Amount \$3,242.50

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 TO 8 & VACD ST ADJ ON S
OF LOT 8
SEMINOLE GARDENS
PB 5 PG 23

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,166	\$0	\$13,166
SJWM(Saint Johns Water Management)	\$13,166	\$0	\$13,166
FIRE	\$13,166	\$0	\$13,166
COUNTY GENERAL FUND	\$13,166	\$0	\$13,166
Schools	\$598,276	\$0	\$598,276

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	03/01/2005	05683	0996	\$100	No	Vacant
WARRANTY DEED	03/01/1980	01272	0822	\$21,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			18.58	\$92,000.00	\$598,276

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

Other 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
32.00	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

*

4/18/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:29:57
PROJ # 24-80000060 RECEIPT # 0111033
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.....:	000000001090	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	A POSITIVE ROI PROPERTY	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	

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

PROJECT NAME:	BRISSON INDUSTRIAL - PRE-APPLICATION	PROJ #: 24-80000060
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/18/24	
RELATED NAMES:	EP RENE FOSSEY	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	08-20-31-501-0000-0010	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO IND FOR A WAREHOUSE/STORAGE FACILITY ON 18.53 ACRES LOCATED ON THE NORTH SIDE OF LAKE MARY BLVD, EAST OF RED CLEVELAND BLVD	
NO OF ACRES	18.53	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF LAKE MARY BLVD, EAST OF RED CLEVELAND BLVD	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
FABIAN COOK T&N INVESTMENT GROUP OF FL LLC PO BOX 585373 ORLANDO FL 32858 FCOOK79@GMAIL.COM	RENE FOSSEY A&ROI PROPERTY 3981 ALDERGATE PL WINTER SPRINGS FL 32708 (407) 718-7994 APOSITIVEROI@LIVE.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.

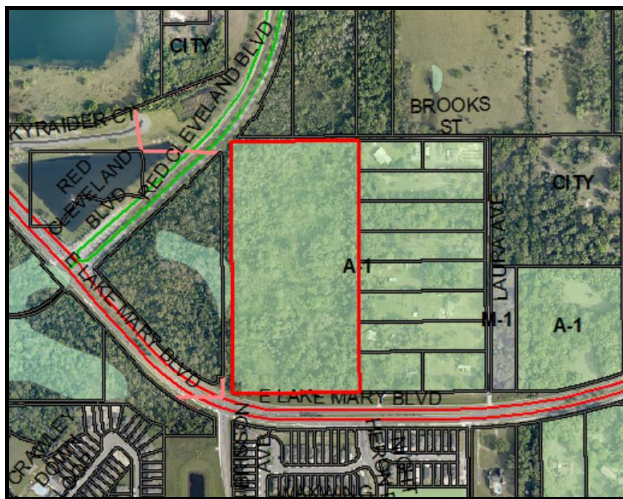
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

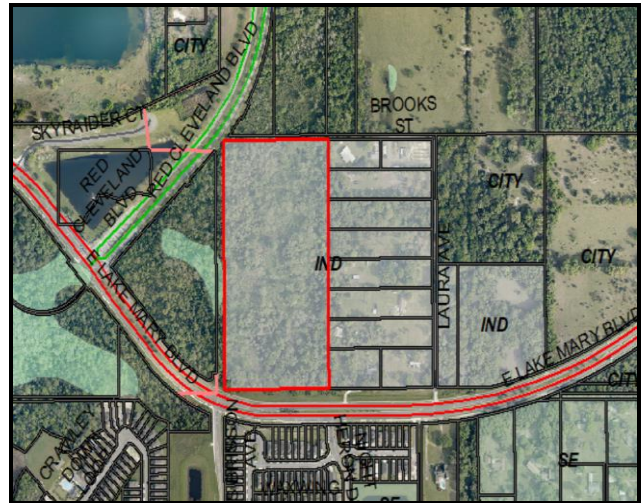
- The subject site has a Future Land Use of Industrial with A-1 (Agriculture) zoning.
- The subject site is within the South Airport Commercial District as identified in the E. Lake Mary Blvd Small Area study. The South Airport Commercial District recommends this parcel for specialty commercial (airport supportive), general commercial, public services, open space/park. A self-storage facility is not a use that would be supported in the South Airport Commercial District.
- Any proposed uses by the Applicant such as warehouses, would need to demonstrate that they are airport supportive (i.e.- airport hangers, storage for airport supplies) in order to be considered as an allowable use within the Airport Target Area.

PROJECT AREA ZONING AND AERIAL MAPS

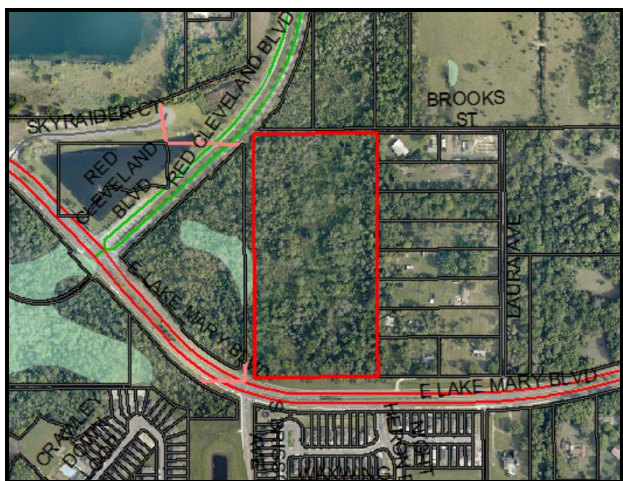
Zoning



Future Land Use



Aerial



Wetlands



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. 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
2.	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	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED	Per Sec. 30.14.15. 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.	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
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	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
9.	Comprehensive Planning	The future land use (FLU) is Industrial (IND) which allows a maximum intensity of .65 floor area ratio (FAR) and for a variety of heavy commercial and industrial uses including warehousing and storage. For a full list of uses see the Seminole County Comprehensive Plan on page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf	Info Only
10.	Comprehensive Planning	The subject parcel is located in the South Airport Commercial District as identified in E. Lake Mary Blvd Small Area study. The South Airport Commercial District recommends this parcel for specialty commercial (airport supportive), general commercial, public services, open space/park. The vision for this district supports the expansion of Airport activities in accordance with the Airport Master Plan. Regulatory strategies for the South Airport Commercial District	Info Only

		include: 1. Land uses should respect provisions of the Airport Master Plan to ensure that their facilities will be adequate to meet both short-and long-term demand for aviation services. 2. Land use and development on the western portion of the district should be consistent with FAA requirements for the Airport's runway protection zones.	
11.	Comprehensive Planning	Industrial FLU Special Provisions: Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	Info Only
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development.	Info Only
13.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***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. **	Info Only
14.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
15.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
16.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
17.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
18.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined	Info Only

		by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
20.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
23.	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
24.	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
25.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
26.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
27.	Natural	Please provide a tree mitigation table with site plan	Info Only

	Resources	submission. SCLDC 60.10 (b)(2f)	
28.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
30.	Planning and Development	Staff would not support a Rezone to C-3 (Heavy Commercial and Light Industrial) to allow for a Self-Storage facility because it is not consistent with the "Airport Target Area" or the "South Airport Commercial District". The Airport Target area is designed for airport activities in accordance with the Airport Master Plan. The subject site is also in the South Airport Commercial District, which allows for specialty commercial (airport supportive, general commercial, public services, and open space/park). A Self-Storage facility would not be considered a general commercial use on this site.	Info Only
31.	Planning and Development	Your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1).	Info Only
32.	Planning and Development	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager will coordinate review with the Orlando Sanford International Airport Area Planning Committee.	Info Only
33.	Planning and Development	Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
34.	Planning and Development	• 1st step is approval of the Rezone. This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC) for a 1st and 2nd Reading. The	Info Only

		<p>Rezone may take between 4-5 months depending on the review and agenda date deadlines.</p> <ul style="list-style-type: none"> • 2nd step is approval of the Site Plan, which is approved on a staff level. 	
35.	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
36.	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
37.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
38.	Planning and Development	Staff would not support a Rezone to C-3 (Heavy Commercial and Light Industrial) to allow for a Self-Storage facility because it is not consistent with the "Airport Target Area" or the "South Airport Commercial District". The Airport Target area is designed for airport activities in accordance with the Airport Master Plan. The subject site is also in the South Airport Commercial District, which allows for specialty commercial (airport supportive, general commercial, public services, and open space/park).	Info Only
39.	Planning and Development	F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
40.	Planning and Development	Net Buildable definition: 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 flood prone areas, and any proposed right of way dedication.	Info Only
41.	Planning and Development	In Sub Area 4 of the Sanford Joint Planning Agreement, the following uses are compatible with the Airport: Industrial parks, corporate business parks, commercial developments, office complexes, attendant retail, service and hotel uses.	Info Only
42.	Planning and Development	The subject site is adjacent to East Lake Mary Blvd. and is in Sub Area 4 of the Sanford JPA. Part of Sub Area 4	Info Only

		<p>requires fronting on East Lake Mary Blvd require additional landscaping.</p> <p>Minimum landscaping requirements for properties fronting on East Lake Mary Blvd. (additional landscaping may be required by the applicable jurisdiction):</p> <ol style="list-style-type: none"> 1. Street buffers: <ol style="list-style-type: none"> (a) Minimum 15' width if property is less than 200' deep, 25' all others. (b) Provide 2 canopy trees and 4 understory trees per 100' of road frontage; where overhead utility lines are present, substitute additional understory for required canopy trees at the rate of 2 for 1. (c) Trees, shrubs, and plants that produce wildlife edible fruit and seeds or provide palatable forage for grazing animals are not allowed. 2. General landscaping: <ol style="list-style-type: none"> (a) Shall be located between designated street buffer and front building line. (b) Required plantings per 1000 square feet of building footprint: 1 canopy 1.5 understory 5 shrubs; (c) Trees, shrubs, and plants that produce wildlife edible fruit and seeds or provide palatable forage for grazing animals are not allowed. 	
43.	Planning and Development	Twenty-five (25) percent open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Info Only
44.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
45.	Planning and Development	The building setbacks for C-3 (Heavy Commercial & Light Industrial) are as follows: Front Yard – Twenty-five (25) feet; Side Yard – Seven and one-half (7.5) feet; Rear Yard – Thirty (30) feet.	Info Only
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	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
48.	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
49.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department	Info Only

		access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
50.	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
51.	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. However, the entire property appears to be in wetland area.	Info Only
52.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
53.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Wabasso Fine Sand , 0-2 % slopes (35%), Map Unit Symbol 35, Basinger and Smyrna Fine Sands, Depressional (31%), Map Unit Symbol 11, Myakka and Eau Gallie Fine Sands (19%), Map Unit Symbol 20, and Basinger, Samsula, and Hontoon Soils,	Info Only

		<p>Depressional (15%), Map Unit Symbol 10. Wabasso Fine Sands, 0-2 % slopes, are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger and Smyrna Fine Sands, Depressional, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Myakka and Eau Gallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger, Samsula, and Hontoon Soils, Depressional, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.</p>	
54.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the northwest towards southeast. The highest ground elevation appears to be 35.0 feet and the lowest 29.0 feet.	Info Only
55.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the Navy Canal, located just east of Laura Avenue, approximately 830 feet from the subject property. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
56.	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 area, 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
57.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
58.	Public Works -	East Lake Mary Boulevard is functionally classified as	Info Only

	Engineering	<p>an Urban Principal Arterial Road and was last resurfaced in 2017. East Lake Mary Boulevard is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. A new traffic signal was constructed at the intersection of East Lake Mary Boulevard and Brisson Avenue in early 2023. The intersection currently operates as a T-intersection. Public Works would not support a new driveway within the proximity of this intersection; therefore, the access to the site shall be provided through the north leg of Brisson Avenue, utilizing the 50 feet wide public "right-of-way". This section of the road shall be constructed to meet the Seminole County Public Works Engineering Manual and Land Development Code standards. A new single mast arm will be required at the southwest corner of the intersection of East Lake Mary Boulevard and Brisson Avenue to address the intersection's southbound traffic. The new traffic signalization fixtures and appurtenances shall meet the Seminole County Traffic Engineering standards.</p> <p>(https://www.seminolecountyfl.gov/core/fileparse.php/3231/urlt/Seminole-County-2017-18-Standard-Mast-Arm-Drawings_12-1-2017.pdf) Potential modifications to the existing traffic signal heads shall be coordinated with the Seminole County Public Works Traffic Engineering Division. The Seminole County Public Works Traffic Engineering Division contact information is: County Traffic Engineer: Charles Wetzel, PE, PTOE Address: 140 Bush Loop, Sanford, FL 32773 Email: cwetzel@seminolecountyfl.gov Phone: 407-665-5677 Fax: 407-665-5623 Hours: Monday - Friday: 8:00 AM - 5:00 PM</p>	
59.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer.	Info Only
60.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	Info Only
61.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within	Info Only

		Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	
62.	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 Countys 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. If a TIA is required the Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 VSIMONOVSKI@SEMINOLECOUNTYFL.GOV
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 Sharttung@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Doug Robinson 407-665-7308 Drobinson03@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581 acoleman@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

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: 2024-0616

Title:

BRISSON AVE - PRE-APPLICATION

Project Number: 24-80000057

Project Description: Proposed Rezone from A-1 to M-1 for a manufacturing facility on 18.53 acres located on the north side of Lake Mary Blvd, east of Red Cleveland Blvd

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

Parcel ID: 08-20-31-501-0000-0010

BCC District: 5-Herr

Applicant: Nick Tomasino (786) 252-1892

Consultant: N/A



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

PROJ. #: 24-80000057

Received: 4/5/24

Paid: 4/16/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Brisson Ave

PARCEL ID #(S): 08203150100000010

TOTAL ACREAGE: 18.53

BCC DISTRICT: ~~Seminole Gardens~~ 5: Herr

ZONING: A-1

FUTURE LAND USE: IND

APPLICANT

NAME: Nick Tomasino

COMPANY: Landmark Precast LLC

ADDRESS: 438 NW 10th Ave

CITY: Homestead

STATE: FL

ZIP: 33030

PHONE: 786-252-1892

EMAIL: nick.tomasino@landmarkprecast.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: we would like to rezone the property to develop a 40,000 sq ft concrete precast facility

STAFF USE ONLY

COMMENTS DUE: 4/26

COM DOC DUE: 5/2

DRC MEETING: 5/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the north side of Lake Mary Blvd, east of
 Red Cleveland Blvd



Landmark Precast, LLC
438 NW 10th Ave
Homestead, FL 33030

(786) 242-8888
LandmarkPrecast.com

To Seminole County:

Landmark Precast is poised to embark on a transformative project along Brisson Avenue, aiming to rezone the current agricultural land and future land use of industrial to industrial use, in a strategic move to enhance local infrastructure and economic growth. Our vision encompasses the establishment of a state-of-the-art, 40,000 square foot open-air facility dedicated to the production of concrete precast components, essential for robust drainage systems. This facility is designed to include a 3,000 square foot office space, symbolizing our commitment to operational excellence and innovation in the precast manufacturing sector.

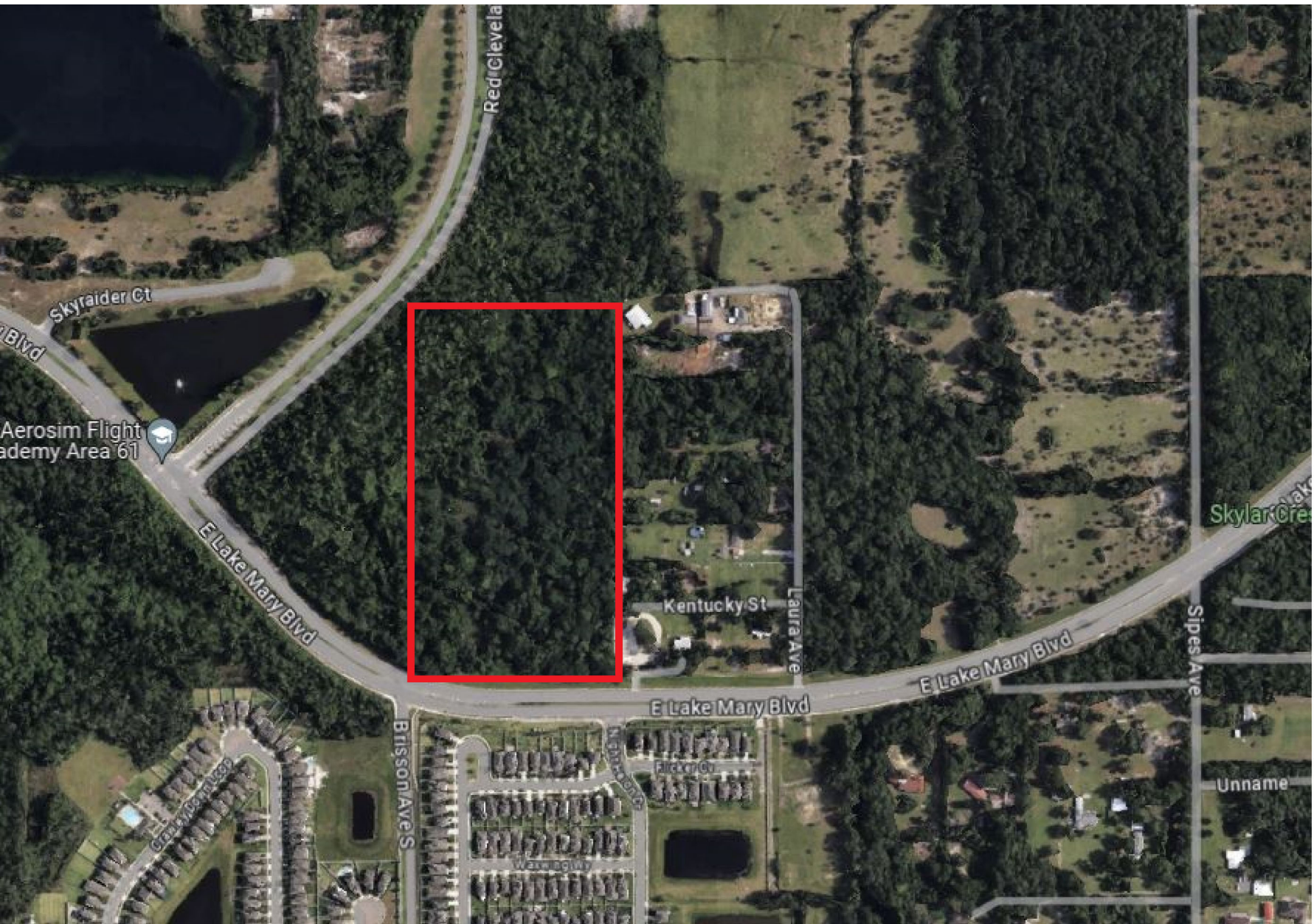
Our project is not merely about the construction of a manufacturing unit; it's about laying down the foundations for sustainable development and job creation in the area. We are estimating a significant capital expenditure of approximately \$4 to \$5 million dollars for the development of this facility. This investment underlines our confidence in the project's potential to contribute positively to the local economy and environment.

Furthermore, Landmark Precast is committed to bringing substantial employment opportunities to Seminole County, with the creation of 30-40 new jobs. These positions will range across various levels of expertise and skill, providing a much-needed boost to local employment and fostering a skilled workforce within the community.

The remaining expanse of the property, approximately 13.5 acres, is planned to be meticulously utilized for storage purposes. This will ensure that while the core activities revolve around manufacturing, the majority of the land will be utilized for storage, maintaining a balance with the natural surroundings and minimizing the ecological footprint of our operations.

This rezoning initiative represents more than a change in land use; it signifies Landmark Precast's dedication to being at the forefront of industrial innovation, sustainability, and community development. By transitioning from agricultural to industrial zoning, we aim to create a ripple effect of benefits, including economic upliftment, job creation, and enhanced infrastructure capabilities. Our project stands as a testament to our commitment to building a sustainable future for the Brisson Avenue area, firmly rooted in community, innovation, and environmental stewardship.

Nick Tomasino
Vice President





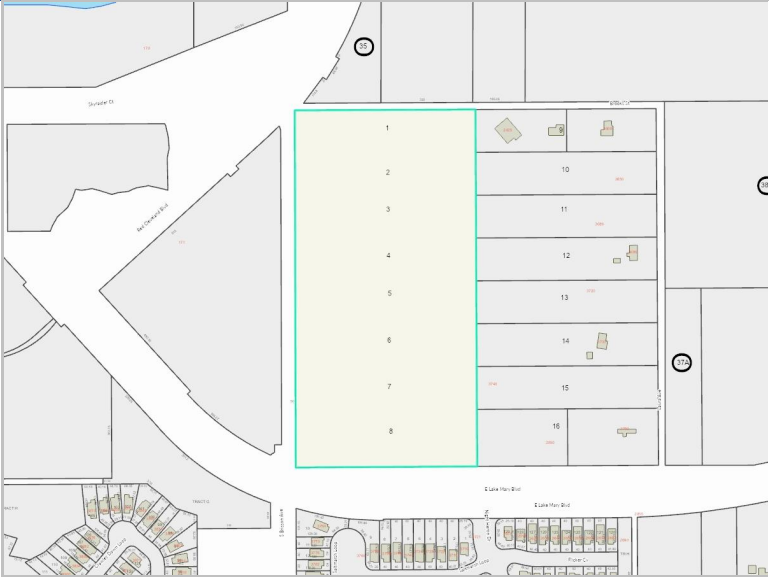
Property e or r



P r el 08-20-31-501-0000-0010
Property A ress BRISSON AV SANFORD, FL 32773

P r el Lo tion

Site View



Sorry, No Image
Available at this Time

P r el Information

V lue Summary

P r el	08-20-31-501-0000-0010
Owner(s)	CAROLYN J HUGH Y R V TRUST
Property A ress	BRISSON AV SANFORD, FL 32773
M iling	PO BOX 790 OST N, FL 32764-0790
Sub ivision N me	S MINOL GARD NS
T x Distri t	01-COUNTY-TX DIST 1
DOR Use o e	00-VACANT R SID NTIAL
Exemptions	None
AG l ssifi tion	No

	2024 Working V lues	2023 ertifie V lues
V lu tion Metho	Cost/Market	Cost/Market
Number of Buil ings	0	0
Depre i te BI g V lue		
Depre i te EXFT V lue		
L n V lue (Market)	\$598,276	\$585,270
L n V lue Ag		
Just/Market V lue	\$598,276	\$585,270
Port bility A j		
S ve Our Homes A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$585,110	\$573,301
P&G A j	\$0	\$0
Assesse V lue	\$13,166	\$11,969

2023 ertifie T x Summary

2023 T x Amount w/o Non-Hx p \$7,788.77 2023 T x S vings with Non-Hx p \$4,546.27
2023 T x Bill Amount \$3,242.50

* Does NOT IN LUDE Non A V lorem Assessments

Leg l Des ription

LOTS 1 TO 8 & VACD ST ADJ ON S
OF LOT 8
S MINOL GARD NS
PB 5 PG 23

Taxes						
Taxing	ori y	ssessmen Val e		Exemp Val es		Taxable Val e
ROAD DISTRICT		\$ 3, 66		\$0		\$ 3, 66
SJWM(Saint Johns Water Management)		\$ 3, 66		\$0		\$ 3, 66
FIRE		\$ 3, 66		\$0		\$ 3, 66
COUNTY GENERAL FUND		\$ 3, 66		\$0		\$ 3, 66
Schools		\$598,276		\$0		\$598,276

Sales						
Descrip ion	Da e	Book	Page	mo n	Q ualified	Vac/Imp
ADMINISTRATIVE DEED	03/0 /2005	05683	0996	\$ 00	No	Vacant
WARRANTY DEED	03/0 / 980	0 272	0822	\$2 ,000	Yes	Vacant

Land						
Me od	Fron age	Dep	Uni s	Uni s Price	Land Val e	
ACREAGE			8.58	\$92,000.00	\$598,276	

B ilding Informa ion						
Permi s						
Permi #	Descrip ion	gency	mo n	CO Da e	Permi Da e	

Ex ra Fea res						
Descrip ion	Year B il	Uni s	Val e	New Cos		

Zoning						
Zoning	Zoning Descrip ion	F re Land Use	F re Land Use Descrip ion			
A-	Industrial	IND	Agricultural- Ac			

U ili y Informa ion								
Fire S a ion	Power	P one(nalog)	Wa er Provider	Sewer Provider	Garbage Pick p	Recycle	Yard Was e	Ha ler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Poli ical Represen a ion						
Commissioner	US Congress	S a e Ho se	S a e Sena e	Vo ing Precinc		
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 0 - Jason Brodeur	8		

Sc ool Informa ion						
Elemen ary Sc ool Dis ric	Middle Sc ool Dis ric			Hig Sc ool Dis ric		
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: 4/16/2024 1:16:50 PM
Project: 24-80000057
Credit Card Number: 41*****6070
Authorization Number: 09501G
Transaction Number: 160424O10-C0A4BD27-CFCE-4AF7-968B-D783B62ED52F
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:	BRISSON AVE - PRE-APPLICATION	PROJ #: 24-80000057
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/05/24	
RELATED NAMES:	EP NICK TOMASINO	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	08-20-31-501-0000-0010	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO M-1 FOR A MANUFACTURING UNIT ON 18.53 ACRES LOCATED ON THE NORTH SIDE OF LAKE MARY BLVD, EAST OF RED CLEVELAND BLVD	
NO OF ACRES	18.53	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF LAKE MARY BLVD, EAST OF RED CLEVELAND BLVD	
FUTURE LAND USE-	IND	
APPLICANT:		CONSULTANT:
NICK TOMASINO LANDMARK PRECAST LLC 438 NW 10TH ST HOMESTEAD FL 33030 (786) 252-1892 NICK.TOMASINO@LANDMARKPRECAST.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 a Future Land Use of Industrial and A-1 (Agricultural) zoning.
- The subject site is within the South Airport Commercial District as identified in E. Lake Mary Blvd Small Area study. The South Airport Commercial District recommends this parcel for specialty commercial (airport supportive), general commercial, public services, open space/park. A concrete facility is not a use that would be supported in the South Airport Commercial District.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



Wetlands



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. 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
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH_30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED	Per Sec. 30.14.15. 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.	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
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	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
9.	Comprehensive Planning	The future land use (FLU) is Industrial (IND) which allows a maximum intensity of .65 floor area ratio (FAR) and for a variety of heavy commercial and industrial uses including warehousing and storage. For a full list of uses see the Seminole County Comprehensive Plan on page FLU-151: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf	Info Only
10.	Comprehensive Planning	Industrial FLU Special Provisions: Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	Info Only
11.	Comprehensive Planning	The subject parcel is located in the South Airport Commercial District as identified in E. Lake Mary Blvd Small Area study. The South Airport Commercial District recommends this parcel for specialty commercial (airport supportive), general commercial, public services, open space/park. The vision for this district supports the	Info Only

		expansion of Airport activities in accordance with the Airport Master Plan. Regulatory strategies for the South Airport Commercial District include: 1. Land uses should respect provisions of the Airport Master Plan to ensure that their facilities will be adequate to meet both short- and long-term demand for aviation services. 2. Land use and development on the western portion of the district should be consistent with FAA requirements for the Airport's runway protection zones.	
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development.	Info Only
13.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
14.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
15.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
19.	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	Info Only

		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)	
20.	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
21.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Info Only
22.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
23.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
24.	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
25.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping may not be done within this buffer. SCCP Con. 7.4	Info Only
26.	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
27.	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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development:	Info Only

		http://www.seminolecountyfl.gov/gm/	
28.	Planning and Development	<p>The subject site is within the Airport Target Area. The vision for this district is to support the expansion of Airport activities in accordance with the Airport Master Plan. A concrete facility is not a use that would be supported in the Airport Master Plan.</p> <p>Staff has determined that the proposed use of a concrete facility is not compatible with the "Airport Target Area" or the "South Airport Commercial District". The Airport Target area is designed for airport activities in accordance with the Airport Master Plan. The subject site is also in the South Airport Commercial District, which allows for specialty commercial (airport supportive, general commercial, public services, and open space/park). A Concrete Facility would not be considered a general commercial use.</p>	Info Only
29.	Planning and Development	Your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1).	Info Only
30.	Planning and Development	The subject site has an Industrial Future Land Use and A-1 (Agriculture) zoning.	Info Only
31.	Planning and Development	Net Buildable definition: 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 flood prone areas, and right of way dedication.	Info Only
32.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
33.	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
34.	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
35.	Planning and Development	Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only

36.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
37.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38.	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
39.	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
40.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
41.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
42.	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. However, the entire property appears to be in wetland area.	Info Only
43.	Public Works -	The proposed project is located within the Lake Jesup	Info Only

	Engineering	Drainage Basin.	
44.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Wabasso Fine Sand , 0-2 % slopes (35%), Map Unit Symbol 35, Basinger and Smyrna Fine Sands, Depressional (31%), Map Unit Symbol 11, Myakka and Eau Gallie Fine Sands (19%), Map Unit Symbol 20, and Basinger, Samsula, and Hontoon Soils, Depressional (15%), Map Unit Symbol 10. Wabasso Fine Sands, 0-2 % slopes, are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger and Smyrna Fine Sands, Depressional, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Myakka and Eau Gallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger, Samsula, and Hontoon Soils, Depressional, are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.	Info Only
45.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the northwest towards southeast. The highest ground elevation appears to be 35.0 feet and the lowest 29.0 feet.	Info Only
46.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the Navy Canal, located just east of Laura Avenue, approximately 830 feet from the subject property. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
47.	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 area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new	Info Only

		impervious surface. For more information see www.sjrwmd.com .	
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
49.	Public Works - Engineering	East Lake Mary Boulevard is functionally classified as an Urban Principal Arterial Road and was last resurfaced in 2017. East Lake Mary Boulevard is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. A new traffic signal was constructed at the intersection of East Lake Mary Boulevard and Brisson Avenue in early 2023. The intersection currently operates as a T-intersection. Public Works would not support a new driveway within the proximity of this intersection; therefore, the access to the site shall be provided through the north leg of Brisson Avenue, utilizing the 50 feet wide public "right-of-way". This section of the road shall be constructed to meet the Seminole County Public Works Engineering Manual and Land Development Code standards. A new single mast arm will be required at the southwest corner of the intersection of East Lake Mary Boulevard and Brisson Avenue to address the intersection's southbound traffic. The new traffic signalization fixtures and appurtenances shall meet the Seminole County Traffic Engineering standards. (https://www.seminolecountyfl.gov/core/fileparse.php/3231/urlt/Seminole-County-2017-18-Standard-Mast-Arm-Drawings_12-1-2017.pdf) Potential modifications to the existing traffic signal heads shall be coordinated with the Seminole County Public Works Traffic Engineering Division. The Seminole County Public Works Traffic Engineering Division contact information is: County Traffic Engineer: Charles Wetzels, PE, PTOE Address: 140 Bush Loop, Sanford, FL 32773 Email: cwetzels@seminolecountyfl.gov Phone: 407-665-5677 Fax: 407-665-5623 Hours: Monday - Friday: 8:00 AM - 5:00 PM	Info Only
50.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer.	Info Only
51.	Public Works - Engineering	Comment Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements),	Info Only

		in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	
52.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
53.	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 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.	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 407-665-7388 mathanas@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 Asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Doug Robinson 407-665-7308 Drobinson03@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581 acoleman@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

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