



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, January 21, 2026

9:00 AM

Room 3024

This meeting will be held In-Person. The public may email devrevdesk@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.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) CATHCART FLEX SPACE - SITE PLAN

[2026-0055](#)

Project Number: 25-06000057

Project Description: Proposed Site Plan for 3 office/warehouse buildings on 1.93 acres located on the south side of Connection Pt, west of W SR 426

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

Parcel ID: 29-21-31-300-0100-0000

BCC District: 1-Dallari

Applicant: John Cathcart (407) 629-2900

Consultant: Thomas E Skelton (407) 461-7334

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

9:20AM (IN PERSON) SLAVIA ROAD MULTIFAMILY - PRE-APPLICATION[2026-0042](#)**Project Number:** 25-80000141**Project Description:** Proposed Land Use Amendment and Rezone for a 308 unit multifamily residential development in the PD/A-1 zoning district on 23.4 acres located on the north side of Slavia Rd, west of SR 417**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0370++**BCC District:** 2-Zembower**Applicant:** Bryan Borland (407) 982-2516**Consultant:** Brent Lenzen (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****6TH STREET - PRE-APPLICATION**[2026-0043](#)**Project Number:** 25-80000139**Project Description:** Proposed Subdivision and Site Plan for 4 single family residential lots on 1.05 acres in the R-1 Zoning District located on the west side of 6th St, south of Sugar Sand Ln**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 11-21-31-508-0900-0070**BCC District:** 2-Zembower**Applicant:** Juan Arroyave (407) 561-3068**Consultant:** Thomas Laperrier**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ATLANTIC PIPE FACILITY - PRE-APPLICATION**[2026-0044](#)**Project Number:** 25-80000142**Project Description:** Proposed Rezone and Site Plan for an office and warehouse building for a construction company on 5.79 acres in the PD Zoning District located on the southwest side of Elder Rd and School St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-0300+++**BCC District:** 5-Herr**Applicant:** Keith Carson (407) 792-1360**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)
[COMMENTS](#)

HENDERSON HILL - REZONE[2026-0045](#)**Project Number:** 25-20000010**Project Description:** Proposed Rezone from A-1 to C-2 for a quick service restaurant and coffee shop on 4.33 acres located on the northwest corner of W SR 46 and Henderson Ln**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 30-19-30-514-0000-0020**BCC District:** 5-Herr**Applicant:** Andrew Hill (407) 365-5775**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)**KENTUCKY ST (3900) - SPECIAL EXCEPTION**[2026-0046](#)**Project Number:** 25-32000015**Project Description:** Proposed Special Exception for communication tower on 1.69 acres in the A-1 Zoning District located on the north side of Kentucky St, east of Jessup Ave**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 03-20-31-5AY-0000-067F**BCC District:** 2-Zembower**Applicant:** Johnnie Shaw**Consultant:** Mary Solik (407) 367-7868**Attachments:** [APPLICATION](#)
[COMMENTS](#)**THE GARDENS AT WEKIVA - SITE PLAN**[2026-0047](#)**Project Number:** 25-06000058**Project Description:** Proposed Site Plan for a parking lot and driveway at a community residential home on 1.37 acres located on the south side of Wekiva Springs Rd, west of Wekiva Springs Ln**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-0080-0000**BCC District:** 3-Constantine**Applicant:** Shawn Eller (407) 924-5864**Consultant:** Dustin Culver (407) 576-2065**Attachments:** [APPLICATION](#)
[COMMENTS](#)

B&M AFFORDABLE CONSTRUCTION SUBDIVISION - FINAL ENGINEERING [2026-0048](#)**Project Number:** 25-55200004**Project Description:** Proposed Final Engineering Plan for 11 single family residential lots on 5.41 acres in the R-1AAA Zoning District located on the west side of Brooks Ln, south of Red Bug Lake Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 19-21-31-300-008B-0000**BCC District:** 1-Dallari**Applicant:** Rodolfo Sucre (407) 743-2754**Consultant:** Rodolfo Sucre (407) 743-2754**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LAKE MARKHAM ROAD REPLAT - PRE-APPLICATION** [2026-0049](#)**Project Number:** 25-80000143**Project Description:** Proposed Subdivision for 4 parcels on 25.74 acres in the A-1 Zoning District located on the west side of Lake Markham Rd, north of Markham Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 26-19-29-300-0150-0000++**BCC District:** 5-Herr**Applicant:** Gilbert Miller**Consultant:** Marc Jones (321) 275-5914**Attachments:** [APPLICATION](#)
[COMMENTS](#)**THOMPSON RD - PRE-APPLICATION** [2026-0054](#)**Project Number:** 25-80000144**Project Description:** Proposed Site Plan for a dog enrichment facility at an existing single-family residence on 1.05 acres in the A-1 Zoning District located on the northwest corner of Thompson Rd and Markham Woods Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 02-20-29-505-0000-0010**BCC District:** 5-Herr**Applicant:** Neota Genske (503) 720-0737**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0055

Title:

9:00AM (IN PERSON) CATHCART FLEX SPACE - SITE PLAN

Project Number: 25-06000057

Project Description: Proposed Site Plan for 3 office/warehouse buildings on 1.93 acres located on the south side of Connection Pt, west of W SR 426

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

Parcel ID: 29-21-31-300-0100-0000

BCC District: 1-Dallari

Applicant: John Cathcart (407) 629-2900

Consultant: Thomas E Skelton (407) 461-7334



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

PROJ. #: 25-06000057
 RECEIVED 12/08/2025
 PAID 12/08/2025 (AFTER 4PM)

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>22,500 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>28,355 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>50,855 SF</u></p> <p>(TOTAL NEW ISA <u>50,855 SF</u> /1,000 = <u>50.86</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$ 3,771.38</u></p> <p><u>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u></p>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Cathcart Flex Space	
PARCEL ID #(S): 29-21-31-300-0100-0000	
DESCRIPTION OF PROJECT: Construct three (3) new flex space buildings with parking, drives, retention and landscaping	
EXISTING USE(S): Office / Warehouse	PROPOSED USE(S): Office / Warehouse
ZONING: PD	FUTURE LAND USE: IND
TOTAL ACREAGE: 1.93 AC	BCC DISTRICT: 1
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	John Cathcart	COMPANY:	Trade Connection Flex Space
ADDRESS:	1056 Willa Springs Drive		
CITY:	Winter Springs	STATE:	Florida ZIP: 32708
PHONE:	407-629-2900	EMAIL:	cathcart01@yahoo.com

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	Thomas H. Skelton, PE	COMPANY:	American Civil Engineering Complanly
ADDRESS:	207 N. Moss Road, Suite 211		
CITY:	Winter Springs	STATE:	Florida ZIP: 32708
PHONE:	407-461-7334	EMAIL:	tomskelton468@gmail.com

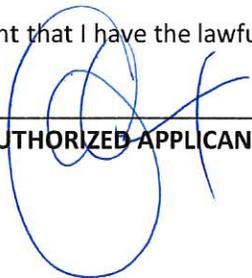
OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S):	(Applicant)		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
<input type="checkbox"/> Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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

 SIGNATURE OF AUTHORIZED APPLICANT



11/25/25

 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, John Cathcart, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0100-0000 hereby designates Thomas H. Skelton, PE / American Civil Engineering Co. to act as my authorized agent for the filing of the attached application(s) for:

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

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

11/25/25
 Date

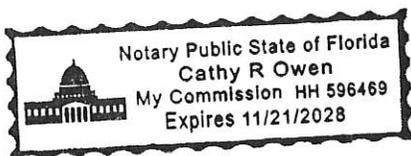


 Property Owner's Signature
John Cathcart

 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared JOHN CATHCART (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 25th day of NOVEMBER, 2025.



Cathy R. Owen

 Notary Public

L13000067443

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

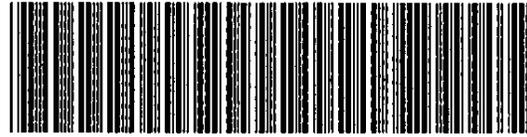
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



600247580906

05/07/13--01026--018 **150.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
13 MAY - 7 PM 12: 20

MAY - 8 2013
T. HAMPTON

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Trade Connection Flex-Space, LLC
(Name of Resulting Florida Limited Company)

The enclosed Certificate of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 608.439, F.S.

Please return all correspondence concerning this matter to:

John Cathcart
(Contact Person)

John Cathcart, Inc.
(Firm/Company)

PO Box 195788
(Address)

Winter Springs, FL 32719-5788
(City, State and Zip Code)

cathcart01@yahoo.com
E-mail address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

John Cathcart at (407) 341-6465
(Name of Contact Person) (Area Code and Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$150.00 Filing Fees (\$25 for Conversion & \$125 for Articles of Organization)
- \$155.00 Filing Fees and Certificate of Status
- \$180.00 Filing Fees and Certified Copy
- \$185.00 Filing Fees, Certified Copy, and Certificate of Status

STREET ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:
Registration Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

Certificate of Conversion
For
"Other Business Entity"
Into
Florida Limited Liability Company

This Certificate of Conversion **and attached Articles of Organization** are submitted to convert the following **"Other Business Entity"** into a **Florida Limited Liability Company** in accordance with s.608.439, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

Cathcart Florida - Mikler, Inc.

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a Corporation

(Enter entity type. Example: corporation, limited partnership,
general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of Florida

(Enter state, or if a non-U.S. entity, the name of the country)

on November 8, 2006

(Enter date "Other Business Entity" was first organized, formed or incorporated)

3. If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

N/A

4. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:

Trade Connection Flex-Space, LLC

(Enter Name of Florida Limited Liability Company)

5. If not effective on the date of filing, enter the effective date: _____

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; **AND 2) must be the same as the effective date listed in the attached Articles of Organization, if an effective date is listed therein.**)

6. The conversion is permitted by the applicable law(s) governing the other business entity and the conversion complies with such law(s) and the requirements of s.608.439, F.S., in effecting the conversion.

7. The "Other Business Entity" currently exists on the official records of the jurisdiction under which it is currently organized, formed or incorporated.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
13 MAY - 7 PM 12:20

Signed this 30th day of April 2013.

Signature of Member or Authorized Representative of Limited Liability Company:

Individual signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S.

Signature of Member or Authorized Representative: [Signature]
Printed Name: John Cathcart Title: Manager

Signature(s) on behalf of Other Business Entity: Individual(s) signing affirm(s) that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S. [See below for required signature(s).]

Signature: [Signature]
Printed Name: John Cathcart Title: President

Signature: _____
Printed Name: _____ Title: _____

If Florida Corporation:

Signature of Chairman, Vice Chairman, Director, or Officer.
If Directors or Officers have not been selected, an Incorporator must sign.

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Partnership or Limited Liability Limited Partnership:

Signatures of **ALL** General Partners.

All others:

Signature of an authorized person.

Fees:

- Certificate of Conversion: \$25.00
- Fees for Florida Articles of Organization: \$125.00
- Certified Copy: \$30.00 (Optional)
- Certificate of Status: \$5.00 (Optional)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
13 MAY - 7 PM 12: 20

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Trade Connection Flex-Space, LLC

(Must end with the words "Limited Liability Company, the abbreviation "L.L.C.," or the designation "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

2570 Connection Point

PO Box 195788

Oviedo, FL 32765

Winter Springs, FL 32719-5788

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

John Cathcart

Name

1056 Willa Springs Drive

Florida street address (P.O. Box **NOT** acceptable)

Winter Springs

FL 32708

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.



Registered Agent's Signature (REQUIRED)

(CONTINUED)

Page 1 of 2

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
13 MAY -7 PM 12:20

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

Name and Address:

"MGR" = Manager

"MGRM" = Managing Member

MGRM

John Cathcart
1056 Willa Springs Drive
Winter Springs, FL 32708

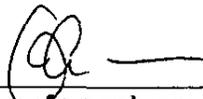
(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____.

(OPTIONAL)

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date listed in the attached Certificate of Conversion, if an effective date listed therein.)

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

John Cathcart

Typed or printed name of signee

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
13 MAY -7 PM 12: 20

Property Record Card



Parcel: **29-21-31-300-0100-0000**
 Property Address: **2564 CONNECTION PT OVIEDO, FL 32765**
 Owners: **CATHCART, FLORIDA MIKLER**
 2026 Market Value \$560,209 Assessed Value \$560,209 Taxable Value \$560,209
 2025 Tax Bill \$7,698.04

The / Mixed Commercial/Residential property is 1,960 SF and a lot size of 1.67 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-300-0100-0000
Property Address	2564 CONNECTION PT OVIEDO, FL 32765
Mailing Address	PO BOX 195788 WINTER SPGS, FL 32719-5788
Subdivision	
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$268,077	\$271,270
Depreciated Other Features	\$1,919	\$1,280
Land Value (Market)	\$290,213	\$290,213
Land Value Agriculture	\$0	\$0
Just/Market Value	\$560,209	\$562,763
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$560,209	\$562,763

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,698.04
Tax Bill Amount	\$7,698.04
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CATHCART, FLORIDA MIKLER

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 21S RGE 31E E 131.8 FT OF N 1/2
OF NW 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$560,209	\$0	\$560,209
Schools	\$560,209	\$0	\$560,209
FIRE	\$560,209	\$0	\$560,209
ROAD DISTRICT	\$560,209	\$0	\$560,209
SJWM(Saint Johns Water Management)	\$560,209	\$0	\$560,209

Sales

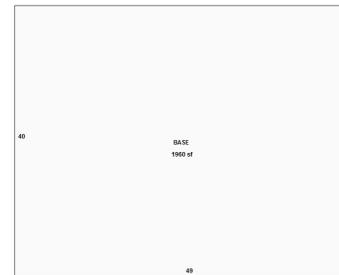
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	1/1/2007	\$100	06559/1596	Improved	No
WARRANTY DEED	12/1/2006	\$510,000	06520/0006	Improved	Yes
WARRANTY DEED	9/1/2005	\$540,000	06110/0981	Improved	Yes

Land

Units	Rate	Assessed	Market
83,635 SF	\$3.47/SF	\$290,213	\$290,213

Building Information

#	1
Use	BARNS/SHEDS
Year Built*	2007
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	1960
Total Area (ft ²)	1960
Constuction	CONC BLOCK
Replacement Cost	\$54,096
Assessed	\$50,580

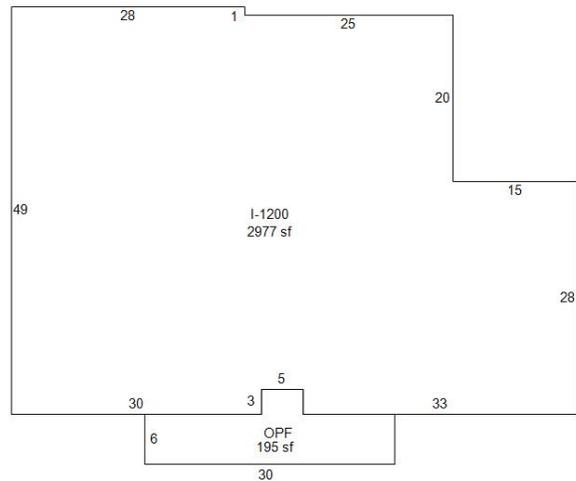


Building 1

* Year Built = Actual / Effective

Building Information	
#	2
Use	COMM/RES
Year Built*	1973
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2977
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$322,218
Assessed	\$217,497

* Year Built = Actual / Effective



Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	195

Permits

Permit #	Description	Value	CO Date	Permit Date
01747	RELOCATE 100 AMP SERVICE FROM OVERHEAD TO UNDERGROUND; PAD PER PERMIT 2576 MIKLER RD	\$1,300		3/4/2009
10423	DEMOLISH EXISTING STRUCTURE	\$50		9/18/2007
02571	STORAGE BLDG; PAD PER PERMIT 2576 MIKLER RD	\$69,678	1/25/2008	3/14/2007
19751	REROOF W/SHINGLES	\$10,418		11/16/2005

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1979	588	\$3,199	\$1,919

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	IND
Description	Industrial

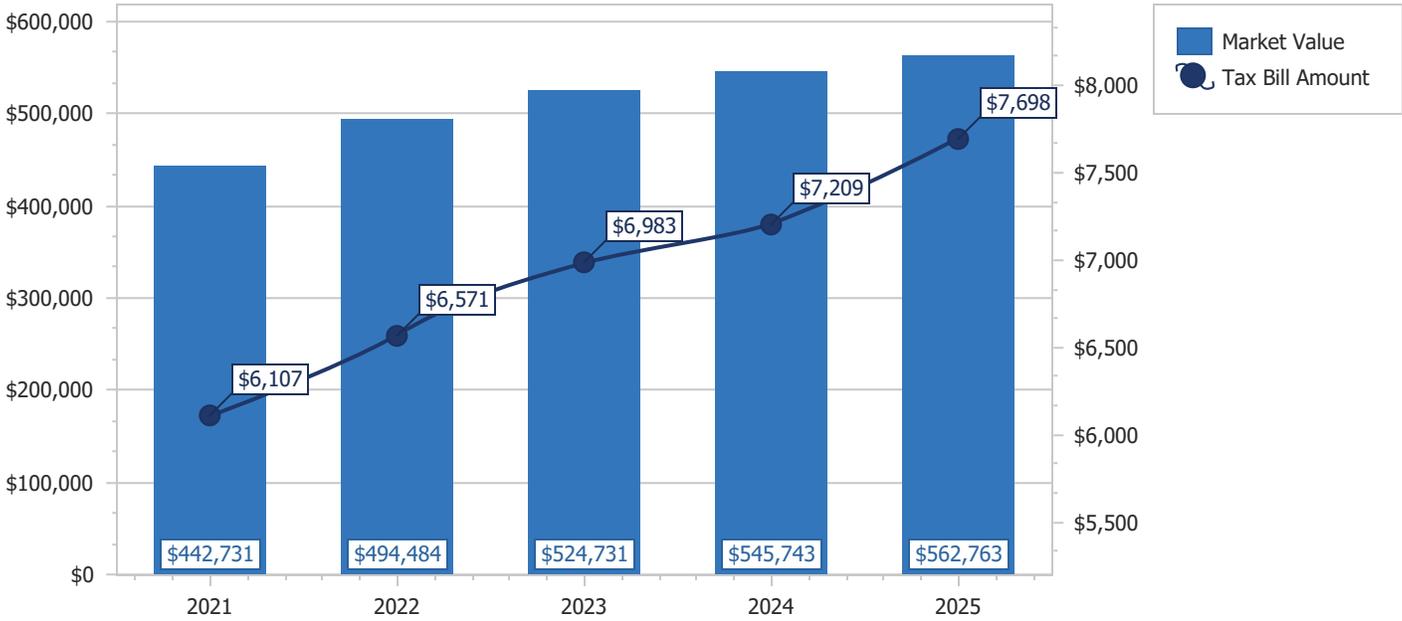
School Districts

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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

Detail by Entity Name

Florida Limited Liability Company
TRADE CONNECTION FLEX-SPACE, LLC

Filing Information

Document Number	L13000067443
FEI/EIN Number	22-3946726
Date Filed	05/07/2013
Effective Date	11/08/2006
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	05/07/2013
Event Effective Date	NONE

Principal Address

2564 CONNECTION POINT
OVIEDO, FL 32765

Changed: 04/29/2022

Mailing Address

P O BOX 195788
WINTER SPRINGS, FL 32719-5788

Registered Agent Name & Address

CATHCART, JOHN
1056 WILLA SPRINGS DR
WINTER SPRINGS, FL 32708

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

CATHCART, JOHN
2564 CONNECTION POINT
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2023	03/15/2023
2024	03/14/2024
2025	05/06/2025

Document Images

05/06/2025 -- ANNUAL REPORT	View image in PDF format
03/14/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
08/18/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
05/07/2013 -- Florida Limited Liability	View image in PDF format

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/8/2025 4:02:13 PM
Project: 25-06000057
Credit Card Number: 42*****3505
Authorization Number: 09676G
Transaction Number: 081225O13-A53B487C-9816-4EEB-B904-E95BFCFE18BF
Total Fees Paid: 3837.60

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	66.10
SITE PLAN	3771.50
Total Amount	3837.60

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	CATHCART FLEX SPACE - SITE PLAN	PROJ #: 25-06000057
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	12/09/25	
RELATED NAMES:	EP THOMAS SKELTON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0100-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR 3 FLEX SPACE BUILDINGS ON 1.93 ACRES LOCATED ON THE SOUTH SIDE OF CONNECTION PT, NORTHWEST OF SR 426	
NO OF ACRES	1.93	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF CONNECTION PT, NORTHWEST OF SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JOHN CATHCART TRADE CONNECTION FLEW SPACE 1056 WILLA SPRINGS DR WINTER SPRINGS FL 32708 (407) 629-2900 CATHCART01@YAHOO.COM	THOMAS E SKELTON AMERICAN CIVIL ENGINEERING 207 N MOSS RD WINTER SPRINGS FL 32708 (407) 461-7334 TOMSKELTON468@GMAIL.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	FILENAME	STATUS
1.	Buffers and CPTED	On page 005 Site Plan, the required buffers are ten (10) feet on the north side, five (5) feet on the west and east sides, and ten (10) feet on the south side. Please amend the values in the table and dimension the widths on this site plan page as well.		Unresolved
2.	Buffers and CPTED	On page 014 Landscape Plan, please dimension buffer widths on all sides in accordance with requirements of the DO.		Unresolved
3.	Buffers and CPTED	Based on the information provided, the land use intensity calculated for the site is VIII. This is subject to change if the FAR or any other values change and may require updates to required buffer plantings.		Info Only
4.	Buffers and CPTED	On page 0114 Landscape Plan, please state the buffer widths required per the DCA and dimension them on the plans.		Unresolved
5.	Buffers and CPTED	There should be one (1) plant unit group per 100 linear feet. Please update the landscape plans to reflect this.		Unresolved
6.	Buffers and CPTED	The buffer planting provided and required values appear to be inaccurate. Please see the resources folder for the values required and amend the plan accordingly. Feel free to reach out for clarification if needed about requirements per the DCA and the code.		Unresolved
7.	Buffers and CPTED	Please provide an irrigation plan. Please be sure it shows water use zones and is compliant with SSCLDC Sec. 30.14.16 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR		Unresolved
8.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. More than 41 trees require five (5) species. Please see SCLDC Sec. 30.14.16 (c) for more info https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR		Unresolved
9.	Buffers and CPTED	Please provide parking landscaping in accordance with SCLDC Sec. 30.14.13. A total planting area of thirty (30) square feet per parking space shall be required and shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. Please show this calculation on the plan as well. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA		Unresolved

10.	Building Division	- Standard building permitting will apply. - Separate permits are required for each building and structure. Example: each building, stand-alone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc.....		Info Only
11.	Comprehensive Planning	The Future Land Use designation for this property is Industrial (IND). Please revise the notes on the plan to remove the statement that it is "Mixed Commercial/ Residential). Remove the "Proposed FLU" since this is not a FLU amendment. Only the applicable FLU should be stated..		Unresolved
12.	Comprehensive Planning	Please list the proposed uses. "Flex space" is not a use in the Seminole County Permitted uses table.		Unresolved
13.	Comprehensive Planning	The maximum FAR for the IND FLU is 0.65. Please revise the plan accordingly. If the PD requires a lesser FAR, you may state that under a separate note.		Unresolved
14.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.		Unresolved
15.	Environmental Services	On Sheet C6: Utility Plan, please provide a callout or detail for the crossing of the 6"/8" PVC water/fire main with the 24" RCP storm line, the crossing of the 6" PVC water/fire main with the 8" PVC gravity sewer main, the 2 crossings of the 6" PVC water/fire main with the 6" HDPE storm lines, the crossing of the 6" PVC water/fire line with the 15" RCP storm line, the 2 crossings of the 8" PVC gravity sewer main with the 6" HDPE storm lines, and the crossing of the 8" PVC gravity sewer main with the 24" RCP storm line.		Unresolved
16.	Environmental Services	On Sheet C11: Water Distribution Standard Details, please add the following standard details: SD 102 (if opencut for water main connection), SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 201/SD 203 (depending on water master meter or DDCVA configuration), SD 204, SD 214 (if using a commercial meter bank), and SD 216.		Unresolved
17.	Environmental Services	On Sheet C12: Sanitary Sewer Standard Details, please add the following standard details: SD 304, SD 310, and SD 315. Additionally, ensure that our up-to-date standard details are used for future submittals. You can access these by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.shtml		Unresolved
18.	Environmental Services	On Sheet C10: Utility Standard Details, please remove SD 504 and SD 506 as reclaim irrigation is not available for this development. If irrigation with potable water is required, please provide an irrigation plan sheet for the future submittal.		Unresolved
19.	Environmental Services	On Sheet 1: Cover Sheet, please update our contact information to the following: SEMINOLE COUNTY UTILITIES ENGINEERING 500 W. LAKE MARY		Unresolved

		BLVD. SANFORD, FLORIDA 32773 PHONE: (407) 665-2024		
20.	Environmental Services	On Sheet C6: Utility Plan, please update the watermain connection callout to the following: WET TAP EXISTING 8" PVC WM WITH 8"X8" TAPPING SLEEVE AND VALVE. Update the valve callout to be 8" (not 6"). Also how are you proposing to make this connection on the other side of the road? Directional drill? Open cut? Dead end systems (not looped) with multiple fire hydrants are required to be 8" so as to ensure proper fire flow throughout the system. An 8"x6" reducer is permitted following the 8" tee feeding the first private hydrant with the remaining fire line being downsized to 6" to feed the second private fire hydrant.		Unresolved
21.	Environmental Services	On Sheet C6: Utility Plan, I would highly recommend replacing the BFP with master meter to be an 8" DDCVA instead so as to avoid the recurring monthly base fees of utilizing a large master meter. We can have this distribution system feeding the 2 onsite private fire hydrants be dedicated fire lines and run the water service connections separately. If you would like to have all of the flex space buildings to have their own water meters, we can implement a commercial meter bank upstream of the DDCVA/property line or we can have a slightly larger single water meter with multiple downstream service connections. Let me know if this is agreeable or if you would like to discuss options.		Unresolved
22.	Environmental Services	Please provide water demand calculations to justify the size of any water meters requested. These anticipated water demands can be submitted in the form of total proposed fixture counts (by fixture type) along with the manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units downstream of the water meter(s) as well.		Unresolved
23.	Environmental Services	On Sheet C6: Utility Plan, please update the callouts for the fire hydrants to specify them as private.		Unresolved
24.	Environmental Services	On Sheet C6: Utility Plan, please provide callouts for fittings on the water/fire main such as tees, bends, and reducers.		Unresolved
25.	Environmental Services	On Sheet C6: Utility Plan, please callout the locations of any proposed cleanouts and provide their respective inverts. I would recommend a clean out for each of the sewer service laterals.		Unresolved
26.	Environmental Services	On Sheet C6: Utility Plan, please update the force main connection callout to the following: WET TAP EXISTING 8" PVC FM WITH 8"X4" TAPPING SLEEVE AND VALVE. Additionally provide a callout for the 4" plug valve (see standard detail 315 for reference) and an aboveground combination air valve		Unresolved

		between the 4" plug valve and the 4" tapping valve (see standard detail 310 for reference). Please note that this 4" plug valve will serve as a boundary for public/private ownership of the FM so depending on its location, a utility easement on the property may be required. This appears like it will be the case due to how tight the FM is to the property line.		
27.	Environmental Services	On Sheet C6: Utility Plan, please provide a note that any publicly owned water main/force main will be DR18 C900 PVC (upstream of the water master meter/DDCVA and downstream of the 4" plug valve) and any publicly owned water service lines will be SDR 9 PE4710 Tubing (upstream of any commercial water meters. Since this information is not explicitly stated in the general notes.		Unresolved
28.	Natural Resources	Changemark Grading and trees The 26" oak tree on the east side of the proposed pond is unlikely to survive the proposed grading. This tree will need to be removed.	007 DRAINAGE PLAN.pdf	Unresolved
29.	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
30.	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
31.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)		Info Only
32.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)		Unresolved
33.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the		Unresolved

		Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)		
34.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)		Unresolved
35.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)		Info Only
36.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)		Info Only
37.	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
38.	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
39.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)		Info Only
40.	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) The cumulative DBH of preserved non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.		Info Only
41.	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
42.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)		Info Only

43.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Include the DBH and the species of the trees to be removed and the trees to be saved on site. Identify oaks to the species level. Coordinate with the reviewer if the applicant would like the trees identified in the field.		Unresolved
44.	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
45.	Natural Resources	Clarify if additional trees will need to be removed within the eastern ROW.		Unresolved
46.	Natural Resources	Changemark Typo in tree name Clarify what species the palmer trees are.	007 DRAINAGE PLAN.pdf	Unresolved
47.	Natural Resources	Changemark Tree removal along boundary Silt fence placement may be adjusted in the field to protect trees scheduled to remain.	007 DRAINAGE PLAN.pdf	Unresolved
48.	Planning and Development	The previous approved DCA states that the three (3) proposed buildings are to be 12,600 sq. ft., two (2) buildings are to remain, and the total impervious is 51,968 sq. ft. This is inconsistent with the values proposed in the site plan. Due to this, it will be required to pursue a major PD amendment. This site plan cannot be approved until the PD amendment is complete or the values are adjusted to match the approved DCA. More information about what constitutes a major versus minor PD amendment can be found at SCLDC Sec. 30.8.5.8 and at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT8SPZODI_S30.8.5PDPLDE The application for a PD amendment can be found here: https://www.seminolecountyfl.gov/docs/default-source/pdf/rezone-land-use-amendment-ada.pdf?sfvrsn=83efa8b6_3		Unresolved
49.	Planning and Development	On page 005 Site Plan, under project data, please provide the open space calculation. Please note, Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum		Unresolved

		extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.		
50.	Planning and Development	On page 005 Site Plan, the maximum FAR for the Industrial Future Land Use is 0.65. Please update accordingly.		Unresolved
51.	Planning and Development	Please notate on the Site Plan page somewhere that the existing southernmost building shall only be used as a storage facility and any other use than storage shall not be permitted for that structure in accordance with DO #07-20500007		Unresolved
52.	Planning and Development	On the Site Plan page, please amend the parking. Per the approved DO, there shall be a minimum of forty-two (42) parking spaces provided onsite.		Unresolved
53.	Planning and Development	On page 005 Site Plan, in the project data, please state the dimensions of the parking spots provided.		Unresolved
54.	Planning and Development	On page 005 Site Plan, please revise parking stall dimensions in accordance with Seminole County Land Development Code (SCLDC) Sec. 30.11.6. A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).		Unresolved
55.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Sec. 30.11.7.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT11PALORE_S30.11.7MIDEST Please be sure to notate the number of spaces provided in the project data as well as depicting it on the plan.		Unresolved
56.	Planning and Development	Per the approved DO, the applicant shall construct a sidewalk along the frontage of the property. Is this being proposed? Please show on page 005 Site Plan.		Unresolved
57.	Planning and Development	Are there overhead utility lines? Please clearly label these on page 005 Site Plan for reference.		Unresolved
58.	Planning and Development	On page 005 Site Plan, please clarify what the use of the proposed buildings are aside from flex space. All proposed use/s should be in accordance with the Cathcart PCD DCA and associated DO. These documents are located in the resources folder for your reference.		Unresolved
59.	Planning and Development	On page 005 Site Plan, under the project data section, please remove reference to "proposed future land use" and update the "future land use" section to reflect "Industrial" only.		Unresolved
60.	Planning and Development	Is site lighting being proposed? If so, please provide a photometric plan. Please advise, illumination onto adjacent properties shall not exceed five-tenths (0.5)		Unresolved

		foot-candles. Any site lighting will also require a separate permit. Any site lighting should be compliant with SCLDC Sec. 30.15.1. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT15OULIRE_S30.15.1EXLIRE		
61.	Planning and Development	On page 005 Site Plan, please provide dimensions of the existing building in the project data (including height) and please show the dimensions on the plan page.		Unresolved
62.	Planning and Development	On page 005 Site Plan, please provide dimensions in the project data for each building as well as proposed heights.		Unresolved
63.	Planning and Development	Approval for a PD (Planned Development) Major Amendment is obtained through a two-step process: 1st step- Approval of the PD (Planned Development) Rezone, which includes the new Master Development Plan (MDP) and amended Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the new Final Development Plan (FDP) and amended Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).		Info Only
64.	Public Safety - Addressing	Please remove the reference to UNIT 200 AND UNIT 300, LOT 1 and LOT 52 and add the subject parcel number 29-21-31-300-0100-0000 and the adjacent parcel numbers 29-21-31-511-0000-2000 & 29-21-31-511-0000-3000 (east of subject parcel) & 29-21-31-508-0C00-0000 (west of subject property) to the Existing Conditions & Site Plan.		Unresolved
65.	Public Safety - Addressing	Remove ALL references to the address 2564 Connection Point, Oviedo FI 32765 on ALL sheets. An address should not be labeled on these plans. The address once assigned, is required on the building permit plans.		Unresolved
66.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered		Info Only

		into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.		
67.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)		Info Only
68.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)		Info Only
69.	Public Safety - Addressing	POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)		Info Only
70.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.		Info Only
71.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor plan layout which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.		Info Only
72.	Public Safety - Addressing	(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing		Info Only

		and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of use of the structure(s), parcel number of the property as well as the adjacent properties, posted address (es), street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.		
73.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5		Info Only
74.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)		Info Only
75.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 29-21-31-300-0100-0000 is 2564 Connection PT, Oviedo, FL 32765 . Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database. This address will not be utilized for the three proposed new buildings.		Info Only
76.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees for each tenant space will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)		Info Only
77.	Public Safety - Addressing	(Development Name) Please submit a site plan name for review. Will there be a monument sign? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)		Unresolved
78.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit		Info Only

		approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)		
79.	Public Safety - Addressing	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).		Info Only
80.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)		Unresolved
81.	Public Safety - Addressing	(STREET SIGN/NAME) If an easement (singular or multiple) is accessed from a public street or another private easement and occupied by two or more structures, it constitutes a private road and is required to be named. SCLDC 90.7(A)		Unresolved
82.	Public Safety - Addressing	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)		Unresolved
83.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval.		Unresolved

		Email: addressing@seminolecountyfl.gov. The approved street name designations are as follows: Court, Cove or Point. (choose one).		
84.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.		Unresolved
85.	Public Safety - Fire Marshal	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access. The term flex space does not provide enough occupancy clarification for potential sprinkler requirements. Please clarify.		Unresolved
86.	Public Safety - Fire Marshal	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)		Unresolved
87.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.		Unresolved
88.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1		Unresolved
89.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.		Unresolved
90.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.		Unresolved
91.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.		Unresolved
92.	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		Unresolved

		Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft If the area where the proposed turn around on the plans is for fire only, this area will require no parking signage and striping through out.		
93.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.		Unresolved
94.	Public Safety - Fire Marshal	*Provide type of commodity, ceiling height, storage height, and storage method and arrangements per NFPA 1, Chapter 34. Note: storage facilities may be required to provide additional fire protection.		Unresolved
95.	Public Safety - Fire Marshal	NFPA 1, Section 13.3.2.26.1.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft ² (232 m ²) for the high-piled storage of combustibles. 12000 for general storage		Unresolved
96.	Public Works - Engineering	Provide additional dimensioning of the site. There are multiple Radii that are not labeled. Dimension the pond so that it can be constructed. Better contour the pond.		Unresolved
97.	Public Works - Engineering	The structure top for STM-4 or the edge of pavement elevation (49.58') to the north of that is not correct. Please adjust so that drainage gets to the inlet. Adjust that toward the entrance so that as much drainage as possible is collected.		Unresolved
98.	Public Works - Engineering	There are concerns with the grading between the buildings and the property line. The site to the east drains into this site. The drainage cannot be blocked. Provide positive grading into the site. Will there be doors on the back of the buildings? Will there be stoops on the back of the building for the doors? Adjust grading to provide positive grading to the onsite drainage system.		Unresolved
99.	Public Works - Engineering	The grading around the existing masonry Garage and concrete pad will not make it into the onsite drainage system. Provide positive grading to the pond. Be careful with the staging of the pond to not flood back into the building(s).		Unresolved
100.	Public Works - Engineering	Please show the peak stage of the pond on the pond section(s) and on the plans.		Unresolved
101.	Public Works - Engineering	The grading on the survey does not seem to match what is shown on the plans. Provide actual surveyed structures and elevations from the survey on the grading plan. Verify the existing contours shown on the plans. This is onsite and directly offsite.		Unresolved
102.	Public Works - Engineering	The survey seems to show an outfall from the several sites though the ROW and between the sites on the east side. This outfall has to be maintained. This can be bypassed with a pipe sized to take those flows or have a swale bypass on this property as that is how it		Unresolved

		flows now. Revise accordingly.		
103.	Public Works - Engineering	The drainage report states that the required treatment volume is 0.847 Ac Ft. Please verify and revise accordingly.		Unresolved
104.	Public Works - Engineering	Please review the incremental volume of the pond. Verify accordingly. If onsite parking lot storage is proposed, then please show this information.		Unresolved
105.	Public Works - Engineering	The pond is required to have 1' of freeboard in the design storm. This is from the inside edge of the berm (elevation 50'). The freeboard can be reduced to 6" if the 100-year, 24-hour storm event does not stage out of the pond. The pond does not meet this requirement. Peak stage is 49.923. This is less than 0.1' in the design storm. This also will flood offsite with the current grading. Revise the drainage design and route the 100-year, 24-hour storm event for reference.		Unresolved
106.	Public Works - Engineering	The ADA path is not clear. Show the path across the drive aisle. Show at least a striped ADA path in front of the buildings.		Unresolved
107.	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on the resubmittal.		Unresolved
108.	Public Works - Engineering	A SJRWMD permit or if qualifying 10/2 permit is required to be approved prior to preconstruction meeting.		Info Only
109.	Public Works - Engineering	There is concern with the outfall pipe into the pond being in a sump condition. Please consider an elliptical pipe and or dig out a portion of the pond to allow free discharge.		Unresolved
110.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.		Info Only

Agency / Department Reviewers 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	Contact	Status
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required

Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Approved

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/15/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Sarah Harttung, James Van Alstine, Matthew Maywald, Jim Potter, Amy Curtis, Maya Athanas, Becky Noggle
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-</p>		

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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.scpafli.org



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0042

Title:

9:20AM (IN PERSON) SLAVIA ROAD MULTIFAMILY - PRE-APPLICATION

Project Number: 25-80000141

Project Description: Proposed Land Use Amendment and Rezone for a 308 unit multifamily residential development in the PD/A-1 zoning district on 23.4 acres located on the north side of Slavia Rd, west of SR 417

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

Parcel ID: 16-21-31-5CA-0000-0370++

BCC District: 2-Zembower

Applicant: Bryan Borland (407) 982-2516

Consultant: Brent Lenzen (407) 898-1511



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

PROJ. #: 25-80000141

Received: 12/16/25

Paid: 12/16/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Slavia Road Multifamily	
PARCEL ID #(S): 16-21-31-5CA-0000-0370, 16-21-31-5CA-0000-0380, and 16-21-31-5CA-0000-0390	
TOTAL ACREAGE: +/- 23.4 acres	BCC DISTRICT: District 2 - Jay Zembower
ZONING: PD & A-1	FUTURE LAND USE: PD & LDR

APPLICANT

NAME: Bryan Borland	COMPANY: Wood Partners	
ADDRESS: 398 West Morse Blvd, Suite 202		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: 407-982-2516	EMAIL: bfb@woodpartners.com	

CONSULTANT

NAME: Brent A. Lenzen, P.E.	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Ave., Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-898-1511	EMAIL: brent.lenzen@kimley-horn.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Would like to discuss the options to proceed with a 308 unit multifamily development with associated parking, clubhouse and retention ponds.</u>				

STAFF USE ONLY

COMMENTS DUE: 12/29	COM DOC DUE: 12/30	DRC MEETING: 1/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1/PD	FLU: LDR/PD	LOCATION: on the north side of Slavia Rd, west of W SR 426
W/S: Seminole County	BCC: 2: Zembower	

Agenda: 12/31



December 15, 2025

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

Re: **Slavia Road Multifamily – Pre-Application Meeting Request**

Dear Seminole County,

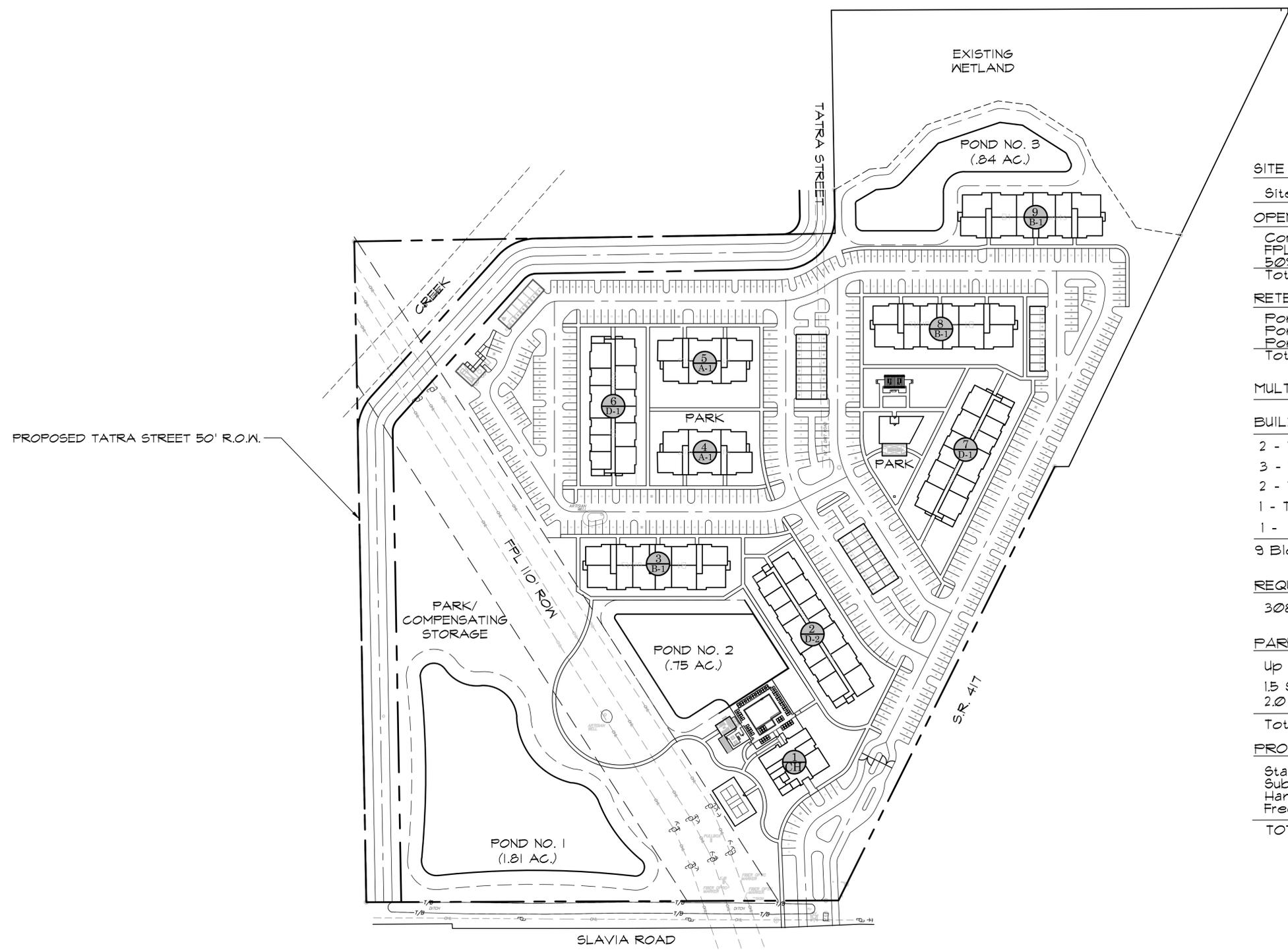
The proposed site is located within unincorporated Seminole County, FL at the intersection of Terra Lane and Slavia Rd (Red Bug Lk.) better known as Seminole County Parcel #16-21-31-5CA-0000-0370, 16-21-31-5CA-0000-0380, and 16-21-31-5CA-0000-0390 which is zoned PD and A-1 and has a Future Land Use of PDF and LDR.

The proposed project is for construction of a multi-family development, to include approximately 308 units, associated parking, a clubhouse, flood plain compensation and retention ponds. There have been previous pre-application meetings regarding this property, however, per our meeting with Jim Potter and the County’s consultant (Ardurra) back on 9/19/2025 we now have a clearer path forward for the project based on the new County flood model. We would also like to further discuss our options for Tatra St. / Terra Ln. Lastly, we are looking for overall feedback from County staff regarding the overall project moving forward, process, timeline, etc.

Please contact me at (407) 898-1511 or via email at brent.lenzen@kimley-horn.com, should you have any questions or concerns.

Respectfully,

Brent A. Lenzen, P.E.
Sr. Vice President



SITE DATA

Site Area (Excluding Perimeter Road ROW): 22.71 ac.

OPEN SPACE

Common Open Space: 12.79 ac.
 FPL 110' ROW: 2.13 ac.
 50% of Ex. Wetland: 1.46 ac.
 Total Open Space: 16.38 ac./12%

RETENTION

Pond No. 1: 1.81 ac.
 Pond No. 2 (w/ retaining Wall): .75 ac.
 Pond No. 3: .84 ac.
 Total Retention: 3.40 ac.

MULTI-FAMILY RESIDENTIAL

BUILDING DEVELOPMENT PROGRAM

2 - Type A1 Bldgs (3 Story)	24 Units/ea	48 Units
3 - Type B1 Bldgs (3 Story)	36 Units/ea	108 Units
2 - Type D1 Bldgs (4 Story)	48 Units/ea	96 Units
1 - Type D2 Bldgs (4 Story)	56 Units/ea	56 Units
1 - CH (Clubhouse)	0 Units/ea	0 Units
9 Bldgs		308 Units

REQUIRED PARKING

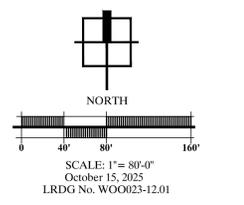
308 Units at 2 Spaces per Unit = 616 Spaces

PARKING REDUCTION

Up to 50% Spaces Reduced in Size to 9'x18'
 1.5 Spaces per 1-Bedrooms, 154-1 Bedrooms x 1.5 = 231
 2.0 Spaces per 2/3-Bedrooms, 154-2/3 Bedrooms x 2.0 = 308
 Total Spaces After Reduction = 539 Spaces

PROPOSED PARKING

Standard (10'x20')	271
Substandard (9'x18" up to 50%)	210
Handicapped	12
Freestanding Garage	46
TOTAL:	539 Spaces (or 1.75/Unit)



SLAVIA ROAD
 SEMINOLE COUNTY, FLORIDA
 PREPARED FOR: WOOD PARTNERS
CONCEPTUAL SITE PLAN No. 1

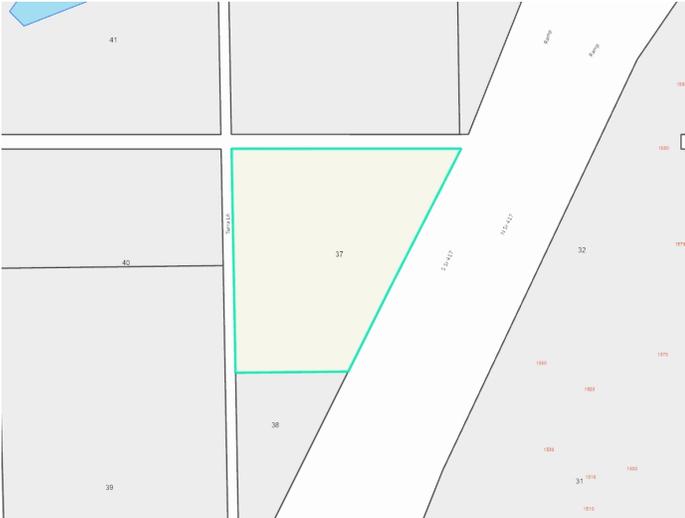


Property Record Card



Parcel: **16-21-31-5CA-0000-0370**
 Property Address:
 Owners: **WILKEN PROPERTY MANAGEMENT LLC**
 2026 Market Value \$513,850 Assessed Value \$513,850 Taxable Value \$513,850
 2025 Tax Bill \$7,028.95
 Vac General-Commercial property has a lot size of 7.16 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0370
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$513,850	\$513,850
Land Value Agriculture	\$0	\$0
Just/Market Value	\$513,850	\$513,850
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$513,850	\$513,850

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,028.95
Tax Bill Amount	\$7,028.95
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
WILKEN PROPERTY MANAGEMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 37 (LESS RD)
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$513,850	\$0	\$513,850
Schools	\$513,850	\$0	\$513,850
FIRE	\$513,850	\$0	\$513,850
ROAD DISTRICT	\$513,850	\$0	\$513,850
SJWM(Saint Johns Water Management)	\$513,850	\$0	\$513,850

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/13/2022	\$575,000	10250/1389	Vacant	Yes
WARRANTY DEED	8/1/2014	\$98,000	08316/1007	Vacant	Yes
QUIT CLAIM DEED	11/1/1981	\$100	01378/1807	Vacant	No
WARRANTY DEED	1/1/1975	\$25,000	01069/1104	Improved	Yes

Land

Units	Rate	Assessed	Market
4.20 Acres	\$122,000/Acre	\$512,400	\$512,400
2.90 Acres	\$500/Acre	\$1,450	\$1,450

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

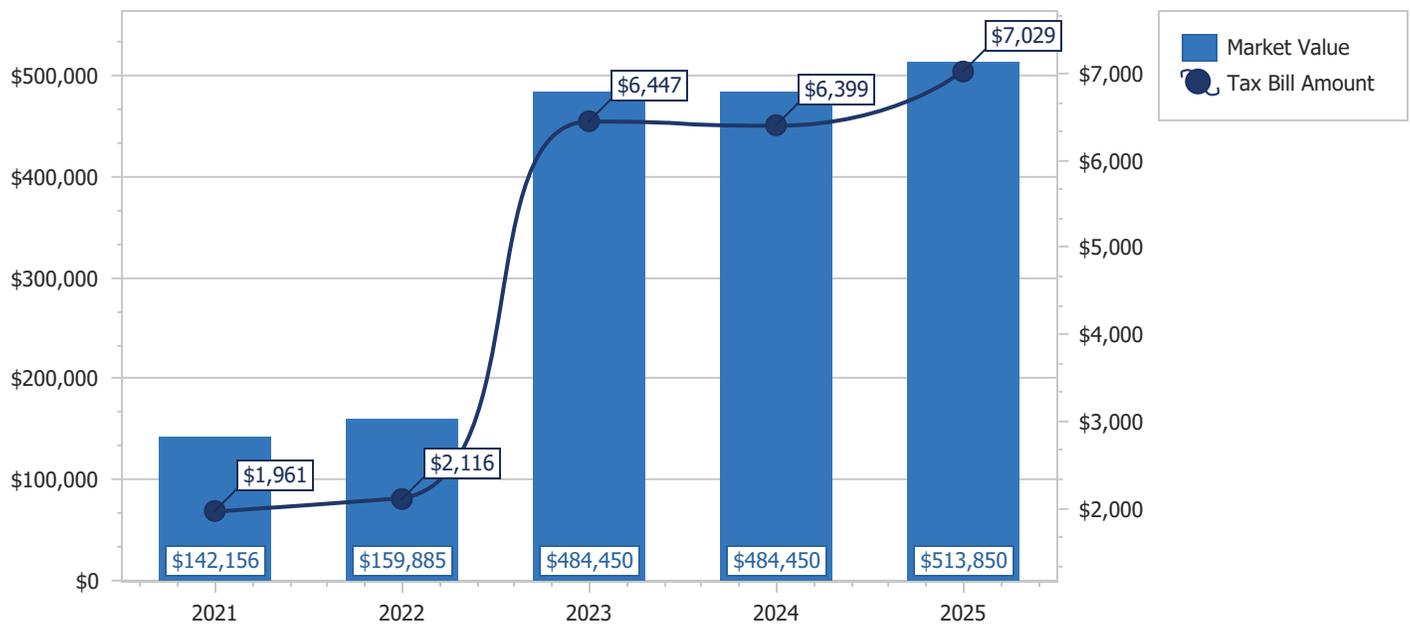
School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



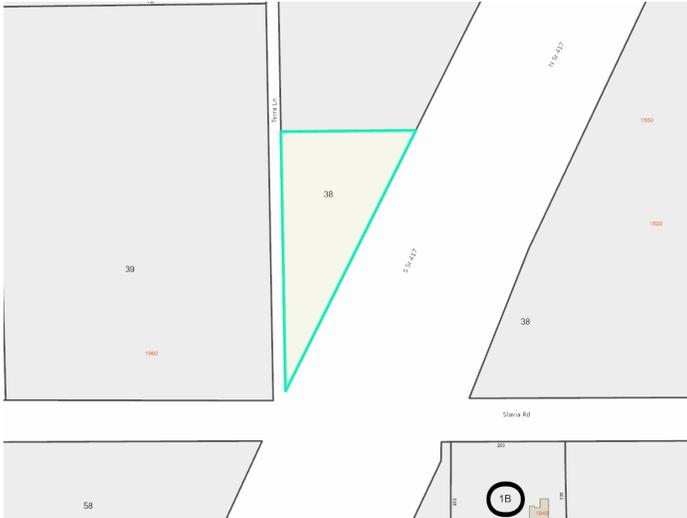
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Property Record Card



Parcel: **16-21-31-5CA-0000-0380**
 Property Address:
 Owners: **WILKEN PROPERTY MGMT LLC**
 2026 Market Value \$473,743 Assessed Value \$132,177 Taxable Value \$132,177
 2025 Tax Bill \$3,499.63 Tax Savings with Non-Hx Cap \$2,980.70
 Vac General-Commercial property has a lot size of 2.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0380
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$473,743	\$473,743
Land Value Agriculture	\$0	\$0
Just/Market Value	\$473,743	\$473,743
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$341,566	\$353,582
P&G Adjustment	\$0	\$0
Assessed Value	\$132,177	\$120,161

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,480.33
Tax Bill Amount	\$3,499.63
Tax Savings with Exemptions	\$2,980.70

Owner(s)

Name - Ownership Type

WILKEN PROPERTY MGMT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 38 WLY OF EXPRESSWAY
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$132,177	\$0	\$132,177
Schools	\$473,743	\$0	\$473,743
FIRE	\$132,177	\$0	\$132,177
ROAD DISTRICT	\$132,177	\$0	\$132,177
SJWM(Saint Johns Water Management)	\$132,177	\$0	\$132,177

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$575,000	08730/0785	Vacant	Yes
ADMINISTRATIVE DEED	4/1/2003	\$100	04826/0982	Vacant	No
PROBATE RECORDS	9/1/2002	\$100	04518/0416	Vacant	No

Land

Units	Rate	Assessed	Market
87,991 SF	\$6.73/SF	\$473,743	\$473,743

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

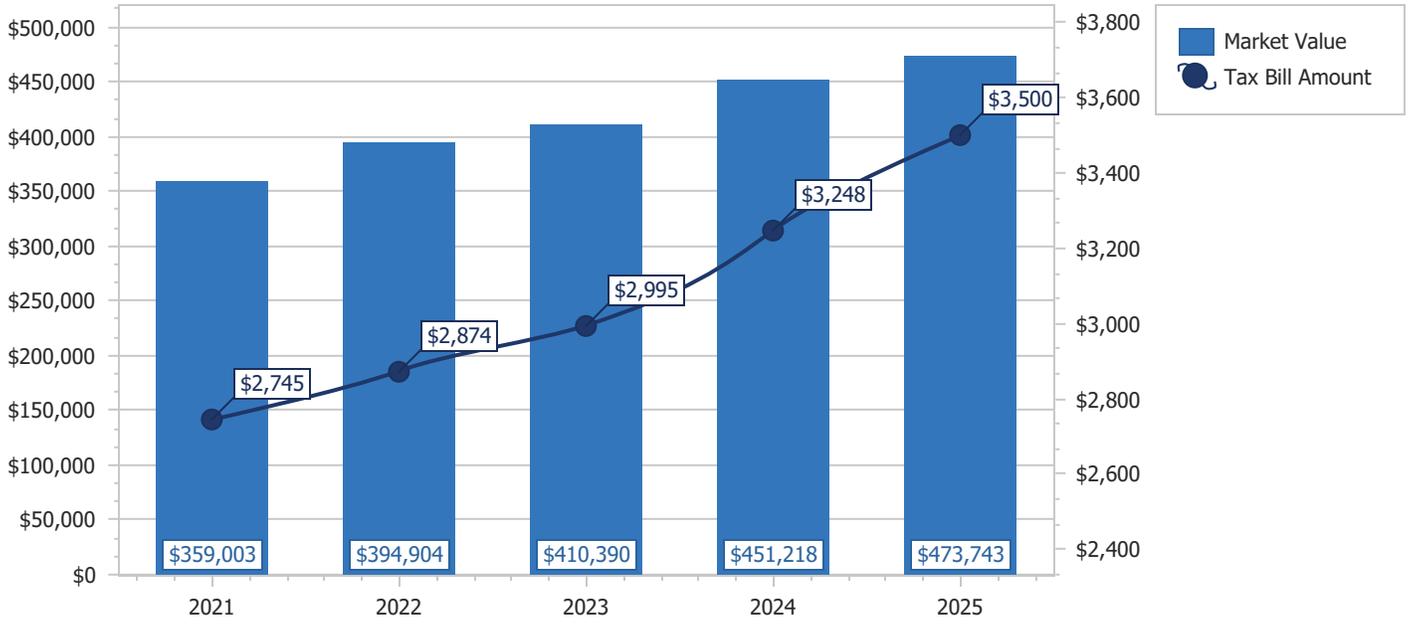
School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 16-21-31-5CA-0000-0390
Property Address: 1960 SLAVIA RD OVIEDO, FL 32765
Owners: WILKEN PROPERTY MGMT LLC
 2026 Market Value \$2,361,478 Assessed Value \$1,204,840 Taxable Value \$1,204,840
 2025 Tax Bill \$21,628.85 Tax Savings with Non-Hx Cap \$10,673.81
 Open Storage property has a lot size of 13.95 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-0390
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,361,478	\$2,361,478
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,156,638	\$1,266,169
P&G Adjustment	\$0	\$0
Assessed Value	\$1,204,840	\$1,095,309

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,302.66
Tax Bill Amount	\$21,628.85
Tax Savings with Exemptions	\$10,673.81

Owner(s)

Name - Ownership Type

WILKEN PROPERTY MGMT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 39 + S 1/2 OF LOT 40
 (LESS RD)
 SLAVIA COLONY COS SUBD
 PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,204,840	\$0	\$1,204,840
Schools	\$2,361,478	\$0	\$2,361,478
FIRE	\$1,204,840	\$0	\$1,204,840
ROAD DISTRICT	\$1,204,840	\$0	\$1,204,840
SJWM(Saint Johns Water Management)	\$1,204,840	\$0	\$1,204,840

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$575,000	08730/0785	Vacant	Yes

Land

Units	Rate	Assessed	Market
601,564 SF	\$6.50/SF	\$1,955,083	\$1,955,083

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	2022	1238	\$10,684	\$9,883

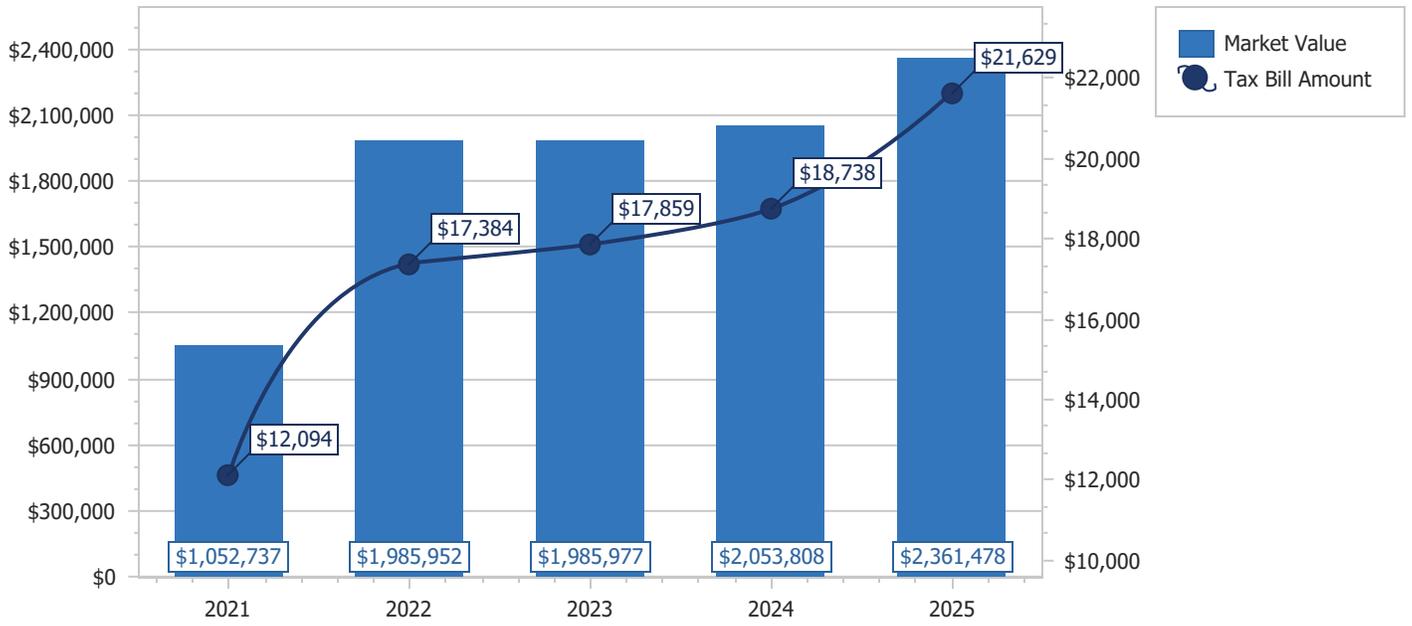
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

Utilities	
Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 12/16/2025 8:16:22 AM
Project: 25-80000141
Credit Card Number: 37*****1001
Authorization Number: 219698
Transaction Number: 161225C1C-538C092E-AE1B-41FE-9E2E-EDAA5E538A19
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, WEST WING
 SANFORD, FLORIDA 32771

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

PROJECT NAME:	SLAVIA ROAD MULTIFAMILY - PRE-APPLICATION	PROJ #: 25-80000141
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/16/25	
RELATED NAMES:	EP BRENT LENZEN	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-21-31-5CA-0000-0370++	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT AND REZONE FOR A 308 UNIT DEVELOPMENT ON 23.40 ACRES LOCATED ON THE NORTH SIDE OF SLAVIA RD, WEST OF W SR 426	
NO OF ACRES	23.40	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1/PD	
LOCATION	ON THE NORTH SIDE OF SLAVIA RD, WEST OF W SR 426	
FUTURE LAND USE-	LDR/PD	
APPLICANT:	CONSULTANT:	
BRYAN BORLAND WOOD PARTNERS 398 W MORSE BLVD STE 202 WINTER PARK FL 32789 (407) 982-2516 BFB@WOODPARTNERS.COM	BRENT LENZEN KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE ORLANDO FL 32801 (407) 898-1511 BRENT.LENZEN@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.

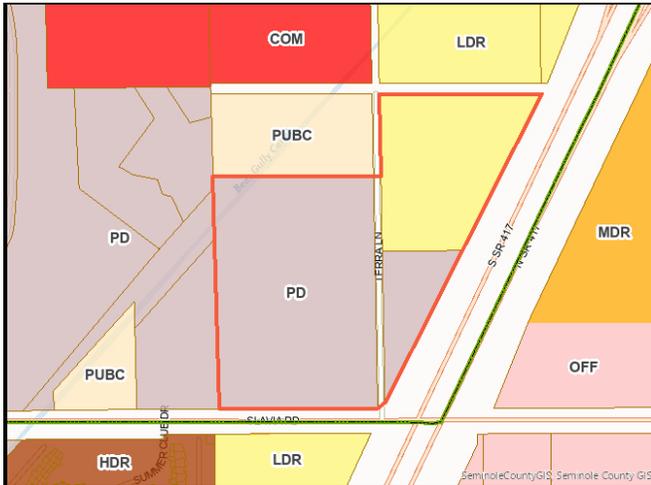
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

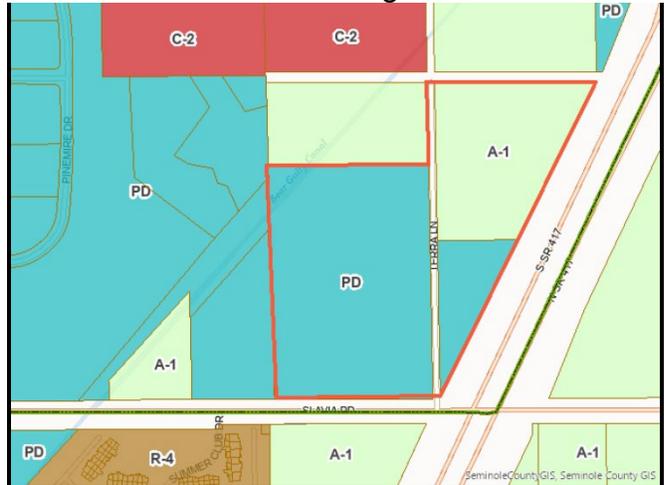
- The subject property has a Future Land Use of Low-Density Residential (LDR) and Planned Development. The subject property has a zoning designation of PD (Planned Development) and A-1 (Agriculture).
- The proposed project would require a future land use amendment and rezone in order to establish zoning entitlements to the property that would allow for multifamily.
- The High Density Residential (HDR) Future Land Use and zoning district of R-4, Multiple Family Dwelling District, may be compatible with the trend of development in the area.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD/LDR



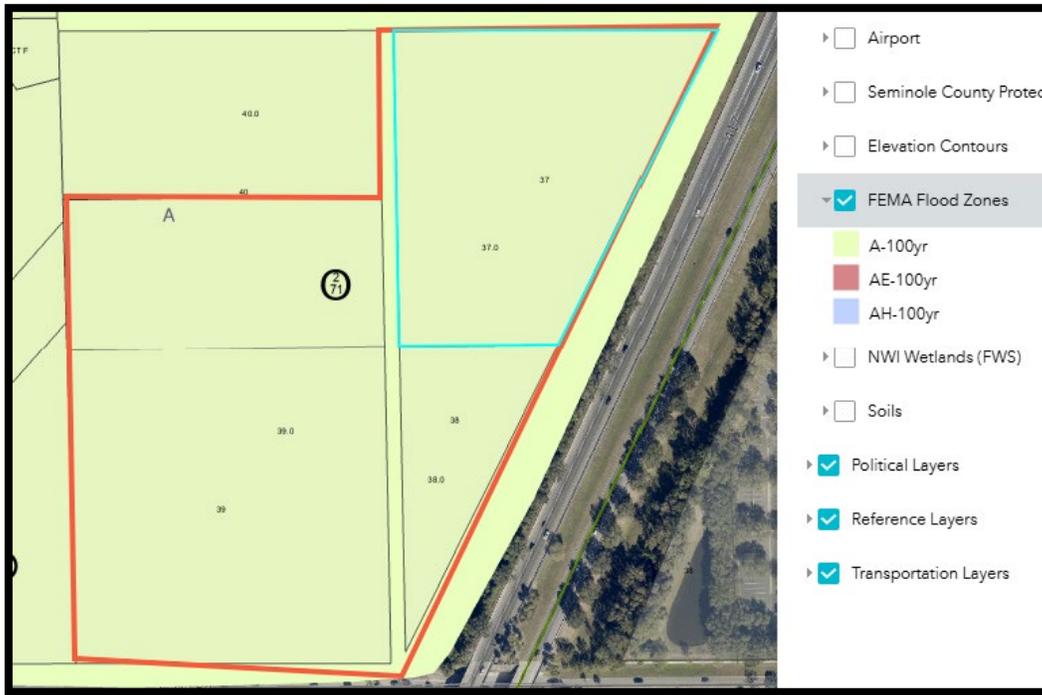
Zoning: PD/A-1



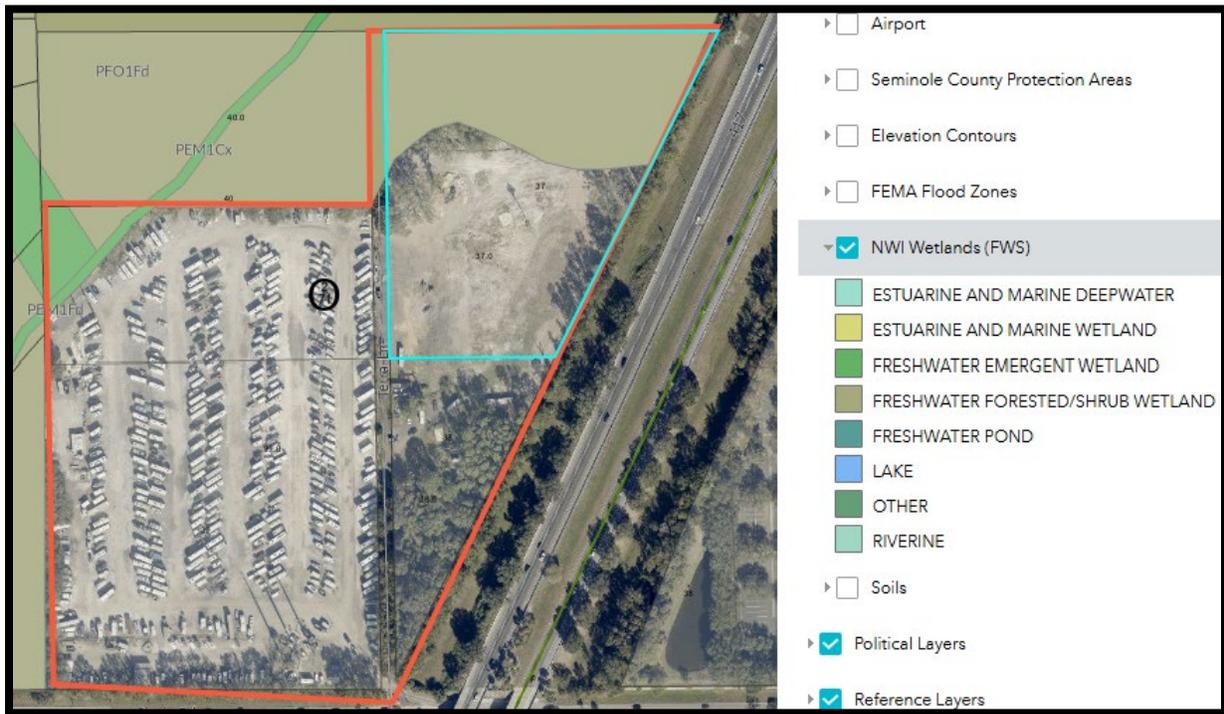
Aerial



Floodplain



Wetlands



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_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan or rezone (if rezoning to a PD). Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
5.	Buffers and CPTED	For reference in calculating buffers, Slavia Road is considered a collector road and SR 417 is considered an arterial road. The land use intensity calculated for this site will yield a buffer against the two roadways.	Info Only
6.	Buffers and CPTED	Based on the proposed density, this site would yield a land use intensity of X.	Info Only
7.	Building Division	- Standard building permitting will apply - Each building and structure requires a separate permit. Example: each building, stand-alone structure, fence/ gate systems, access control, gas	Info Only

		systems, retaining walls, dumpster enclosure, etc....	
8.	Building Division	- Complete site, and buildings must fully comply with the Florida Accessibility Code	Info Only
9.	Building Division	- All buildings, minus the clubhouse as currently defined meet the definition of a Threshold Building. Threshold inspections will be required. Permit package must include Threshold inspection requirements outlined by the projects engineer, Threshold inspection companies licensing, experience and GL insurance policy and all applicable statutory requirements.	Info Only
10.	Comprehensive Planning	Parcels 1621315CA00000390 and 1621315CA00000380 have PD Future Land Use and are in the Oviedo Boat and RV Storage PD. A FLU amendment to High Density Residential would be required for the proposed use.	Info Only
11.	Comprehensive Planning	The future land use (FLU) is Low Density Residential (LDR) detached single family residences at a maximum density of four dwelling units per net buildable acre. Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses. Note: Clustering of residential units to preserve environmentally sensitive areas above and beyond Land Development Code requirements and/or to provide sites for schools, recreation and other public facilities is permitted under the Planned Unit Development zoning classification. To maintain compatibility with surrounding land uses, the density of clustered units is limited to a maximum of four dwelling units per net buildable acre.	Info Only
12.	Comprehensive Planning	Per Policy FLU 5.2.3 High Density Residential: Note Special Provision: Increased building heights up to 60 feet may be allowed where compatible with adjacent uses to minimize urban sprawl.	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the north side of Slavia Road.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is an 8" PVC force main running along the south side of Slavia Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only

15.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	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	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	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	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any	Info Only

		such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	
23.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	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
25.	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
26.	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
28.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
29.	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
30.	Natural Resources	Library Comment 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

31.	Natural Resources	Comment 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
32.	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
33.	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
34.	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
35.	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
36.	Planning and Development	The property at PID# 1621315CA00000370 is zoned A-1, Agriculture with a Future Land Use of LDR. The properties PID# 1621315CA00000380 and PID# 1621315CA00000390 are zoned PD with a Future Land Use of PD. The Oviedo Boat	Info Only

		& RV Storage PD only allowed for parking and storage of boats, commercial vehicles and recreational vehicles onsite. The site would require a Future Land Use Amendment and Rezone. Based on the density proposed and surrounding trend of development, a Future Land Use of High Density Residential could be supported. Because the density proposed exceeds thirteen (13) dwelling units per net buildable acre, only the R-4 zoning district would be compatible with the request.	
37.	Planning and Development	The Future Land Use of High Density Residential would allow for a maximum of twenty (20) dwelling units per net buildable acre.	Info Only
38.	Planning and Development	For non-PD Zoning districts, the following would be processes involved: 1st Step – Land Use Amendment and Rezone- This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. For the R-4 zoning district, a Development Plan is required at rezone. 2nd step- Approval the Site Plan/Final Engineering Plans.	Info Only
39.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
40.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us .	Info Only
41.	Planning and Development	Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
42.	Planning and Development	In the R-4 zoning district, the maximum lot coverage for dwelling structures shall be determined in accordance with the following: Building Height Maximum Lot Coverage 20 feet or less- 30% 20.1 feet to 30 feet- 28% 30.1 feet	Info Only

		to 40 feet- 26% 40.1 feet to 50 feet- 24% 50.1 feet to 60 feet- 22%.	
43.	Planning and Development	Per SCLDC 30.4.9.3, In the R-4 zoning district, (a) Development plans shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and to the Board of County Commissioners for approval, prior to issuance of any site plan approval (b) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permit. (c) If covered and enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.	Info Only
44.	Planning and Development	Setbacks for the R-4 zoning district are as follows: Front yard- Twenty-five (25) feet Side yard- Twenty-five (25) feet (Increased an additional ten (10) feet for each story over one (1) story) Rear yard- Twenty-five (25) feet (Increased an additional ten (10) feet for each story over one (1) story)	Info Only
45.	Planning and Development	Maximum building height in the R-4 zoning district is sixty (60) feet. No building or structure shall exceed sixty (60) feet in height, and F.A.A. approval shall be obtained for buildings exceeding thirty-five (35) feet in height.	Info Only
46.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for residential units are as follows: 1,000 SF or greater- 2 spaces / dwelling unit Less than 1,000 SF- 1.5 spaces / dwelling unit Studio Apartment / Efficiency 1 space / dwelling unit	Info Only
47.	Planning and Development	The subject property is within a quarter mile of a Seminole County Trail Corridor. There is a planned pathway (Howell Creek - P13) proposed in the existing power line easement on the site. Contact Richard Durr (407-665-2160), Director of Leisure Services, for details regarding pathway alignment from the 2021 Master Trails Plan.  https://www.seminolecountyfl.gov/docs/default-source/pdf/seminolecotrails_masterplan_ada_web.pdf?sfvrsn=2c4a0047_3 The subject site is also located in Seminole Way Employment Corridor.	Info Only
48.	Planning and Development	Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA	Info Only

		<p>DECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP</p> <ul style="list-style-type: none"> • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. 	
49.	Planning and Development	<p>Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</p>	Info Only
50.	Planning and Development	The minimum open space requirement is thirty-five (35) percent in the R-4 zoning district.	Info Only
51.	Planning and Development	<p>Please see SCLDC 30.14.2.3 for Residential Open Space. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. Required landscaped areas and buffers may not be credited toward the required open space area. Stormwater ponds may be counted for open space subject to specific criteria.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP</p>	Info Only
52.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings associated with the Land Use Amendment/Rezone, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, 	Info Only

		before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
53.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
54.	Planning and Development	<p>All proposed land use amendments shall address the following criteria: Standards of Review – Category I</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of: 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the</p>	Info Only

		<p>site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	
55.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
56.	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
57.	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
58.	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	Info Only

		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"	
59.	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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
60.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
61.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
62.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
63.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year, 24-hour storm event. There are known downstream issues. A volumetric reduction and / or attenuation will be required as part of the retention system.	Info Only
64.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
65.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and west.	Info Only
66.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bear Gulley Canal. 3	Info Only
67.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
68.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only

69.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
70.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
71.	Public Works - Engineering	The property is adjacent to Slavia Road which is classified as an Urban Major Collector Road. Slavia Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please co-ordinate with Seminole County Public Works on this project for access location turn-lanes and sidewalks.	Info Only
72.	Public Works - Engineering	A left turn lane is required. A right turn lane may be required.	Info Only
73.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. There is also a limited access ROW associated with the expressway. One or more of these items may affect the driveway location.	Info Only
74.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. This will need to be coordinated with the roadway project.	Info Only
75.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. This will need to be coordinated with the roadway project.	Info Only
76.	Public Works - Engineering	It appears that the project would like to vacate the Terra Lane ROW. This appears to land lock one or more parcels to the north. This issue will have to be further discussed on how it can be resolved. Either this ROW has to be left intact, or a new ROW has to be added with unrestricted public access to these parcels. The revised ROW in flood plains and longer than the existing ROW is an undue burden to those landowners. It would not be reasonable adjustment.	Info Only
77.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday	Info Only

		peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	
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DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0043

Title:

6TH STREET - PRE-APPLICATION

Project Number: 25-80000139

Project Description: Proposed Subdivision and Site Plan for 4 single family residential lots on 1.05 acres in the R-1 Zoning District located on the west side of 6th St, south of Sugar Sand Ln

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

Parcel ID: 11-21-31-508-0900-0070

BCC District: 2-Zembower

Applicant: Juan Arroyave (407) 561-3068

Consultant: Thomas Laperrier



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

PROJ. #: 25-80000139

RECEIVED 12/12/2025
 PAID 12/16/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: 6th Street	
PARCEL ID #(S): 11-21-31-508-0900-0070	
TOTAL ACREAGE: 1.05	BCC DISTRICT: District 2
ZONING: R1	FUTURE LAND USE: Low Densi Res ential

APPLICANT

NAME: Juan Arro ave	COMPANY: Modev Gro
ADDRESS: 641 Bryn wr	
CITY: Orlando	STATE: FL ZIP: 32804
PHONE: 407-561-3068	EMAIL: Arroyave. yahoo. om

CONSULTANT

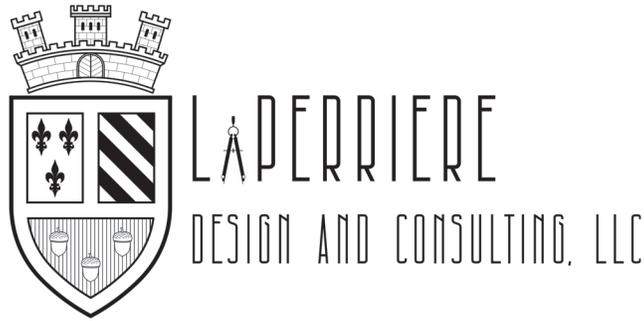
NAME: Thomas LaPe	COMPANY: LaPerriere De i n And Consulti LLC
ADDRESS:	
CITY:	STATE: Florida ZIP:
PHONE:	EMAIL: Thomas@la esign.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Looking to di ide this 1.05 Acre parcel into 4 separate lots to allow ingl family construction within th sam zoning an lan u guidelines.</u>				

STAFF USE ONLY

COMMENTS DUE: 12/29	COM DOC DUE: 12/30	DRC MEETING: 01/07/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1	FLU: LDR	LOCATION: on the southwest side of 6th St, south of Sugar Sand Ln
W/S: Oviedo	BCC: 2: ZEMBOWER	



December 12, 2025

Seminole County Planning and Zoning Commission
1101 E. 1st Street
Sanford, FL 32771

Re: Letter of Intent – Minor Subdivision (4 Lots)

Dear Planning Zoning Staff,

On behalf of our client, SIHON CORP INC, we are submitting this Letter of Intent for a minor subdivision of the property located at 377 Sugar Sand Lane, Parcel 11-21-31-508-0900-0070. The site is 1.05 acres, zoned R-1, and currently improved with a single-family residence.

The request is to create four 4 individual single-family lots, each configured to fully comply with the dimensional standards of the R-1 zoning district, including the minimum 8,400 sq. ft. lot size, 70-foot lot width, and required 25 ft front, 7.5 ft side, and 30 ft rear setbacks. The resulting lots exceed minimum requirements and remain consistent with the Low Density Residential (LDR future land use designation, which permits up to four units per net acre.

The preliminary site layout demonstrates building envelopes that fit within all R-1 boundaries, limits, and setbacks, reinforcing that the subdivision functions entirely within current conforming standards. Utility improvements will include extending public water service to the proposed lots and installing three septic tanks with engineered drainage fields, pursuant to state and county health regulations. Stormwater and drainage design will be completed at the engineering stage to maintain pre-development discharge characteristics.

This subdivision maintains the existing residential character of Sugar Sand Lane while delivering four conforming single-family lots that operate within established zoning, land use, and infrastructure guidelines.

We appreciate your consideration and look forward to coordinating next steps with staff.

Respectfully,

Thomas LaPerriere, AIA
FL Lic. # AR101160

792 Golfside Lane
Sebring, FL 33870
863.840.1412

thomas@laperrieredesign.com

SURVEY NOTES

1. UTILITIES, INCLUDING STORM DRAINAGE, SANITARY SEWER AMONG OTHERS MAY HAVE BEEN BURIED. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY MAY BE LOCATED OUTSIDE OF WHAT IS SHOWN HEREON AND IT IS POSSIBLE THAT ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. BEFORE DIGGING, PLEASE CALL 811.
2. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR OWNERSHIP TITLE EVIDENCE, EASEMENTS OF RECORD, RESTRICTIVE COVENANTS, ENCUMBRANCES OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) NAMED HEREON. FURTHER, THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON(S) OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1018860000.00
5. BEARINGS SHOWN ARE BASED ON GRID NORTH NAD83 FLORIDA STATE PLANE COORDINATES AND WERE COMPUTED FROM ANGLES TURNED USING A TOPCON GT-603 TOTAL STATION, TOPCON FC-6000 AND MAGNET FIELD SOFTWARE FOR DATA COLLECTION.
6. ALL PROPERTY CORNERS SET ARE 18" LONG, 1/2" DIAMETER REBARS WITH CAPS DENOTING "EPIC LB8461", UNLESS IT IS WAS IMPRACTICAL TO DO SO.
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR FURTHER INFORMATION, CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS OR AN INSURANCE COMPANY.
8. THIS PROPERTY DOES NOT APPEAR TO BE IN AN AREA RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A FLOOD HAZARD AREA. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY APPEARS TO BE IN A ZONE "X".
9. THE OFFICIAL COPY OF THIS SURVEY HAS BEEN DIGITALLY SIGNED BY THE STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER SHOWN ON SHEET 1 OF 2. PRINTED COPIES ARE NOT VALID WITHOUT THE RAISED SEAL AND WET SIGNATURE OF A STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER ON EVERY SHEET.
10. THE PORTION OF LAND THAT IS ALONG 6TH STREET WAS ABANDINED BY SEMINOLE COUNTY, FLORIDA AND CONVEYED TO PREVIOUS OWNER OF LOTS 9, 10 & 11 OF BLOCK 8, 7, 8, 9 & 10 OF BLOCK 9 AND THAT PORTION OF 5TH STREET BETWEEN LOTS 9 & 10 OF BLOCK 8 AND LOTS 7 & 8 OF BLOCK 9 THAT WAS ABANDONED BY SEMINOLE COUNTY, FLORIDA. HOWEVER, THIS SURVEYOR COULD FIND NO EVIDENCE THAT THIS PORTION WAS CONVEYED TO THE NEW OWNERS, THOUGH THIS WAS LIKELY THE INTENTION. THIS SURVEYOR RECOMMENDS A DETAILED TITLE SEARCH TO ENSURE CORRECT TRANSFER OF TITLE.

ABBREVIATIONS

A/C = AIR CONDITIONING UNIT	ID = IDENTIFICATION
AKA = ALSO KNOWN AS	IPS = 1/2" REBAR & CAP SET #LB8461
ASP = ASPHALT	LB = LICENSED BUSINESS
BFP = BACK FLOW PREVENTER	LP = LIGHT POLE
BRG = BEARING	N/D = NAIL & DISC
CB = COMMUNICATIONS BOX	NE = NORTHEAST
CBS = CONCRETE BLOCK STRUCTURE	NW = NORTHWEST
CH = CHORD	ORB = OFFICIAL RECORD BOOK
CO = CLEANOUT	PB = PLAT BOOK
CONC = CONCRETE	PC = POINT OF CURVATURE
DE = DRAINAGE EASEMENT	PG(S) = PAGE(S)
DI = DRAINAGE INLET	PI = POINT OF INTERSECTION
DOC = DOCUMENT	PL = PROPERTY LINE
EB = ELECTRICAL BOX	PP = POWER POLE
EL = ELEVATION	PT = POINT OF TANGENCY
EM = ELECTRIC METER	R/W = RIGHT-OF-WAY
ET = ELECTRIC TRANSFORMER	RAD = RADIUS
FC = FENCE CORNER	SE = SOUTHEAST
FH = FIRE HYDRANT	SQ FT = SQUARE FEET
FL = FENCE LINE	SW = SOUTHWEST
FOC = FIBER OPTIC CABLE BOX	TS = TRAFFIC SIGNAL BOX
GRVL = GRAVEL	UE = UTILITY EASEMENT
GV = NATURAL GAS VALVE	WM = WATER METER
GWA = GUY WIRE POLE ANCHOR	WS = WATER SPIGOT
ICV = IRRIGATION CONTROL VALVE(S)	WV = WATER VALVE

REFERENCE MATERIAL

<i>PBK 0003, PG(S) 0023</i>	<i>PBK 0063, PG(S) 0067-0068</i>
<i>ORB 10479, PG(S) 0040-0041</i>	<i>ORB 03169, PG(S) 1912-1915</i>
<i>ORB 01646, PG(S) 0491-0492</i>	<i>ORB 07053, PG(S) 1108-1109</i>
<i>ORB 06397, PG(S) 1696-1697</i>	<i>ORB 07623, PG(S) 0766-0769</i>
<i>ORB 09849, PG(S) 0304-0305</i>	<i>ORB 09072, PG(S) 0602-0605</i>
<i>ORB 10480, PG(S) 0489-0490</i>	<i>ORB 08727, PG(S) 1210-1215</i>
<i>ORB 09115, PG(S) 1803</i>	<i>ORB 06456, PG(S) 1337</i>
<i>ORB 03224, PG(S) 1965</i>	<i>ORB 03451, PG(S) 1447</i>

LINEWORK LEGEND

BOUNDARY	_____
ADJOINER BOUNDARY	_____
ORIGINAL BOUNDARY	_____
RIGHT-OF-WAY	_____
EASEMENT LINE	_____
OVERHEAD ELECTRICAL	_____
PVC FENCE	—□—□—
WOOD FENCE	—x—x—
CHAIN LINK FENCE	—x—x—

FLOOD MAP DATA
SEMINOLE COUNTY
PANEL NUMBER: 0195
MAP NUMBER: 12117C0195F
MAP REVISED: SEPTEMBER 28, 2007
ZONE: "X"



LEGAL DESCRIPTION

LOTS 7, 8, 9 AND 10 IN BLOCK 9 AND LOTS 9, 10 AND 11 IN BLOCK 8, ALLEN'S FIRST ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PBK 0003, PG(S) 0023, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. TOGETHER WITH THAT PART OF SUGAR SAND LANE (5TH STREET) LYING BETWEEN LOTS 9 & 10, BLOCK 8, AND LOTS 7 & 8, BLOCK 9, ALLEN'S ADDITION NO. 1, AS RECORDED IN PBK 0003, PG(S) 0023, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS VACATED BY RESOLUTION NO.: 2011-R-118 RECORDED IN ORB 07623, PG(S) 0766-0769, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALSO, THAT PART OF 6TH STREET EAST OF LOTS 9 & 10, BLOCK 9, ALLEN'S FIRST ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PBK 0003, PG(S) 0023, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS VACATED BY RESOLUTION NO.: 2016-R-113 RECORDED IN ORB 08727, PG(S) 1210-1215, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL, OR PARCELS, OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS, ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR US OR PURPOSE OF THE LAND.

FURTHERMORE, THIS IS TO CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

NO.	REVISIONS	DATE
1.	ADDED WELL AND SEPTIC	9/04/2023



Epic Surveying & Mapping, LLC
20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com

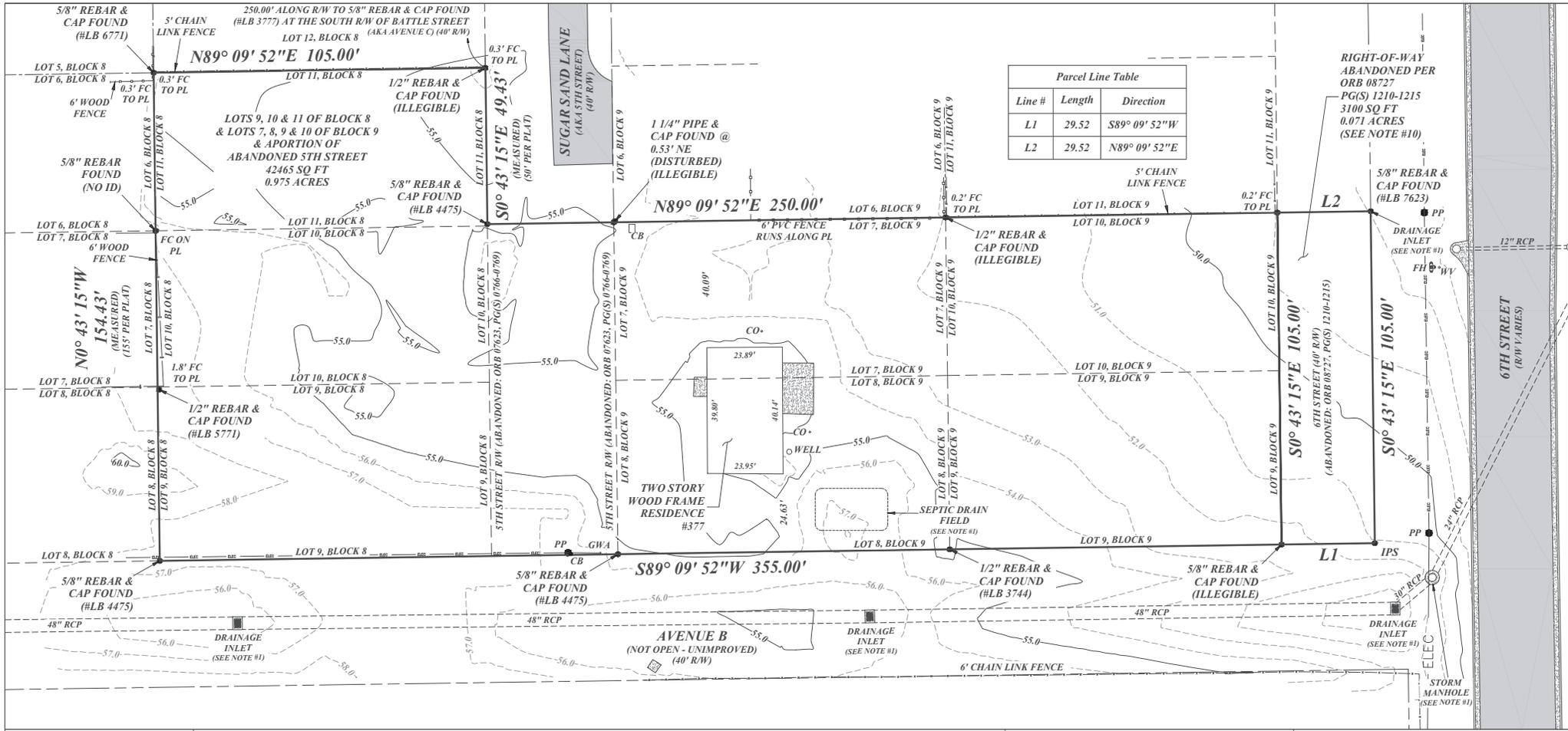
CERTIFICATION OF THIS SURVEY INCLUDES BOTH SHEET 1 OF 2 AND SHEET 2 OF 2. PRINTED COPIES OF THIS SURVEY MUST INCLUDE BOTH SHEETS IN ORDER TO BE VALID.

Certificate of Authorization #LB 8461

Digitally signed by:
Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com
Dated: September 4, 2023

BOUNDARY & TOPOGRAPHIC SURVEY FOR MODEV GROUP	FIELD CREW: EM & SQ	FIELD WORK DATE 8/11/2023
	DRAWN BY: EM	ESM PROJECT NUMBER 23-1191
	CHECKED BY: BK & JM	SHEET NUMBER 1 OF 2

PROPERTY ADDRESS:
**377 SUGAR SAND LANE
OVIEDO, FLORIDA 32765**



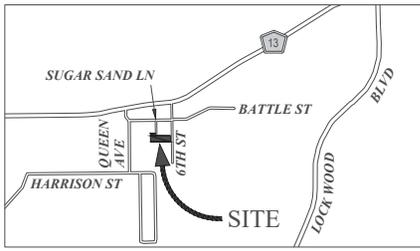
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIC K. MASON, PSM ON THE DATE SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com



377 SUGAR SAND LANE



SITE MAP (NTS)

CERTIFICATION OF THIS SURVEY INCLUDES BOTH SHEET 1 OF 2 AND SHEET 2 OF 2. PRINTED COPIES OF THIS SURVEY MUST INCLUDE BOTH SHEETS IN ORDER TO BE VALID.

PROPERTY ADDRESS:
377 SUGAR SAND LANE
OVIDIO, FLORIDA 32765

BOUNDARY & TOPOGRAPHIC
SURVEY FOR
MODEV' GROUP



Epic Surveying & Mapping, LLC
20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com

Certificate of Authorization #LB 8461

FIELD WORK DATE

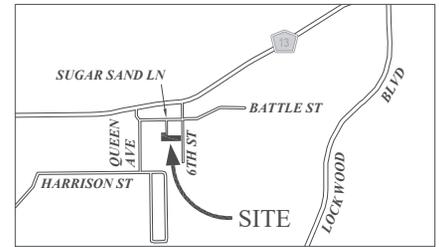
8/11/2023

ESM PROJECT NUMBER
23-1191

SHEET NUMBER

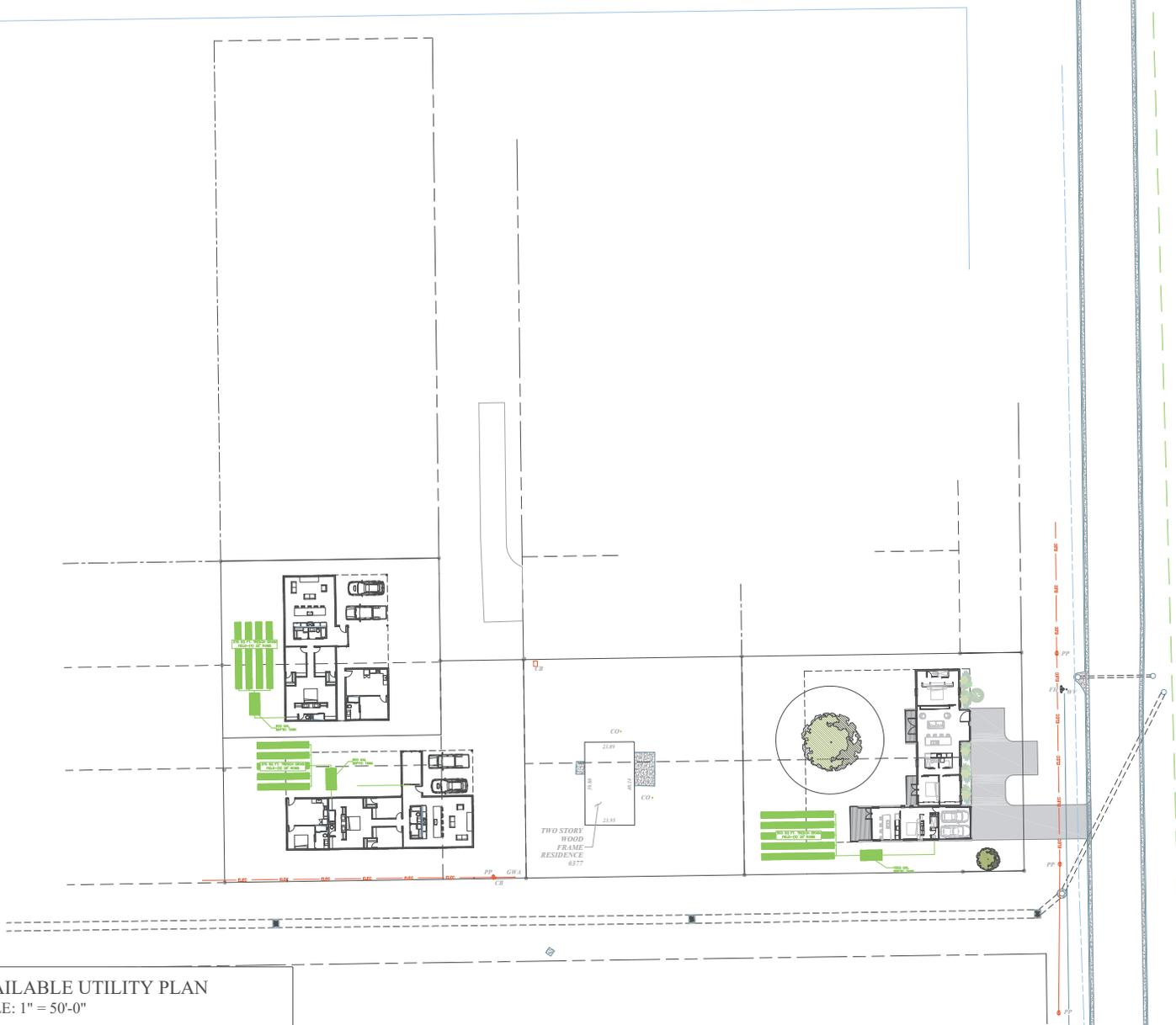
2 OF 2

SITE MAP (NTS)



PROPERTY ADDRESS:
377 SUGAR SAND LANE
OVIEDO, FLORIDA 32765

MUNICIPAL UTILITY LINE LEGEND	
	6" CITY FORCE MAIN
	6" CITY WATER MAIN
	10" COUNTY WATER MAIN



AVAILABLE UTILITY PLAN
 SCALE: 1" = 50'-0"

Property Record Card



Parcel: **11-21-31-508-0900-0070**
 Property Address: **377 SUGAR SAND LN OVIEDO, FL 32765**
 Owners: **SIHON CORP INC**
 2026 Market Value \$496,205 Assessed Value \$496,205 Taxable Value \$496,205
 2025 Tax Bill \$6,788.78 Tax Savings with Non-Hx Cap \$6.10
 The 3 Bed/2 Bath Single Family property is 1,326 SF and a lot size of 1.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	11-21-31-508-0900-0070
Property Address	377 SUGAR SAND LN OVIEDO, FL 32765
Mailing Address	377 SUGAR SAND LN OVIEDO, FL 32765-6311
Subdivision	ALLENS 1ST ADD TO WASHINGTON HEIGHTS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$204,557	\$205,090
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$291,648	\$291,648
Land Value Agriculture	\$0	\$0
Just/Market Value	\$496,205	\$496,738
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$723
P&G Adjustment	\$0	\$0
Assessed Value	\$496,205	\$496,015

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,794.88
Tax Bill Amount	\$6,788.78
Tax Savings with Exemptions	\$6.10

Owner(s)

Name - Ownership Type
 SIHON CORP INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 7 8 9 & 10 & VACD R/W ADJ ON E & W
 BLK 9 & ALL LOTS 9 10 & 11 BLK 8
 ALLENS 1ST ADD TO WASHINGTON
 HEIGHTS
 PB 3 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$496,205	\$0	\$496,205
Schools	\$496,205	\$0	\$496,205
FIRE	\$496,205	\$0	\$496,205
ROAD DISTRICT	\$496,205	\$0	\$496,205
SJWM(Saint Johns Water Management)	\$496,205	\$0	\$496,205

Sales

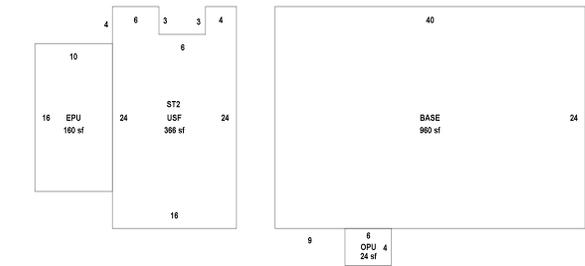
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/21/2023	\$299,000	10479/0040	Improved	Yes
WARRANTY DEED	9/1/2002	\$11,800	04546/0606	Vacant	No
WARRANTY DEED	4/1/2001	\$8,000	04051/0449	Vacant	No
WARRANTY DEED	3/1/1997	\$1,700	03207/1511	Vacant	No
WARRANTY DEED	11/1/1995	\$3,000	03001/0565	Vacant	No
CERTIFICATE OF TITLE	5/1/1991	\$100	02296/0732	Vacant	No
WARRANTY DEED	9/1/1987	\$3,800	01888/1054	Vacant	No

Land

Units	Rate	Assessed	Market
145 feet X 105 feet	\$1,000/Front Foot	\$97,440	\$97,440
155 feet X 105 feet	\$1,000/Front Foot	\$104,160	\$104,160
134 feet X 105 feet	\$1,000/Front Foot	\$90,048	\$90,048

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2005/2015
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	960
Total Area (ft ²)	1510
Constuction	CONC BLOCK
Replacement Cost	\$213,080
Assessed	\$204,557

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
ENCLOSED PORCH UNFINISHED	160
OPEN PORCH UNFINISHED	24
UPPER STORY FINISHED	366

Permits				
Permit #	Description	Value	CO Date	Permit Date
02702	STORAGE BUILDING	\$30,000		3/11/2016
12089	PAD PER PERMIT 377 5TH ST DRAWING IN FILE	\$88,704	9/12/2005	12/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed

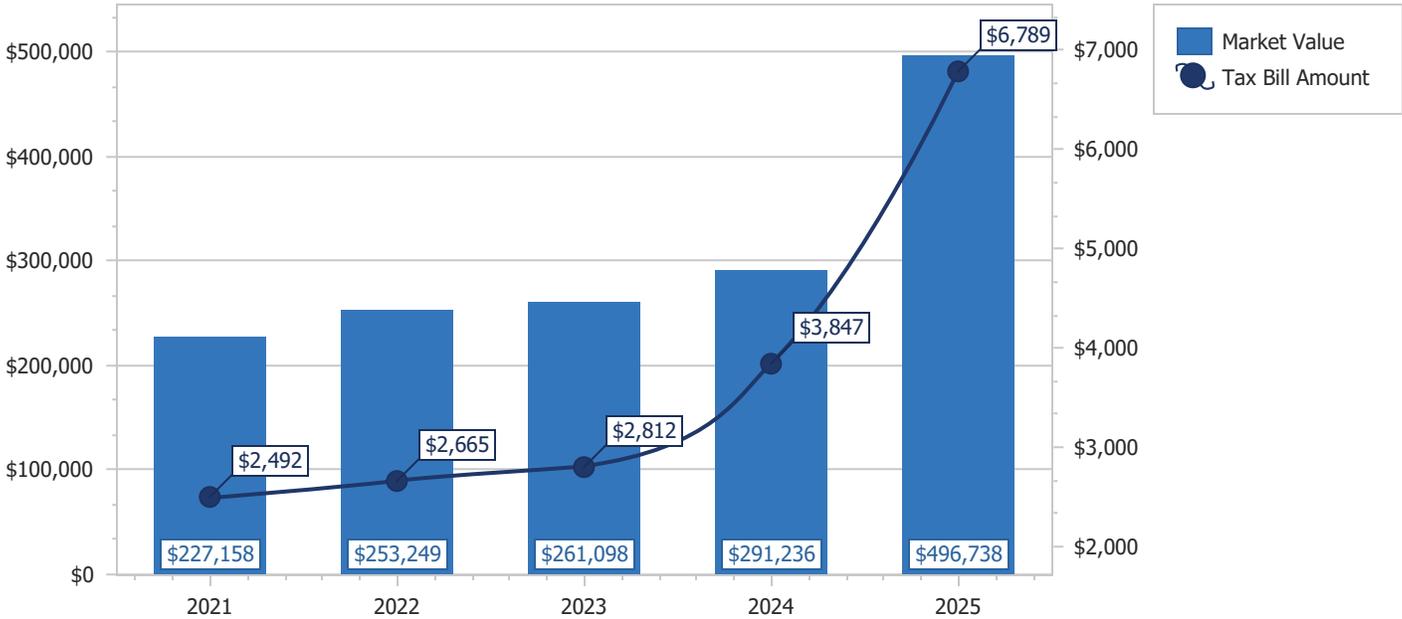
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Partin
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities	
Fire Station #	Station: 44 Zone: 444
Power Company	DUKE
Phone (Analog)	AT&T
Water	Oviedo
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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

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

Receipt Details

Date: 12/16/2025 10:12:50 AM
Project: 25-80000139
Credit Card Number: 37*****2005
Authorization Number: 223878
Transaction Number: 161225039-95E1B600-67CF-4B9F-BD82-1D94CD6BE2D8
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, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	6TH STREET - PRE-APPLICATION	PROJ #: 25-80000139
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/16/25	
RELATED NAMES:	EP THOMAS LAPERRIER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	11-21-31-508-0900-0070	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION AND SITE PLAN FOR 4 SINGLE FAMILY HOME DEVELOPMENT ON 1.05 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST SIDE OF 6TH ST, SOUTH OF SUGAR SAND LN	
NO OF ACRES	1.05	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTHWEST SIDE OF 6TH ST, SOUTH OF SUGAR SAND LN	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	OVIEDO	
APPLICANT:	CONSULTANT:	
JUAN ARROYAVE MODEV GROUP 641 BRYN MAWR ST ORLANDO FL 32804 (407) 561-3068 ARROYAVE.JP@YAHOO.COM	THOMAS LAPERRIER LAPERRIER DESIGN AND CONSULTING ORLANDO FL 32804 THOMAS@LAPERRIERDESIGN.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use and an R-1 (Single Family Dwelling) zoning classification.
- To create four (4) lots, the Applicant would be required to complete the full subdivision process, as Sugar Sand Lane does not meet County standards and the unimproved right-of-way to the south would need to be brought up to County standards.
- Another option is to create two lots by un-combining the parcels. The Applicant would retain Lots 9–11 as one lot and retain Lots 7–10 into a second lot. Both lots would meet the minimum lot size and width requirements and would only require approval through the un-combination process.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Building Division Phil Kersey	Standard building permitting will apply for any proposed building, or structure. - Each building and/ or structure will require separate permit. Example: each building, stand-alone structure, fence/ gate systems, retaining wall, etc...	Info Only
3.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential). The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential: Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, single family residential is an allowable use in LDR FLU and will need to also need to meet the requirements of underlying zoning.	Info Only
4.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Oviedo to service it. No review required.	Info Only
5.	Planning and Development Annie Sillaway	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	Info Only

		Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
6.	Planning and Development Annie Sillaway	The building setbacks for the R-1 (Single Family Dwelling) zoning district are: Front Yard - Twenty-five (25) feet Rear yard - Thirty (30) feet Side: Seven and one-half (7.5) feet Side Street - Fifteen (15) feet - Greater setbacks may be required on intersections with geometric restrictions or other sight limitations. If corner sight obstructions or restrictions exist due to the horizontal or vertical controls, each case shall be individually reviewed and approved by the Traffic Engineer to ensure a safe design in accordance with the A.A.S.H.T.O. requirements.	Info Only
7.	Planning and Development Annie Sillaway	The proposed subdivision of four (4) lots will be required to dedicate right-of-way and does not have access to a County-standard road. Therefore, the applicant would not be eligible for the minor plat process under Sec. 35.122(1), which requires that The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width.	Info Only
8.	Planning and Development Annie Sillaway	Parking requirements for a single family residence is: 1,000 SF or greater requires two (2) spaces/dwelling unit.	Info Only
9.	Planning and Development Annie Sillaway	The subject site has a Low Density Residential Future Land Use and an R-1 (Single Family Dwelling) zoning classification. The Low Density Residential Future Land Use designation allows a maximum density of for (4) dwelling units per net buildable acre. The subject parcel is approximately 1.05 acres; therefore, the maximum number of lots/dwelling units permitted under the existing land use shall not exceed 4 dwelling units.	Info Only
10.	Planning and Development Annie Sillaway	Sewer is not available for the subject site; therefore, a reduction in lot size would also require approval from the Health Department due to minimum lot size requirements for septic tanks. Per House Bill 1379 - Requirements for Enhanced Nutrient-Reducing Systems; permit applicants for new septic systems serving lots of one (1) acre or less within impacted areas (where waterbodies do not meet water quality standards) are required to install Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR-OSTDS).	Info Only
11.	Planning and	Another option is to create two lots by un-combining the	Info Only

	Development Annie Sillaway	parcels. The Applicant would retain Lots 9–11 as one lot and retain Lots 7–10 into a second lot. Both lots would meet the minimum lot size and width requirements and would only require approval through the un-combination process.	
12.	Planning and Development Annie Sillaway	<p>To create four (4) lots, the Applicant would be required to complete the full subdivision process, as Sugar Sand Lane does not meet County standards and the unimproved right-of-way to the south would need to be brought up to County standards.</p> <p>Step 1 – Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission. If the subject site is not being proposed, this step may be skipped.</p> <p>Step 2 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p> <p>Step 3 – Final Plat: If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	Info Only
13.	Planning and Development Annie Sillaway	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.	Info Only
14.	Planning and Development Annie Sillaway	<p>***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us</p>	Info Only
15.	Planning and Development Annie Sillaway	The subject site is located within the City of Oviedo Utility service area; please contact the City at 407-971-5555 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	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:	Info Only

		Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	
17.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	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
19.	Public Safety - Fire Marshal Matthew Maywald	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
20.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
21.	Public Works - Engineering Jim Potter	The proposed project is located within the Lake Jesup drainage basin.	Info Only
22.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained and poorly drainage soils.	Info Only

23.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event.	Info Only
24.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope east and north.	Info Only
25.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the 6th Street Drainage system	Info Only
26.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. Stormwater retention will be required for the lots. Typically, it needs to be a independent retention pond. We may allow lot by lot retention that can be permitted at building permit.	Info Only
27.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
28.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
29.	Public Works - Engineering Jim Potter	The 6th Street roadway geometry meets County standards. The 6th Street roadway structure meets County standards. The Sugar Sand Lane roadway geometry does not meet County standards. The Sugar Sand Lane roadway structure does not meet County standards. Sugar Sand Lane will have to be brought to County Standard to subdivide the lot and access Sugar Sand Lane.	Info Only
30.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
31.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
32.	Public Works - Engineering Jim Potter	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only

33.	Public Works - Impact Analysis Arturo Perez	No Review Required. The trip generation for 4 Single Family Homes will be minimal. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
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
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0044

Title:

ATLANTIC PIPE FACILITY - PRE-APPLICATION

Project Number: 25-80000142

Project Description: Proposed Rezone and Site Plan for an office and warehouse building for a construction company on 5.79 acres in the PD Zoning District located on the southwest side of Elder Rd and School St

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

Parcel ID: 16-19-30-5AC-0000-0300+++

BCC District: 5-Herr

Applicant: Keith Carson (407) 792-1360

Consultant: Bryan Potts (407) 982-9878



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

PROJ. #: 25-80000142

PM: Kaitlyn

REC'D: 12/18/2025

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 NAME: **Atlantic Pipe Services Facility**

PARCEL ID #(S): **See attached list**

TOTAL ACREAGE: **5.79 AC**

BCC DISTRICT: **District 4**

ZONING: **PD & A-1**

FUTURE LAND USE: **PD & HIPTI**

NAME: **Keith Carson**

COMPANY: **Atlantic Pipe Services**

ADDRESS: **1420 Martin Luther King Jr Blvd**

CITY: **Sanford**

STATE: **FL**

ZIP: **32771**

PHONE: **407-792-1360**

EMAIL: **kcarson@atlanticpipe.us**

NAME: **Bryan Potts, P.E.**

COMPANY: **Tannath Design, Inc.**

ADDRESS: **2494 Rose Spring Drive**

CITY: **Orlando**

STATE: **FL**

ZIP: **32825**

PHONE: **407-982-9878**

EMAIL: **BPotts@tannathdesign.com**

PROPOSED DEVELOPMENT

Brief description of proposed development: 37,400 SF Office and Maintenance Bldgs, as well as parking.

This is for a Construction Company Facility.

SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

COMMENTS DUE: **12/30**

COM DOC DUE: **12/30**

DRC MEETING: **01/07/2026**

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: **PD**

FLU: **PD**

LOCATION:

W/S: **SEMINOLE COUNTY UTILITIES**

BCC: **5: HERR**



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

December 18, 2025

Re: Project Narrative
Project: APS Facility
Pre-Application Request

To Whom It May Concern:

The project will involve a 23,400 SF office, an additional 8,400 SF Warehouse, 4,200 SF Warehouse, and Fueling stations. This site includes parking and a stormwater This site is west of Elder Road to I-4 at the north end where it turns 90 degrees and becomes School Street. One Parcel is A-1 and will need to be rezoned, and the Comp plan is inconsistent, we also want to discuss the best LU and Zoning for this use. We understand that Improvements will be needed on Elder Road. [PD zoning](#)

Bryan Potts, P.E.
Tannath Design Inc.
2494 Rose Spring Drive
Orlando, FL 32825
(407) 982-9878
bpotts@tannathdesign.com

16-19-30-5AC-0000-0300

16-19-30-5AC-0000-030A

16-19-30-5AC-0000-030B

16-19-30-5AC-0000-030C

16-19-30-5AC-0000-030D

16-19-30-5AC-0000-030E

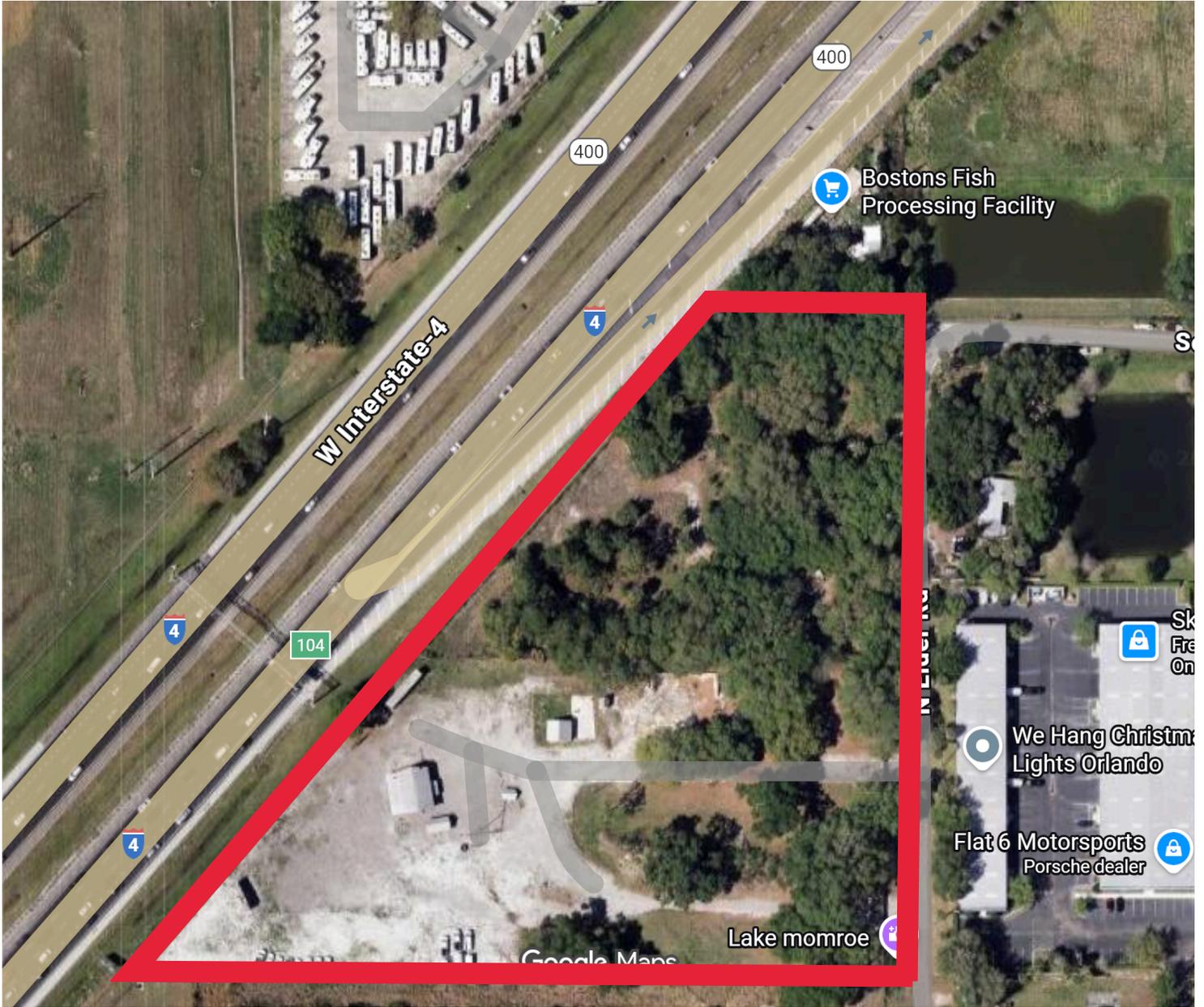
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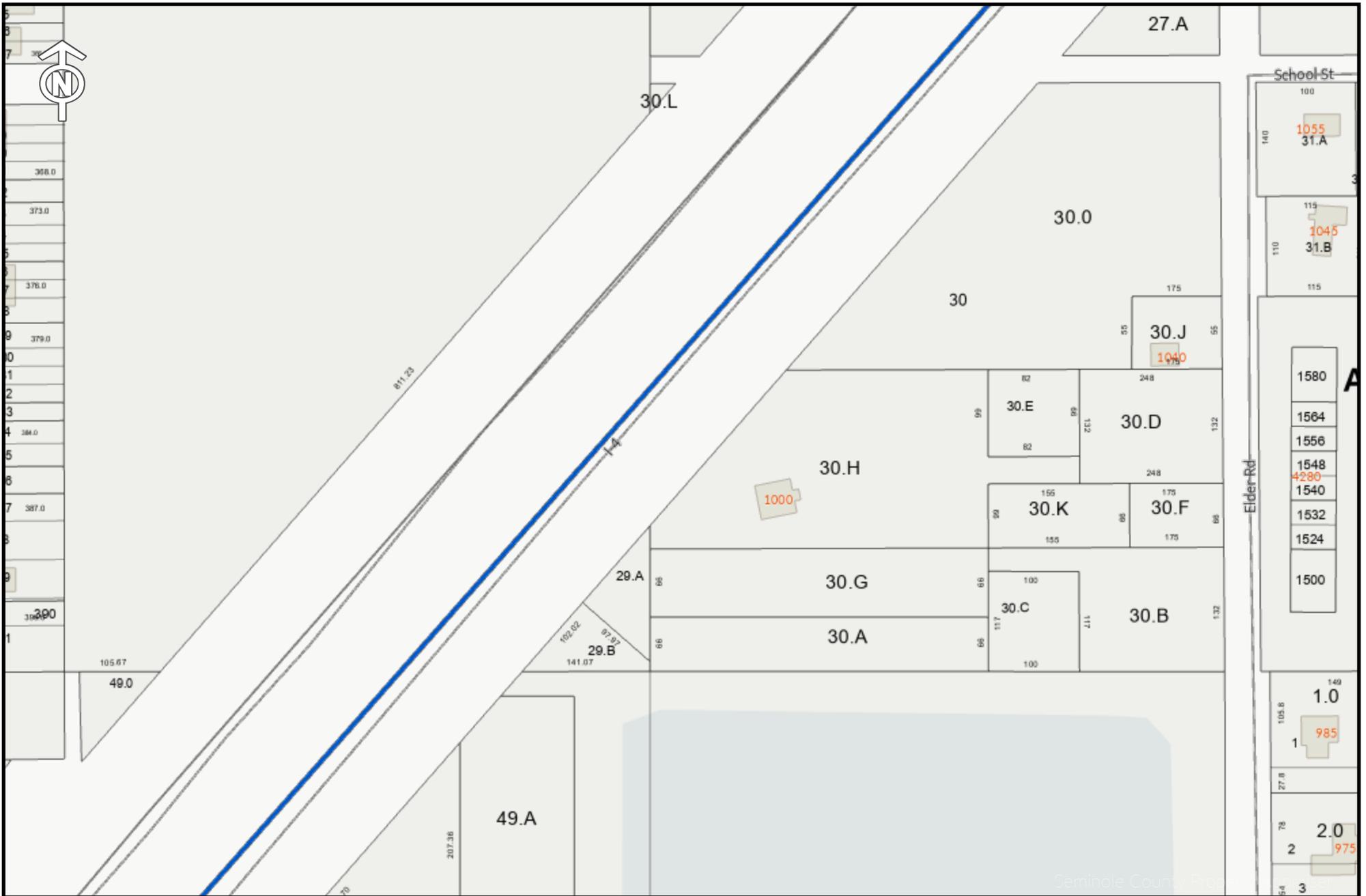
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16-19-30-5AC-0000-029A

16-19-30-5AC-0000-029B



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SCPA Appraisal Map

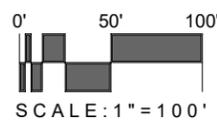
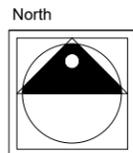
David Johnson, CFA
Seminole County Property Appraiser

Date: 12/18/2025

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



TOTAL AREA - 7 ACRES
 TOTAL WAREHOUSE - 37,400 SF
 TOTAL POND - 1.17 ACRES - 16.7%



DECEMBER 16, 2025

E·L·D·E·R· R·O·A·D
 B·U·I·L·D·T·O·S·U·I·T
 SANFORD, FLORIDA

25348



Property Record Card



Parcel: **16-19-30-5AC-0000-0300**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$822,243 Assessed Value \$822,243 Taxable Value \$822,243
 2025 Tax Bill \$10,718.93 Tax Savings with Non-Hx Cap \$528.53
 Vac Industrial General property has a lot size of 2.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-0300
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$822,243	\$822,243
Land Value Agriculture	\$0	\$0
Just/Market Value	\$822,243	\$822,243
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$62,697
P&G Adjustment	\$0	\$0
Assessed Value	\$822,243	\$759,546

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,247.46
Tax Bill Amount	\$10,718.93
Tax Savings with Exemptions	\$528.53

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 30 ELY OF ST RD 400
 (LESS S 55 FT OF E 175 FT & RD)
 ST JOSEPHS
 PB 1 PG 114
 INFO: 030L CUTOUT FOR 95

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$822,243	\$0	\$822,243
Schools	\$822,243	\$0	\$822,243
FIRE	\$822,243	\$0	\$822,243
ROAD DISTRICT	\$822,243	\$0	\$822,243
SJWM(Saint Johns Water Management)	\$822,243	\$0	\$822,243

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/15/2023	\$840,000	10457/0295	Vacant	Yes
WARRANTY DEED	8/1/2006	\$660,000	06392/1829	Vacant	No
WARRANTY DEED	3/1/2005	\$100	05739/0914	Vacant	No
WARRANTY DEED	5/1/2002	\$210,000	04407/1649	Improved	No
SPECIAL WARRANTY DEED	10/1/1992	\$156,300	02506/0592	Improved	No
WARRANTY DEED	10/1/1989	\$312,500	02118/0577	Improved	No
QUIT CLAIM DEED	2/1/1982	\$100	01377/0139	Improved	No
SPECIAL WARRANTY DEED	4/1/1979	\$100	01234/1200	Improved	No

Land

Units	Rate	Assessed	Market
99,361 SF	\$7.55/SF	\$750,176	\$750,176
1 Lot	\$72,067/Lot	\$72,067	\$72,067

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04094	1010 N ELDER RD: SIGN (POLE,WALL,FACIA)-Billboard [ST JOSEPHS]	\$35,540		5/21/2025
02790	COS TO 100 AMP	\$0		4/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

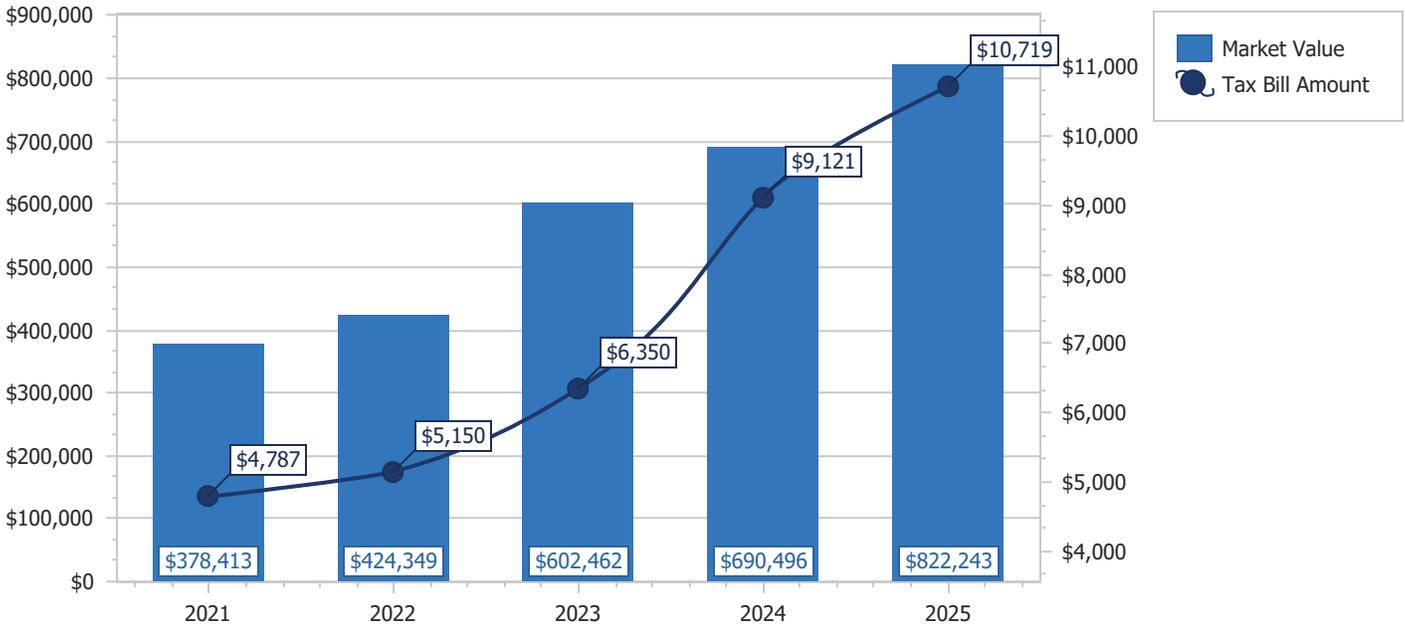
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



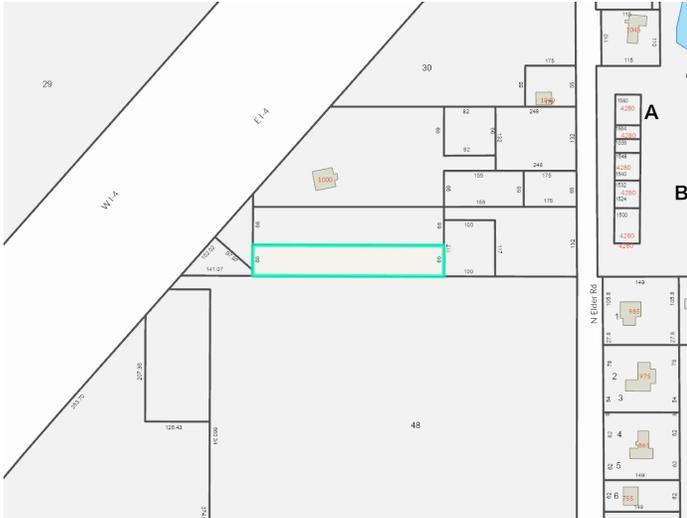
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Property Record Card



Parcel: **16-19-30-5AC-0000-030A**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$103,305 Assessed Value \$58,458 Taxable Value \$58,458
 2025 Tax Bill \$990.25 Tax Savings with Non-Hx Cap \$422.86
 Vac Industrial General property has a lot size of 0.51 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$103,305	\$103,305
Land Value Agriculture	\$0	\$0
Just/Market Value	\$103,305	\$103,305
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$44,847	\$50,161
P&G Adjustment	\$0	\$0
Assessed Value	\$58,458	\$53,144

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,413.11
Tax Bill Amount	\$990.25
Tax Savings with Exemptions	\$422.86

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF S 1 ACRE OF LOT 30 ST JOSEPHS PB 1
PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,458	\$0	\$58,458
Schools	\$103,305	\$0	\$103,305
FIRE	\$58,458	\$0	\$58,458
ROAD DISTRICT	\$58,458	\$0	\$58,458
SJWM(Saint Johns Water Management)	\$58,458	\$0	\$58,458

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2005	\$100	06053/0294	Improved	No
WARRANTY DEED	5/1/2005	\$36,000	05756/0694	Vacant	No
QUIT CLAIM DEED	8/1/1994	\$100	02827/1413	Improved	No
WARRANTY DEED	1/1/1977	\$500	01121/0622	Improved	No

Land

Units	Rate	Assessed	Market
22,409 SF	\$4.61/SF	\$103,305	\$103,305

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
06546	REROOF	\$556		9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

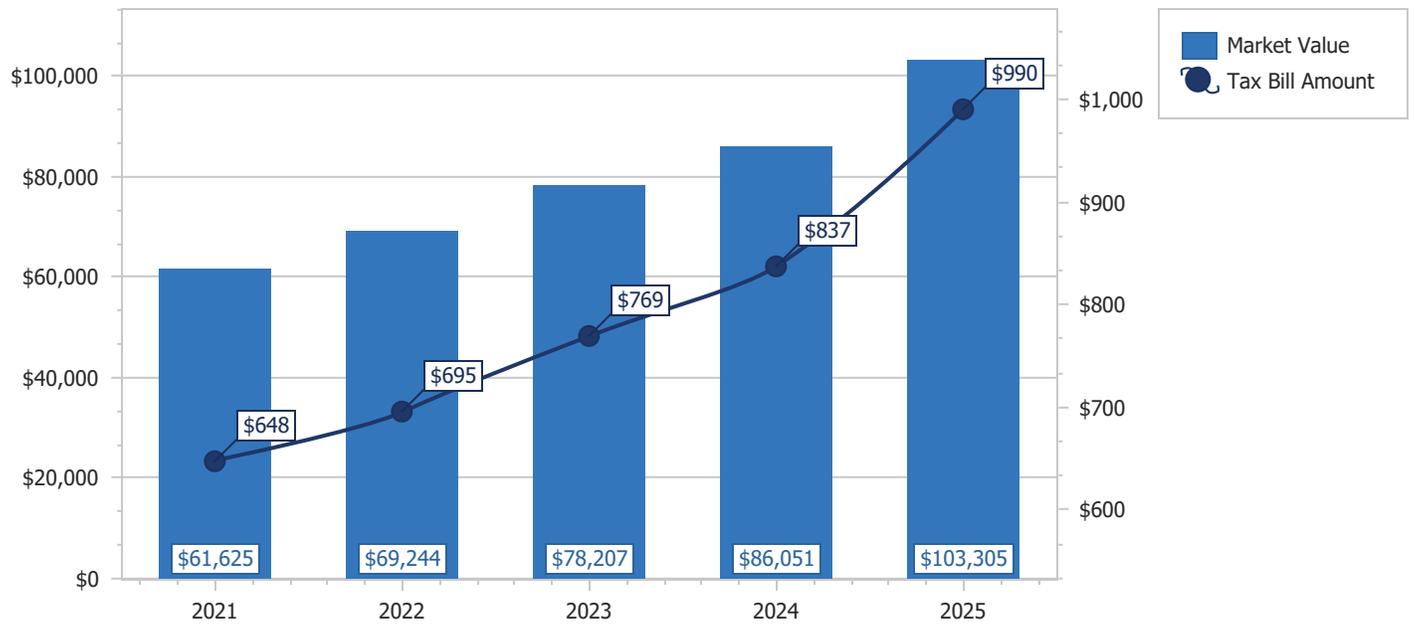
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **16-19-30-5AC-0000-030B**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$112,664 Assessed Value \$108,238 Taxable Value \$108,238
 2025 Tax Bill \$1,420.87 Tax Savings with Non-Hx Cap \$120.26
 Vac Industrial General property has a lot size of 0.56 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030B
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$112,664	\$112,664
Land Value Agriculture	\$0	\$0
Just/Market Value	\$112,664	\$112,664
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,426	\$14,266
P&G Adjustment	\$0	\$0
Assessed Value	\$108,238	\$98,398

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,541.13
Tax Bill Amount	\$1,420.87
Tax Savings with Exemptions	\$120.26

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 330 FT OF S 132 FT OF
 LOT 30 (LESS S 117 FT OF W
 100 FT & RD)
 ST JOSEPHS
 PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$108,238	\$0	\$108,238
Schools	\$112,664	\$0	\$112,664
FIRE	\$108,238	\$0	\$108,238
ROAD DISTRICT	\$108,238	\$0	\$108,238
SJWM(Saint Johns Water Management)	\$108,238	\$0	\$108,238

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2007	\$140,000	06657/0279	Improved	Yes
WARRANTY DEED	6/1/1994	\$28,500	02784/1946	Improved	No
WARRANTY DEED	8/1/1989	\$50,000	02102/2021	Improved	No

Land

Units	Rate	Assessed	Market
24,439 SF	\$4.61/SF	\$112,664	\$112,664

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
00012	REPAIR EXTERIOR 100M AMP SERVICE	\$600		1/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

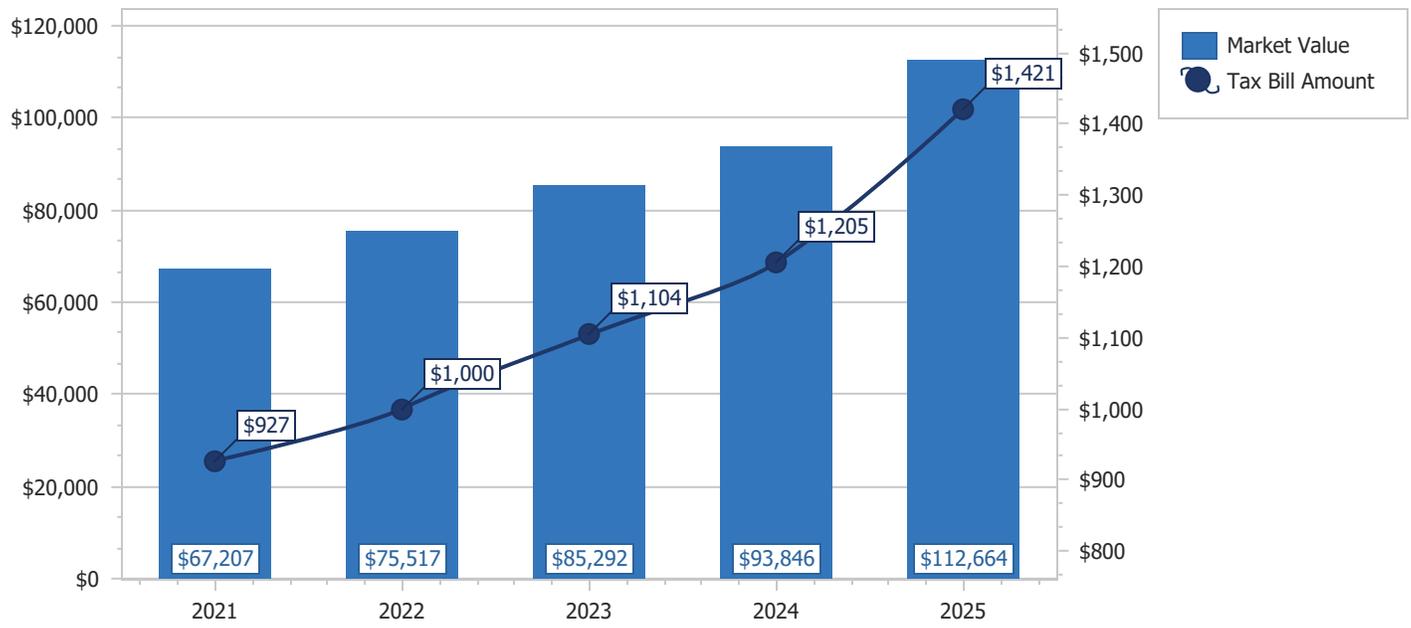
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



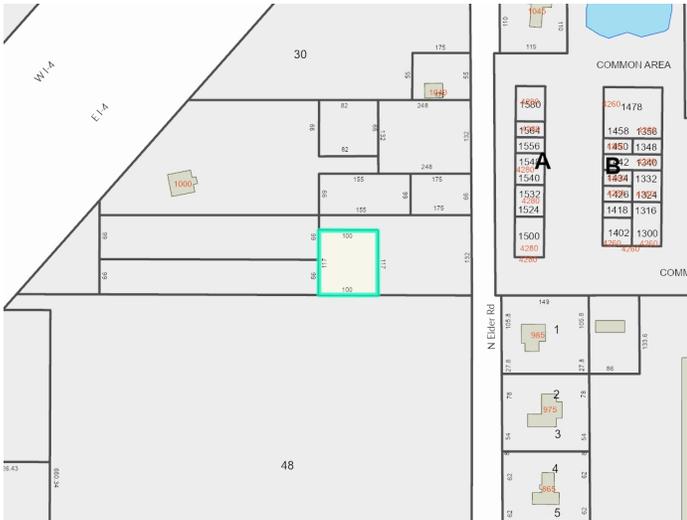
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Property Record Card



Parcel: **16-19-30-5AC-0000-030C**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$50,821 Assessed Value \$48,825 Taxable Value \$48,825
 2025 Tax Bill \$640.93 Tax Savings with Non-Hx Cap \$54.25
 Vac Industrial General property has a lot size of 0.25 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030C
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$50,821	\$50,821
Land Value Agriculture	\$0	\$0
Just/Market Value	\$50,821	\$50,821
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,996	\$6,435
P&G Adjustment	\$0	\$0
Assessed Value	\$48,825	\$44,386

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$695.18
Tax Bill Amount	\$640.93
Tax Savings with Exemptions	\$54.25

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 117 FT OF W 100 FT OF E 330 FT OF LOT 30
ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$48,825	\$0	\$48,825
Schools	\$50,821	\$0	\$50,821
FIRE	\$48,825	\$0	\$48,825
ROAD DISTRICT	\$48,825	\$0	\$48,825
SJWM(Saint Johns Water Management)	\$48,825	\$0	\$48,825

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	4/1/2008	\$100	06978/1762	Vacant	No
WARRANTY DEED	6/1/2007	\$80,000	06822/1617	Vacant	No
QUIT CLAIM DEED	6/1/2006	\$5,300	06280/0784	Vacant	No
ADMINISTRATIVE DEED	2/1/1999	\$100	03602/1175	Improved	No
PROBATE RECORDS	2/1/1998	\$100	03370/1782	Improved	No

Land

Units	Rate	Assessed	Market
11,024 SF	\$4.61/SF	\$50,821	\$50,821

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

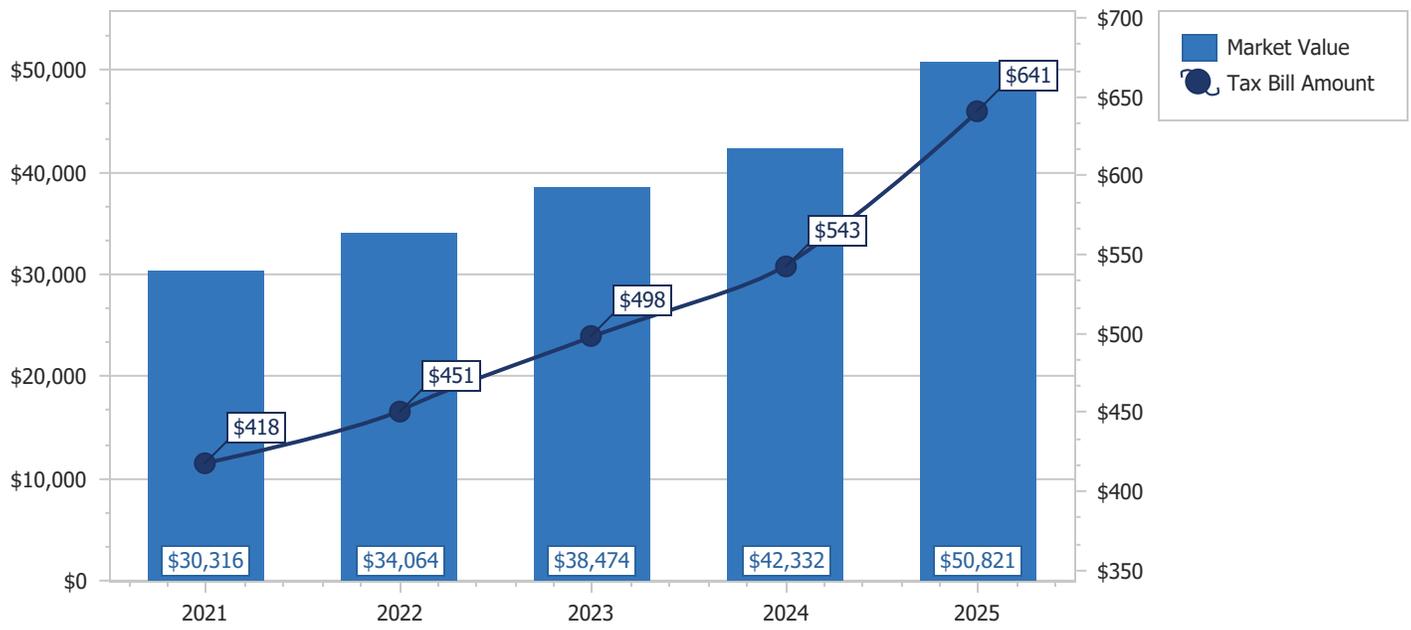
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **16-19-30-5AC-0000-030D**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$91,407 Assessed Value \$87,817 Taxable Value \$87,817
 2025 Tax Bill \$1,152.80 Tax Savings with Non-Hx Cap \$97.56
 Vac Industrial General property has a lot size of 0.46 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030D
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$91,407	\$91,407
Land Value Agriculture	\$0	\$0
Just/Market Value	\$91,407	\$91,407
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,590	\$11,573
P&G Adjustment	\$0	\$0
Assessed Value	\$87,817	\$79,834

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,250.36
Tax Bill Amount	\$1,152.80
Tax Savings with Exemptions	\$97.56

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 132 FT OF S 330 FT OF E 248 FT OF LOT 30
(LESS RD) ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$87,817	\$0	\$87,817
Schools	\$91,407	\$0	\$91,407
FIRE	\$87,817	\$0	\$87,817
ROAD DISTRICT	\$87,817	\$0	\$87,817
SJWM(Saint Johns Water Management)	\$87,817	\$0	\$87,817

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Vacant	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Vacant	No

Land

Units	Rate	Assessed	Market
19,828 SF	\$4.61/SF	\$91,407	\$91,407

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

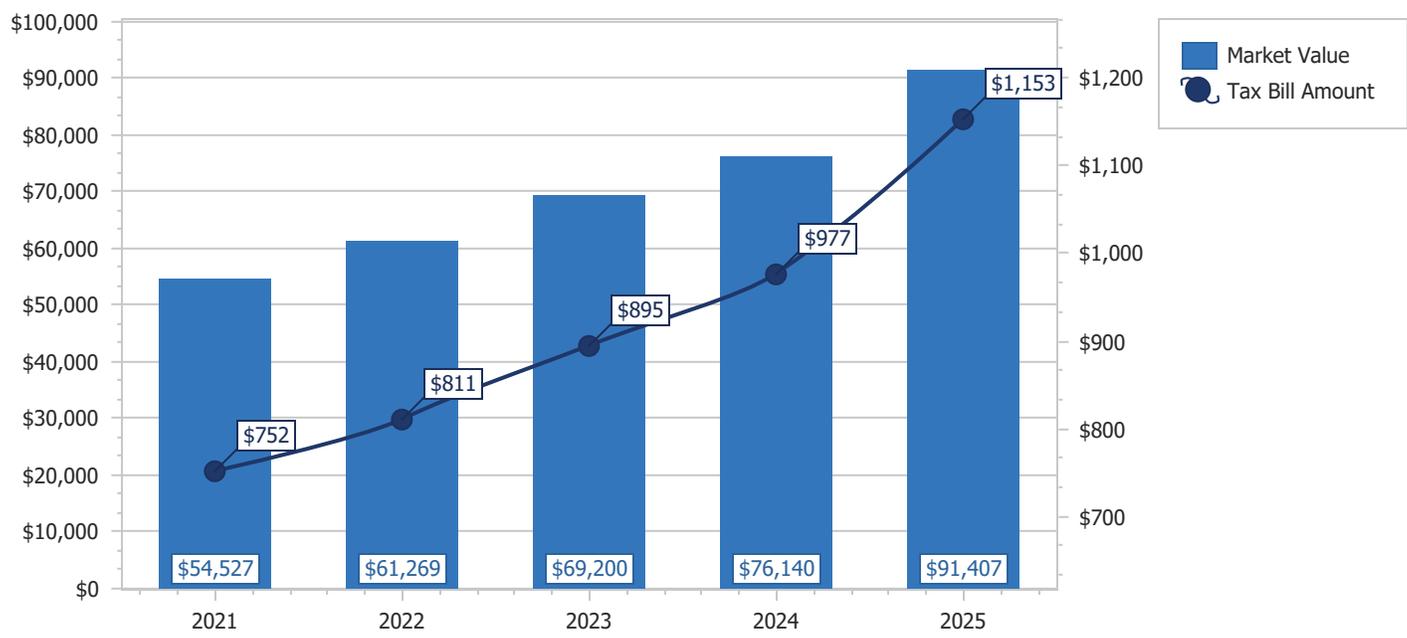
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **16-19-30-5AC-0000-030E**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$44,523 Assessed Value \$35,884 Taxable Value \$35,884
 2025 Tax Bill \$508.70 Tax Savings with Non-Hx Cap \$100.33
 Vac Industrial General property has a lot size of 0.22 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030E
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$44,523	\$44,523
Land Value Agriculture	\$0	\$0
Just/Market Value	\$44,523	\$44,523
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$8,639	\$11,901
P&G Adjustment	\$0	\$0
Assessed Value	\$35,884	\$32,622

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$609.03
Tax Bill Amount	\$508.70
Tax Savings with Exemptions	\$100.33

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Legal Description

N 99 FT OF W 82 FT OF E 330 FT OF S 1/2 OF
LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$35,884	\$0	\$35,884
Schools	\$44,523	\$0	\$44,523
FIRE	\$35,884	\$0	\$35,884
ROAD DISTRICT	\$35,884	\$0	\$35,884
SJWM(Saint Johns Water Management)	\$35,884	\$0	\$35,884

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1984	\$1,600	01581/1528	Improved	No

Land

Units	Rate	Assessed	Market
9,658 SF	\$4.61/SF	\$44,523	\$44,523

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

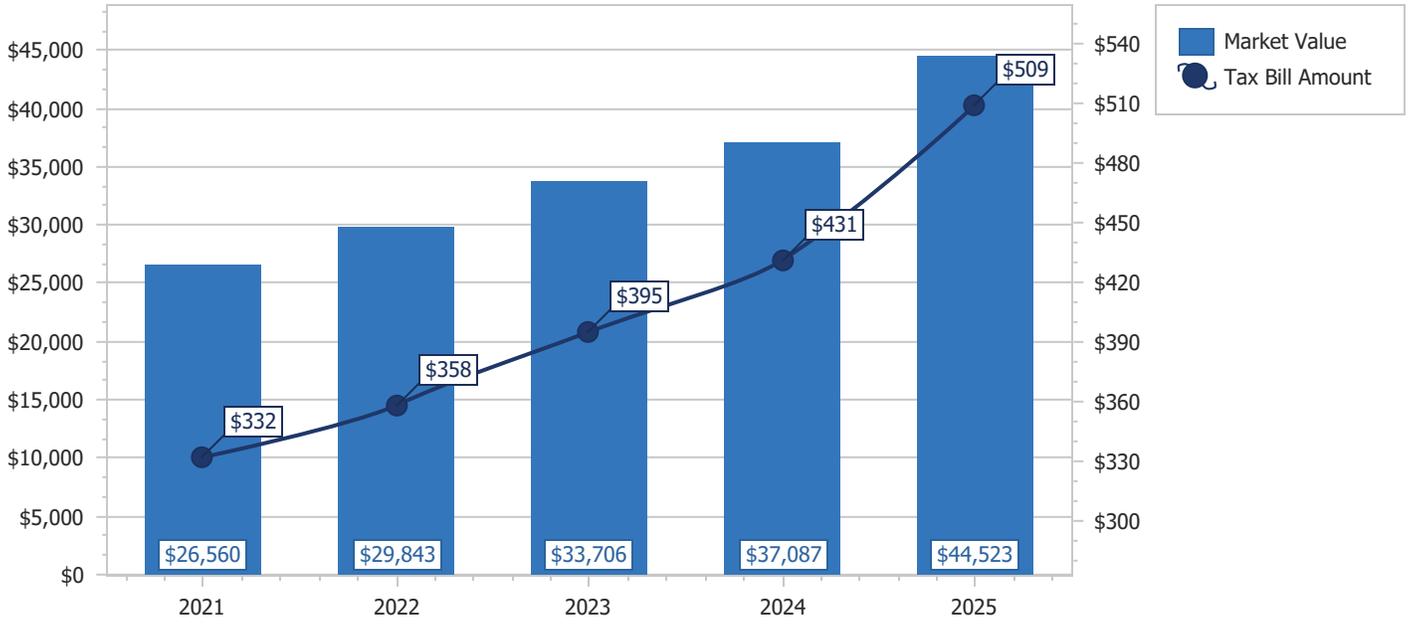
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **16-19-30-5AC-0000-030F**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$33,570 Assessed Value \$32,253 Taxable Value \$32,253
 2025 Tax Bill \$423.38 Tax Savings with Non-Hx Cap \$35.82
 Vac Industrial General property has a lot size of 0.17 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030F
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$33,570	\$33,570
Land Value Agriculture	\$0	\$0
Just/Market Value	\$33,570	\$33,570
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,317	\$4,249
P&G Adjustment	\$0	\$0
Assessed Value	\$32,253	\$29,321

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$459.20
Tax Bill Amount	\$423.38
Tax Savings with Exemptions	\$35.82

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 132 FT N OF SE COR OF LOT 30 RUN W
 175 FT N 66 FT E 175 FT S 66 FT (LESS RD) ST
 JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,253	\$0	\$32,253
Schools	\$33,570	\$0	\$33,570
FIRE	\$32,253	\$0	\$32,253
ROAD DISTRICT	\$32,253	\$0	\$32,253
SJWM(Saint Johns Water Management)	\$32,253	\$0	\$32,253

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2006	\$40,000	06429/0170	Vacant	No
WARRANTY DEED	6/1/1988	\$6,000	01966/0471	Vacant	Yes
WARRANTY DEED	10/1/1986	\$6,000	01789/1348	Vacant	Yes

Land

Units	Rate	Assessed	Market
7,282 SF	\$4.61/SF	\$33,570	\$33,570

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

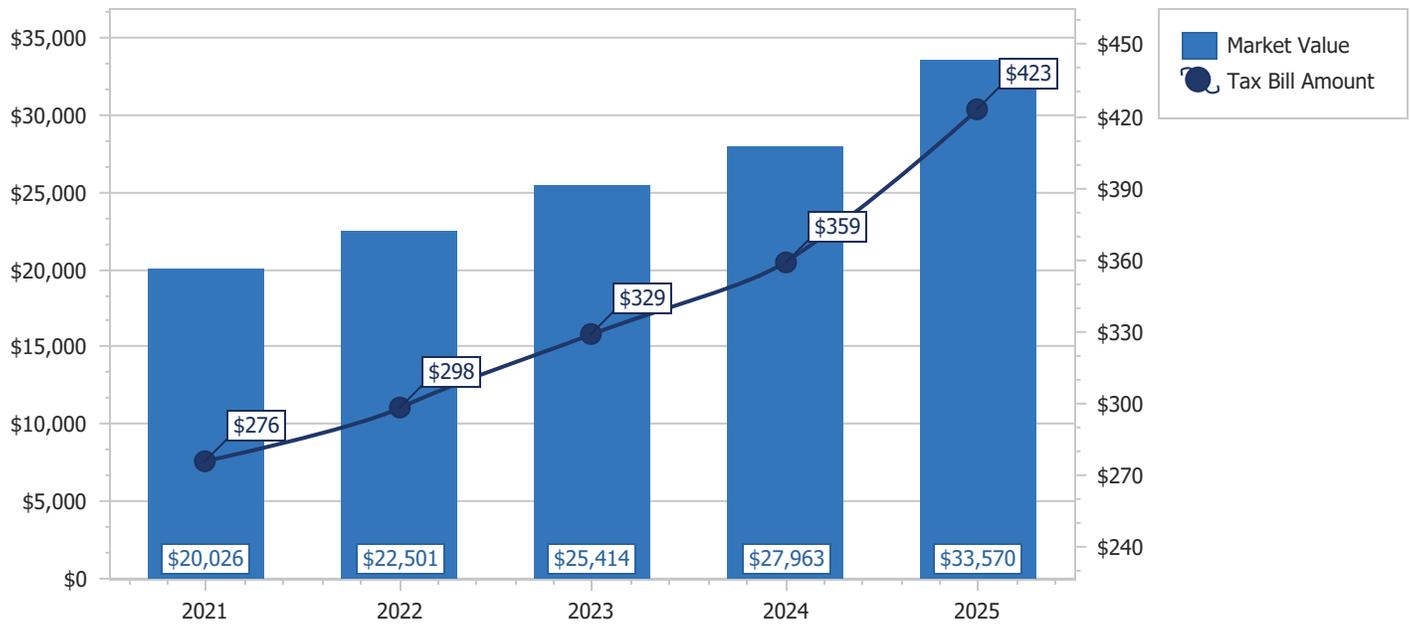
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



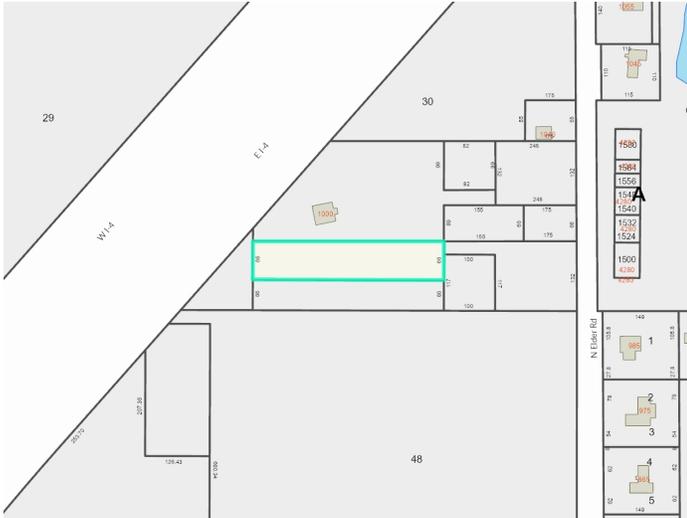
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Property Record Card



Parcel: **16-19-30-5AC-0000-030G**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$129,606 Assessed Value \$96,462 Taxable Value \$96,462
 2025 Tax Bill \$1,419.55 Tax Savings with Non-Hx Cap \$353.33
 Vac Industrial General property has a lot size of 0.65 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030G
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$129,606	\$129,606
Land Value Agriculture	\$0	\$0
Just/Market Value	\$129,606	\$129,606
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$33,144	\$41,913
P&G Adjustment	\$0	\$0
Assessed Value	\$96,462	\$87,693

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,772.88
Tax Bill Amount	\$1,419.55
Tax Savings with Exemptions	\$353.33

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 66 FT OF S 132 FT OF W 330 FT OF LOT 30 ST
JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$96,462	\$0	\$96,462
Schools	\$129,606	\$0	\$129,606
FIRE	\$96,462	\$0	\$96,462
ROAD DISTRICT	\$96,462	\$0	\$96,462
SJWM(Saint Johns Water Management)	\$96,462	\$0	\$96,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1099	Improved	No
WARRANTY DEED	4/1/2004	\$40,000	05303/1850	Improved	No
SPECIAL WARRANTY DEED	3/1/2004	\$24,000	05233/1681	Improved	No
CERTIFICATE OF TITLE	9/1/2003	\$100	05009/0829	Improved	No
QUIT CLAIM DEED	4/1/1986	\$100	01726/0989	Improved	No
WARRANTY DEED	4/1/1984	\$28,500	01537/1525	Improved	Yes
WARRANTY DEED	3/1/1983	\$28,500	01441/1244	Improved	No
WARRANTY DEED	10/1/1978	\$8,500	01198/0609	Improved	No

Land

Units	Rate	Assessed	Market
28,114 SF	\$4.61/SF	\$129,606	\$129,606

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

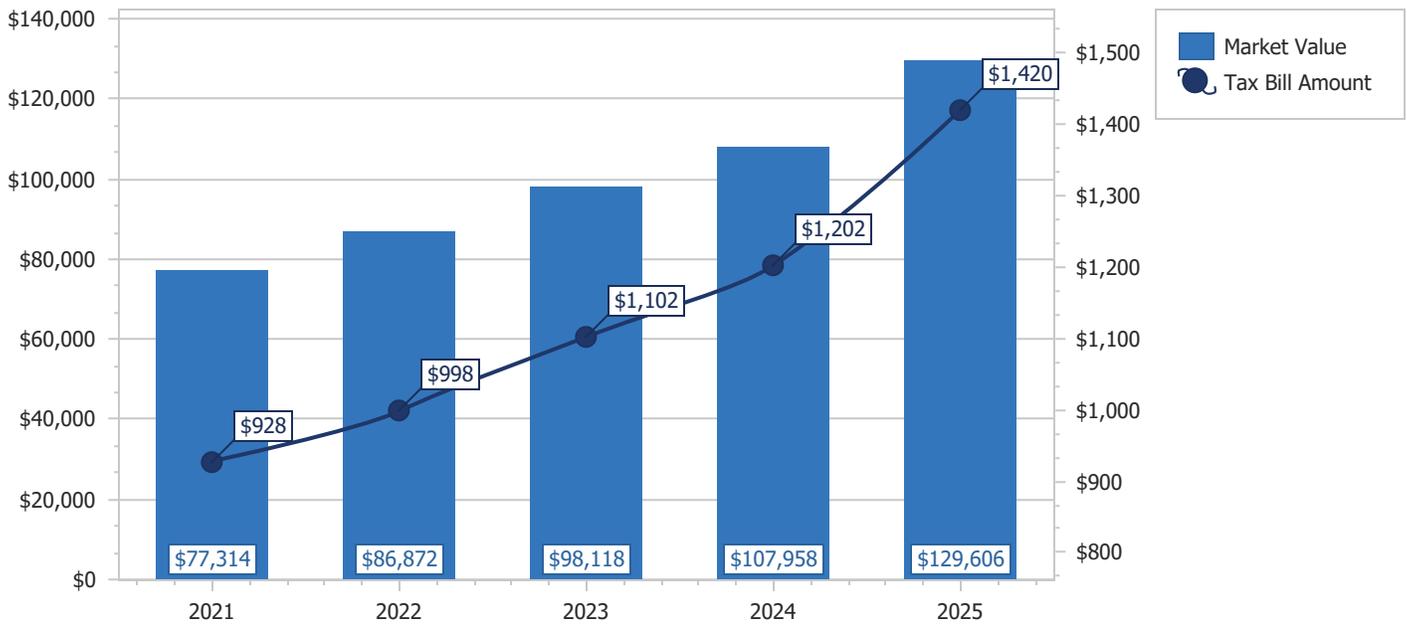
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record CardA



Parcel: **16-19-30-5AC-0000-030H**
 Property Address: **1000 N ELDER RD SANFORD, FL 32771**
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$336,803 Assessed Value \$336,803 Taxable Value \$336,803
 2025 Tax Bill \$4,612.30
 The 4 Bed/2 Bath Resd Structure W/Comm Land property is 2,108 SF and a lot size of 1.45 Acres

Parcel LocationA



Site ViewA

Parcel InformationA

Parcel	16-19-30-5AC-0000-030H
Property Address	1000 N ELDER RD SANFORD, FL 32771
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	0112:Resd Structure W/Comm Land
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$112,338	\$113,816
Depreciated Other Features	\$3,300	\$2,200
Land Value (Market)	\$221,165	\$221,165
Land Value Agriculture	\$0	\$0
Just/Market Value	\$336,803	\$337,181
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$336,803	\$337,181

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,612.30
Tax Bill Amount	\$4,612.30
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

PT LOT 30 N 198 FT OF W 330 FT OF S 330 FT E
OF ST RD 400 & S 33 FT OF N 132 FT OF W 82
FT OF E 330 FT OF S 1/2 OF LOT 30 ST JOSEPHS
PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$336,803	\$0	\$336,803
Schools	\$336,803	\$0	\$336,803
FIRE	\$336,803	\$0	\$336,803
ROAD DISTRICT	\$336,803	\$0	\$336,803
SJWM(Saint Johns Water Management)	\$336,803	\$0	\$336,803

SalesA

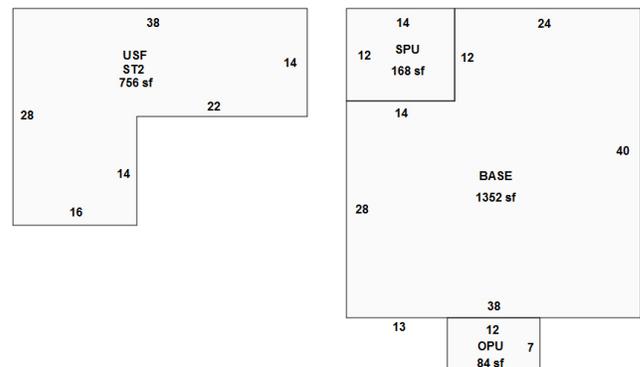
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Improved	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Improved	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Improved	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Improved	No

LandA

Units	Rate	Assessed	Market
63,371 SF	\$3.49/SF	\$221,165	\$221,165

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1352
Total Area (ft ²)	2360
Constuction	WOOD LOGS
Replacement Cost	\$147,813
Assessed	\$112,338



Sketch by Apex Sketch

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
OPEN PORCH UNFINISHED	84
SCREEN PORCH UNFINISHED	168
UPPER STORY FINISHED	756

PermitsA

Permit #	Description	Value	CO Date	Permit Date
11109	1000 N ELDER RD: ELECTRICAL - RESIDENTIAL-Residential [ST JOSEPHS]	\$500		7/22/2025
08988	REROOF	\$1,200		8/10/2007

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1981	1	\$3,000	\$1,800
ACCESSORY BLDG 1	1981	1	\$2,500	\$1,500

ZoningA

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

Political RepresentationA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

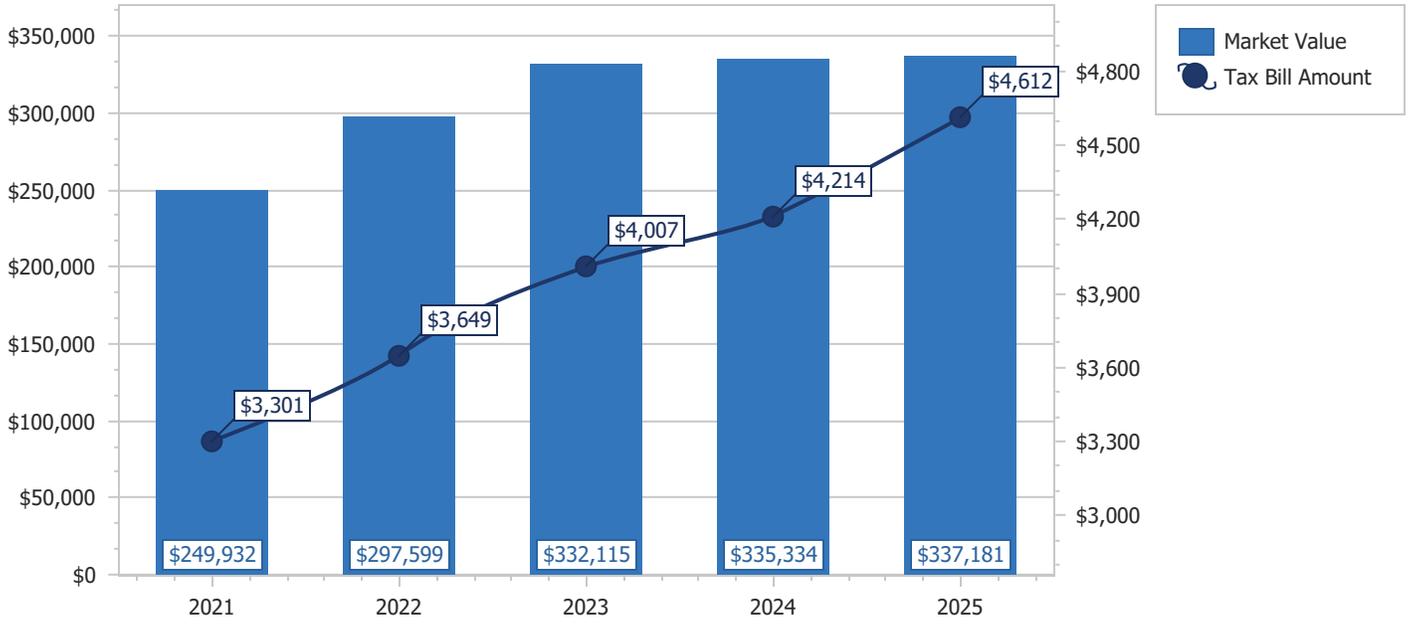
School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryA



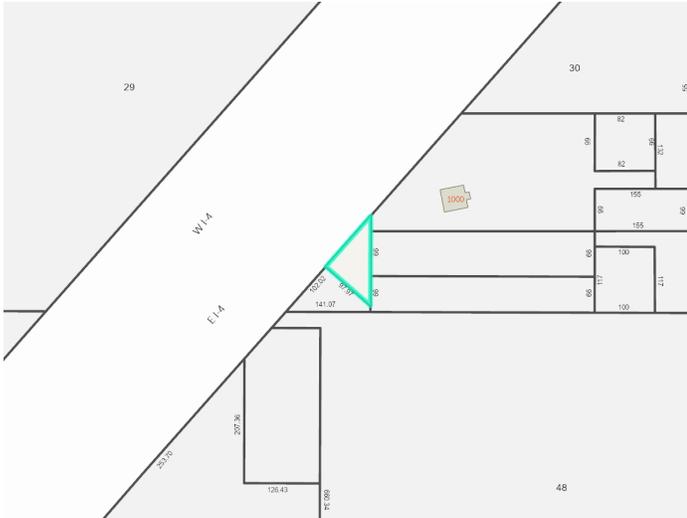
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Property Record Card



Parcel: **16-19-30-5AC-0000-029A**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$121,327 Assessed Value \$121,327 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$1,659.63
 Industrial Sign Site property has a lot size of 0.13 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-029A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	90-STATE (2025)
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$121,327	\$121,327
Land Value Agriculture	\$0	\$0
Just/Market Value	\$121,327	\$121,327
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$121,327	\$121,327

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,659.63
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$1,659.63

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 29 E OF ST RD 400 R/W
 (LESS PT DESC AS BEG SE COR RUN N 11.67 FT
 N 48 DEG 27 MIN 2 SEC W 97.97 FT
 S 41 DEG 32 MIN 58 SEC W 102.02 FT
 S 89 DEG 52 MIN 35 SEC E 141.07 FT TO BEG)
 ST JOSEPHS
 PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$121,327	\$121,327	\$0
Schools	\$121,327	\$121,327	\$0
FIRE	\$121,327	\$121,327	\$0
ROAD DISTRICT	\$121,327	\$121,327	\$0
SJWM(Saint Johns Water Management)	\$121,327	\$121,327	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/8/2024	\$100	10607/1925	Improved	No
CORRECTIVE DEED	5/1/2008	\$96,000	06993/1722	Vacant	No
WARRANTY DEED	2/1/2008	\$96,000	06934/1947	Vacant	No
QUIT CLAIM DEED	2/1/1997	\$100	03207/1783	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$121,327/Lot	\$121,327	\$121,327

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

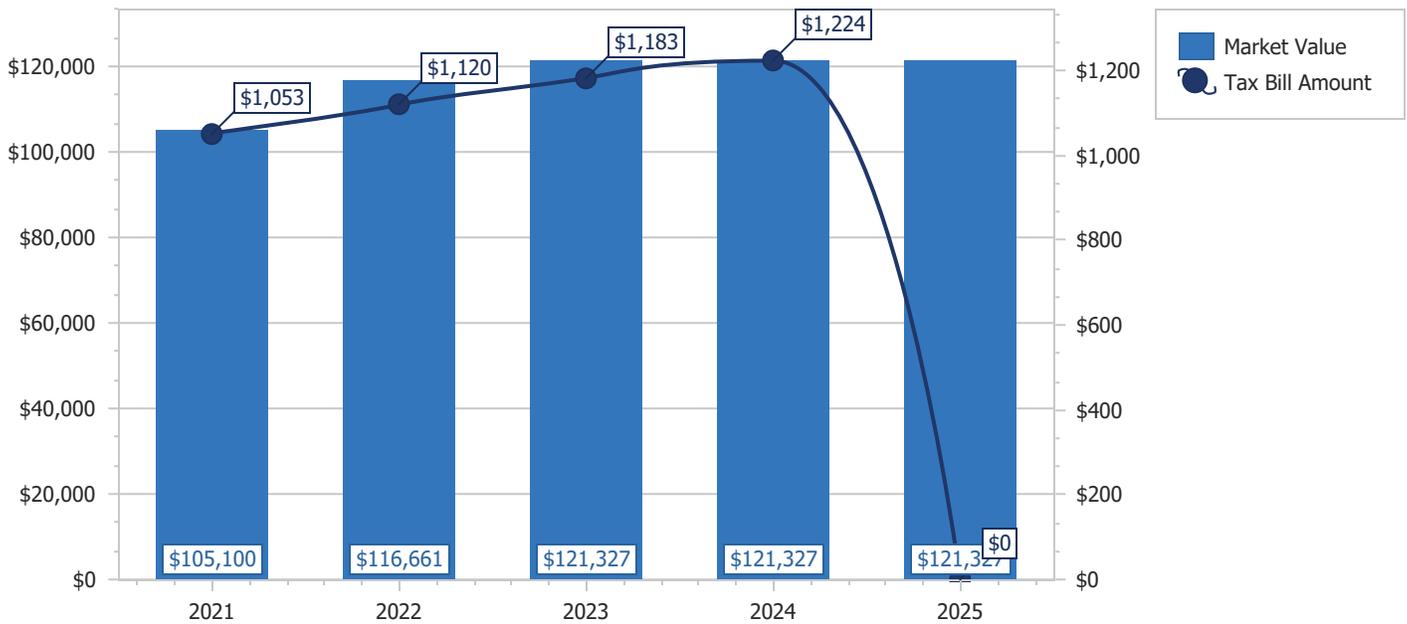
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



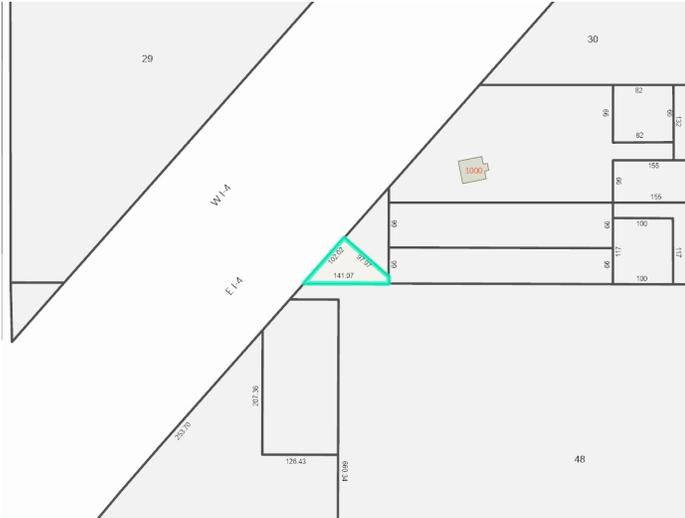
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Property Record Card



Parcel: **16-19-30-5AC-0000-029B**
 Property Address:
 Owners: **DOT/STATE OF FL**
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00
 Industrial Sign Site property has a lot size of 0.13 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-029B
Property Address	
Mailing Address	719 S WOODLAND BLVD DELAND, FL 32720-6834
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	4011:Industrial Sign Site
Exemptions	90-STATE (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$0	\$0

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$0.00
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOT/STATE OF FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 29 E OF ST RD 400 R/W
 DESC AS BEG SE COR RUN N 11.67 FT
 N 48 DEG 27 MIN 2 SEC W 97.97 FT
 S 41 DEG 32 MIN 58 SEC W 102.02 FT
 S 89 DEG 52 MIN 35 SEC E 141.07 FT TO BEG
 ST JOSEPHS
 PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$0	\$0	\$0
Schools	\$0	\$0	\$0
FIRE	\$0	\$0	\$0
ROAD DISTRICT	\$0	\$0	\$0
SJWM(Saint Johns Water Management)	\$0	\$0	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/8/2024	\$100	10607/1925	Vacant	No

Land

Units	Rate	Assessed	Market
-------	------	----------	--------

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

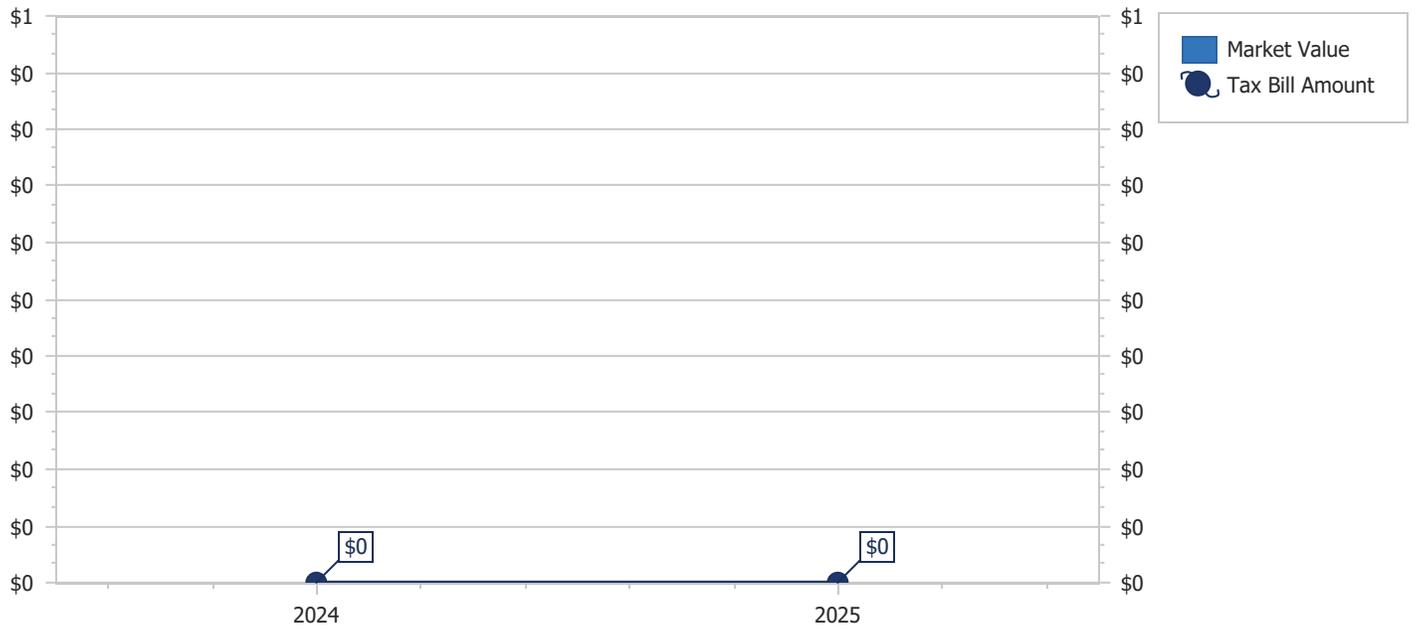
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 12/18/2025 4:19:57 PM
Project: 25-80000142
Credit Card Number: 37*****1003
Authorization Number: 242482
Transaction Number: 181225018-E568EC49-27ED-4414-9C6D-5E735926EC58
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, WEST WING
 SANFORD, FLORIDA 32771

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

PROJECT NAME:	ATLANTIC PIPE FACILITY - PRE-APPLICATION	PROJ #: 25-80000142
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/19/25	
RELATED NAMES:	BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-0300+++	
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR AN OFFICE AND WAREHOUSE BUILDINGS ON 5.79 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF US HWY 17-92, SOUTHEAST OF I-4	
NO OF ACRES	5.79	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	WEST OF US HWY 17-92, SOUTHEAST OF I-4	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KEITH CARSON ATLANTIC PIPE SERVICES 1420 MARTIN LUTHER KING JR BLVD SANFORD FL 3277 (407) 792-13601 KCARSON@ATLANTICPIPE.US	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 BPOTTS@TANNATHDESIGN.COM	

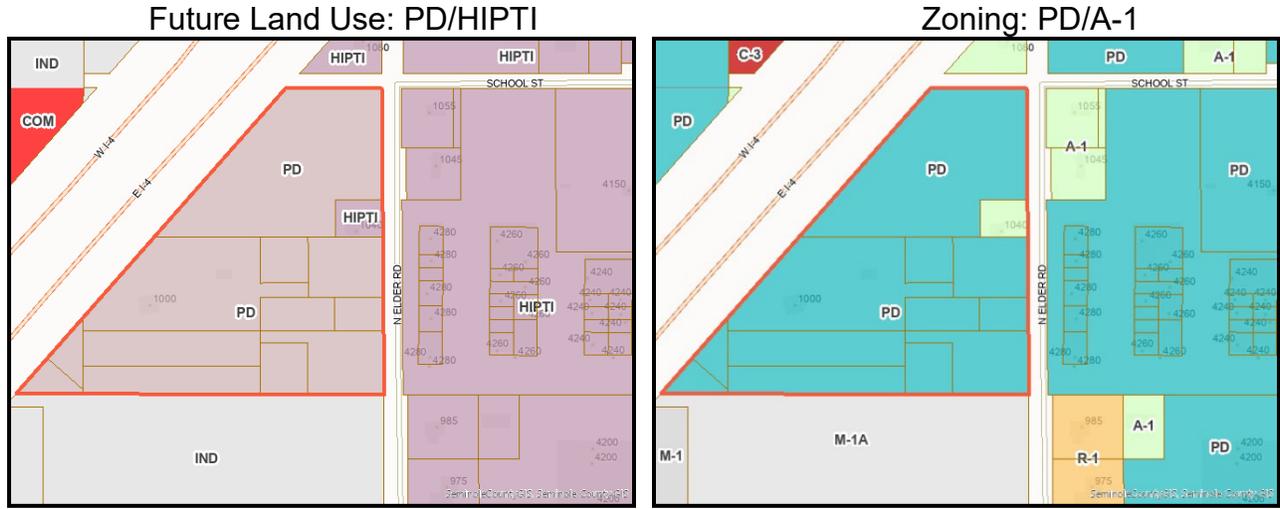
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 property has a Future Land Use (FLU) of High-Intensity Planned Development Target Industry and Planned Development. The subject property has a zoning designation of PD (Planned Development) and A-1 (Agriculture).
- Majority of the parcels in this request are located in the I-4 Commercial Elder Road PD. One parcel in the request has a different Future Land Use and Zoning district. Because of this, a Rezone and Future and Use amendment will be required.
- Based on the trend of development in the area, a Future Land Use of PD or HIPTI would be supported.

PROJECT AREA ZONING AND AERIAL MAPS



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_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan or rezone (if rezoning to a PD). Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
5.	Buffers and CPTED	For reference in calculating buffers, N Elder Road is considered a local road and I-4 is considered an arterial road. The land use intensity calculated for this site will yield a buffer against the two roadways.	Info Only
6.	Building Division	- Standard building permitting will apply. - Each separate building and/ or structure will require a separate permit. Example: each building, stand-alone structure, fence/ gate system, access control, dumpster enclosure, retaining wall, etc...	Info Only
7.	Building Division	- Depending on final building design and actual occupancy types, it is possible that a fire sprinkler system, and/ or fire alarm system may be required in certain buildings.	Info Only
8.	Comprehensive Planning	Requirements for the HIPTI (High Intensity Planned Development - Target Industry) FLU are included in the FLU Exhibit - 36 section of the Comprehensive Plan Exhibits as well as Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Industry uses may include those listed in FLU Exhibit - 36. Please reference this here:	Info Only

		https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3 The North I-4 Corridor HIP-TI Area is comprised of all HIPTI designated lands in the northwest area of the County (see Exhibit FLU: Hip Target Areas).	
9.	Comprehensive Planning	Note that this site is within an area east of I-4, north of SR 46, and not within a 1/2 mile radius of the SunRail station, therefore it is able to have additional uses within the HIP-TI FLU, per Policy FLU 4.5.3(6): 6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a ½ mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed: - Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area; - Automobile repair shops; - Automobile sales; - Distribution and terminals; - Durable goods and surgical supply manufacture; - General office and compatible commercial uses, including retail sales operations; - Light manufacturing and compatible industrial uses; - Lumberyards and machinery sales; - Medical clinics; - Paint and body shops; - Publishing plants; - Showroom warehouses; - Trade shops and trade schools, including health care related trade schools; - Universities and colleges; - Warehousing; - Wholesale greenhouses; and - Other similar uses. Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed. Allowable uses must also be consistent with underlying zoning as well as Future Land Use.	Info Only
10.	Comprehensive Planning	Note OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
11.	Comprehensive Planning	The proposed industrial uses appear to be compatible with the HIP-TI Future Land Use designations. Site must be compatible with Future Land Use and underlying zoning requirements.	Info Only
12.	Comprehensive Planning	Portion of the Site has HIPTI Future Land Use and majority of site has PD zoning associated with "I-4 Commercial/Sry Elder Road, LLC" PD with Final Development Plan in 2017.	Info Only
13.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" ductile iron potable water main running along the east side of N Elder Road.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is an 8" PVC force main running along the centerline of N Elder Road. The developer would have to build a private pump station to	Info Only

		pressurize the sanitary sewer discharge to connect to our force main system.	
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
17.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***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
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 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
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	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only

24.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
25.	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
26.	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
27.	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
28.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
29.	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
30.	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
31.	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
32.	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	Info Only

		County Planning & Development: http://www.seminolecountyfl.gov/gm/	
33.	Planning and Development	The property with parcel ID 16-19-30-5AC-0000-030J has a future land use of HIP-TI and a zoning designation of A-1, Agriculture. The other parcels included in this request have a PD future land use and PD zoning. These properties are part of the I-4 Commercial Planned Development.	Info Only
34.	Planning and Development	The project as proposed will require a land use amendment and rezone in order to be developed as a unified property and to reinstate any zoning entitlements.	Info Only
35.	Planning and Development	PD is the required zoning district for a Future Land Use of PD and HIPTI.	Info Only
36.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the Future Land Use Amendment and PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Steps 2 & 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of Final Engineering Plans. This may be submitted in step 2 as the FDP.</p>	Info Only
37.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p> <p>Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be</p>	Info Only

		<p>reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	
38.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
39.	Planning and Development	<p>All proposed land use amendments shall address the following criteria:</p> <p>Standards of Review – Category I</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p>	Info Only

		<p>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to Future Land Use); PD</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	
40.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings associated with the Land Use Amendment/Rezone, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
41.	Planning and Development	<p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and</p>	Info Only

		placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	
42.	Planning and Development	<p>Required open space is twenty-five (25) percent. Open space shall be subject to the following provisions:</p> <p>30.14.2.2 Nonresidential Open Space.</p> <p>(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.</p> <p>(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p> <p>(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.</p> <p>(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <ol style="list-style-type: none"> (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. 	Info Only
43.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>	Info Only
44.	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1</p> <p>https://library.municode.com/fl/seminole_county/codes/land_dev</p>	Info Only

		elopment_code?nodeld=SECOLADECO_CH30ZORE_PT15OU_LIRE)	
45.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. This type of use (commercial non-retail, and/or warehouse) would warrant: One (1) spaces per two (2) employees, plus one (1) space per company vehicle. Please also see Sec. 30.11.6 for design. • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Info Only
46.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
47.	Planning and Development	These parcels will need to be combined to develop it as a unified site, otherwise all setbacks would apply to each parcel individually.	Info Only
48.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	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 18.2.3.4	Info Only
51.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
52.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in	Info Only
53.	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,	Info Only

		recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	
54.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
55.	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 (Section 18.2.3.2.2 NFPA 1)	Info Only
56.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.	Info Only
58.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. There are known deficiencies downstream. A volumetric retention may be required unless the pipes and flows are shown to handle the additional drainage.	Info Only
59.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to FDOT ROW or Elder Ditch which also discharges to FDOT ROW. Either path will most likely require an FDOT drainage connection permit or letter of exemption.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
62.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only

63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	The property is adjacent to Elder Road which is classified as local substandard road. Elder Road is not currently programmed to be improved according to the County 5-year Capital Improvement Program. Please note that this road is not to County Standard and may be slightly outside the ROW on the east side. The roadway will have to be widened and be fully in the public ROW. Additional ROW will be required.	Info Only
65.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure may not meet County standards.	Info Only
66.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
67.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
68.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff using EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0045

Title:

HENDERSON HILL - REZONE

Project Number: 25-20000010

Project Description: Proposed Rezone from A-1 to C-2 for a quick service restaurant and coffee shop on 4.33 acres located on the northwest corner of W SR 46 and Henderson Ln

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

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

BCC District: 5-Herr

Applicant: Andrew Hill (407) 365-5775

Consultant: Robert Ziegenfuss (407) 271-8910



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

PROJ. #: 25-20000010

RECEIVED AND PAID 12/15/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
<hr/>	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	TOTAL SSFLUA AND REZONE FEE
<hr/>	
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<hr/>	
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<hr/>	
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<hr/>	
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
 **50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
 ^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
 ^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Henderson Hill	
PARCEL ID #(S): 30-19-30-514-0000-0020	
LOCATION: NWC W SR 46 & N Henderson Lane, Sanford, FL 32771	
EXISTING USE(S): Vacant Agriculture	PROPOSED USE(S): Commercial
TOTAL ACREAGE: 4.33	BCC DISTRICT: District 5 - Andria Herr
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
CURRENT ZONING: A-1 (Agricultural)	PROPOSED ZONING: C-2 (General Commercial)
CURRENT FUTURE LAND USE: COM (Commercial)	PROPOSED FUTURE LAND USE: COM (Commercial)

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Andrew Hill	COMPANY: Hill / Gray Seven LLC	
ADDRESS: 415 S Orlando Avenue, Ste. 221		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: 407-365-5775 x1	EMAIL: drew@hillgrayseven.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Robert Ziegenfuss	COMPANY: Z Development Services	
ADDRESS: 1201 E Robinson Street		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-271-8910 x501	EMAIL: permits@zdevelopmentservices.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Namo Holdings Inc		
ADDRESS: 112 W Bonefish Circle		
CITY: Jupiter	STATE: FL	ZIP: 33477
PHONE:	EMAIL: josephkolomeir@hotmail.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

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

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

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

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

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



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

12/15/25

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Joseph Kolomeir	DPST	112 Bonefish Circle, Jupiter, FL 33477	100%

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

12/15/25

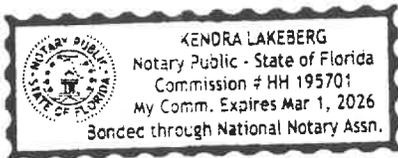
 Date

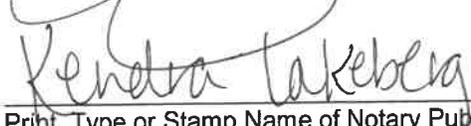


 Owner, Agent, Applicant Signature
 Julie Farr (Agent)

**STATE OF FLORIDA
 COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 15th day of December, 2025, by Julie Farr, who is personally known to me, or has produced _____ as identification.



 Signature of Notary Public

 Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Namo Holdings Inc, the owner of record for the following described property [Parcel ID Number(s)] 30-19-30-514-0000-0020 hereby designates Robert Ziegenfuss and/or Julie Farr to act as my authorized agent for the filing of the attached application(s) for:

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

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

Date 10~~8~~/12/2025


Property Owner's Signature

Joseph Kolomeir
Property Owner's Printed Name

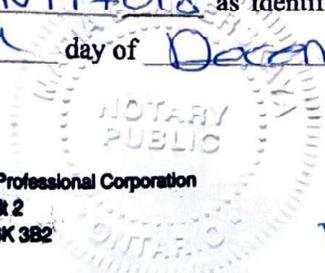
Province of Ontario
STATE OF FLORIDA
COUNTY OF Halton

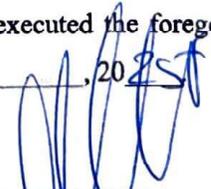
SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Joseph Kolomeir (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced a canadian Passport # AN177018 as identification, and who executed the foregoing instrument and sworn an oath on this 10th day of December, 2025



Nachia Law Office Professional Corporation
742 Kerr Street, Unit 2
Oakville, Ontario L6K 3B2
905-290-1985




Notary Public
MARIA BENDERSKAYA
LSD # P06103

Property Record Card



Parcel: **30-19-30-514-0000-0020**
 Property Address:
 Owners: **NAMO HOLDINGS INC**
 2026 Market Value \$2,701,500 Assessed Value \$2,701,500 Taxable Value \$2,701,500
 2025 Tax Bill \$36,953.82
 Vac General-Commercial property has a lot size of 4.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-514-0000-0020
Property Address	
Mailing Address	112 W BONEFISH CIR JUPITER, FL 33477-7233
Subdivision	C AND C PLAZA
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,701,500	\$2,701,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,701,500	\$2,701,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,701,500	\$2,701,500

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$36,953.82
Tax Bill Amount	\$36,953.82
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 NAMO HOLDINGS INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
C & C PLAZA
PB 68 PGS 28 & 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,701,500	\$0	\$2,701,500
Schools	\$2,701,500	\$0	\$2,701,500
FIRE	\$2,701,500	\$0	\$2,701,500
ROAD DISTRICT	\$2,701,500	\$0	\$2,701,500
SJWM(Saint Johns Water Management)	\$2,701,500	\$0	\$2,701,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/8/2020	\$2,600,000	09515/1029	Vacant	Yes
QUIT CLAIM DEED	7/1/2014	\$100	08308/1033	Vacant	No
CORRECTIVE DEED	5/1/2007	\$100	06701/1156	Vacant	No
WARRANTY DEED	10/1/2005	\$500,000	06010/1365	Vacant	No

Land

Units	Rate	Assessed	Market
186,955 SF	\$14.45/SF	\$2,701,500	\$2,701,500

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

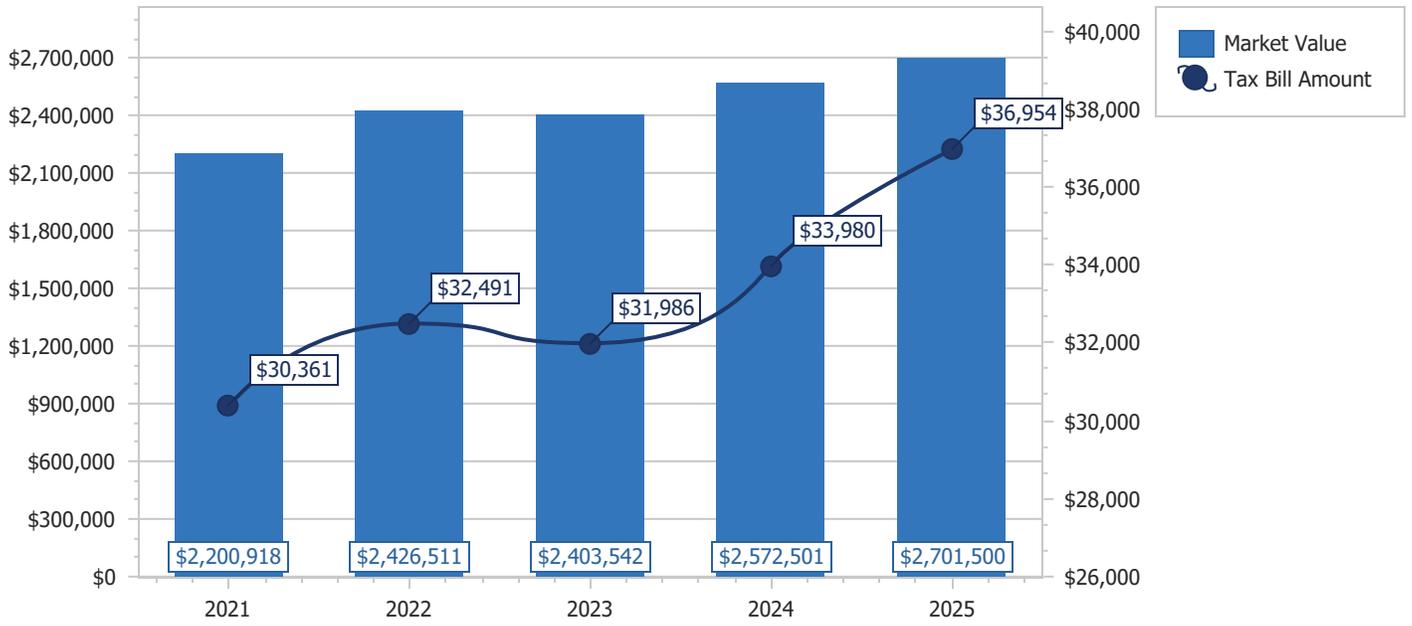
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Detail by Entity Name

Florida Profit Corporation
NAMO HOLDINGS INC.

Filing Information

Document Number P19000067234
FEI/EIN Number 61-1957836
Date Filed 08/28/2019
State FL
Status ACTIVE

Principal Address

112 BONEFISH CIRCLE
JUPITER, FL 33477

Mailing Address

112 BONEFISH CIRCLE
JUPITER, FL 33477

Registered Agent Name & Address

SG REGISTERED AGENT, LLC
200 E PALMETTO PARK ROAD,STE 103
BOCA RATON, FL 33432

Address Changed: 01/21/2020

Officer/Director Detail

Name & Address

Title DPST

KOLOMEIR, JOSEPH
112 BONEFISH CIRCLE
JUPITER, FL 33477

Annual Reports

Report Year	Filed Date
2023	04/07/2023
2024	03/18/2024
2025	04/08/2025

Document Images

04/08/2025 -- ANNUAL REPORT	View image in PDF format
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01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
08/28/2019 -- Domestic Profit	View image in PDF format

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/15/2025 10:12:19 AM
Project: 25-20000010
Credit Card Number: 55*****1553
Authorization Number: 01502Q
Transaction Number: 151225O10-A2963484-0D7E-4F91-90ED-4F060AB3BC55
Total Fees Paid: 2916.00

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	41.00
REZONE TO COM, IND, OP/RP 14	2875.00
Total Amount	2916.00

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

Comment Document – Initial Submittal

PROJECT NAME:	HENDERSON HILL - REZONE	PROJ #: 25-20000010
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	12/15/25	
RELATED NAMES:	Z2025-025	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-514-0000-0020	
NO OF ACRES	4.33	
BCC DISTRICT	5-ANDRIA HERR	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HENDERSON LN	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ANDREW HILL HILL/GRAY SEVEN LLC 415 S ORANDO AVE WINTER PARK FL 32789 (407) 365-5775 DREW@HILLGRAYSEVEN.COM	ROBERT ZIEGENFUSS Z DEVELOPMENT SERVICES 1201 E ROBINSON ST ORLANDO FL 32801 (407) 271-8910 PERMITS@ZDEVELOPMENTSERVICES.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	A full buffer review will be conducted at the site plan review. Please be aware that any development must conform to the SCLDC Ch 30. Part 67, including parking lot landscaping, nuisance buffering, and wetland buffering.	Info Only
2.	Buffers and CPTED Annie Sillaway	<p>Sec. 30.14.8. - Parking buffers.</p> <p>A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.</p>	Info Only
3.	Buffers and CPTED Annie Sillaway	<p>The subject property is within the State Road 46 Gateway Corridor Overlay. At the time of Site Plan approval, the Applicant would need to show compliance with Sec. 30.10.11.4 (a-g) Required corridor landscaped buffer and buffer requirements.</p> <p>(a) A landscape buffer at least twenty-five (25) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the State Road 46 right-of-way line; provided, however, that the buffer width may be reduced to a minimum of fifteen (15) feet if the Planning Manager finds that the parcel is less than two hundred five (205) feet deep.(b)The buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in Section 30.10.11.15 (a) which are determined by the Planning Manager to form a canopy along the corridor) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.(c)Existing or dedicated public or private right-of-way and right-of-way that is reserved pursuant to a development order, development permit, site plan, plat, or other land use approval shall not be included in calculation of the buffer width.(d)Stormwater</p>	Info Only

		<p>retention areas may be placed in the buffer area provided that a landscaped water retention area would result in a water amenity and be consistent with the purposes set forth in Section 30.10.11.1.(e)If a parking area abuts the buffer area, a continuous shrub hedge shall be arranged or planted to ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way.(f)Existing vegetation shall be used to the maximum extent practicable as determined by the Planning Manager to meet the requirements of this Section.(g)Landscaped areas shall be irrigated and the property owner shall be responsible for the purchase, installation, maintenance, and irrigation of all required landscaping and the purchase, installation, and maintenance of irrigation systems.</p>	
4.	Building Division Phil Kersey	Standard building permitting will apply for any building and/ or structure. - Each separate building and/ or structure will require a separate permit. Example: each building, stand-alone structure, dumpster enclosure, fence/ gate systems, etc.....	Info Only
5.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed rezone and will be the water, sewer, and reclaim provider for this project.	Info Only
6.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
7.	Natural Resources Sarah Harttung	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
8.	Natural Resources Sarah Harttung	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

9.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	Natural Resources Sarah Harttung	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
11.	Natural Resources Sarah Harttung	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
12.	Natural Resources Sarah Harttung	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
13.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
14.	Natural Resources Sarah Harttung	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
15.	Natural Resources Sarah Harttung	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
16.	Natural Resources Sarah Harttung	For future submittals: 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
17.	Planning and Development Annie Sillaway	Please provide a separate legal description of the property.	Unresolved
18.	Planning and Development	<u>Community Meeting Procedures Section 30.3.5.3</u>	Unresolved

	Annie Sillaway	<ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	
19.	Planning and Development Annie Sillaway	The subject site is located within the State Road 46 Gateway Corridor and is required to comply with applicable corridor standards, including, but not limited to, a minimum building setback of fifty (50) feet from the right-of-way line, required landscape buffers, and signage regulations in accordance with Section 30.10.11 of the SCLDC. Compliance with these requirements must be demonstrated at the time of Site Plan approval.	Info Only
20.	Planning and Development Annie Sillaway	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf	Info Only
21.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
22.	Public Safety - Fire Marshal Matthew Maywald	Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
23.	Public Safety - Fire Marshal Matthew	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the	Info Only

	Maywald	outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	
24.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
25.	Public Safety - Fire Marshal Matthew Maywald	"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
26.	Public Works - Engineering Jim Potter	The site is in a land locked area and will have to hold 100-year, 24-hour total retention at final engineering.	Info Only
27.	Public Works - Engineering Jim Potter	No specific issues noted for traffic review. Note that a full traffic Study will be required at final engineering. Please note that depending on the traffic generated a signal warrant analysis may be required. Please co-ordinate with Public Works Arturo Perez (407-665-5716) for methodology.	Info Only
28.	Public Works - Engineering Jim Potter	Any connection or revision to the SR46 ROW will require an FDOT permit.	Info Only
29.	Public Works - Impact Analysis Jim Potter	Based on the size of lot and the C-2 zoning request a full traffic Study will be required at final engineering.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Approved	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov
Public Works – County Surveyor	Review Completed Recommend Approval	Raymond Phillips 407-665-5647 rphillips@seminiolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
------	---------------------	--

1/13/2026	<p>The application fee allows for the initial submittal plus two resubmittals.</p> <p><i>Note: No resubmittal fee for small site plan</i></p>	Annie
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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: 2026-0046

Title:

KENTUCKY ST (3900) - SPECIAL EXCEPTION

Project Number: 25-32000015

Project Description: Proposed Special Exception for communication tower on 1.69 acres in the A-1 Zoning District located on the north side of Kentucky St, east of Jessup Ave

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

Parcel ID: 03-20-31-5AY-0000-067F

BCC District: 2-Zembower

Applicant: Johnnie Shaw

Consultant: Mary Solik (407) 367-7868



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

PROJ #: 25-32000015
BS #: 2025-15
Received & paid: 11/24/25

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input checked="" type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

PROPERTY

PARCEL ID #:	03-20-31-SAY-0000-067F		
ADDRESS:	3900 KENTUCKY STREET, SANFORD, FL 32773		
TOTAL ACREAGE:	1.69	CURRENT USE OF PROPERTY:	VACANT
WATER PROVIDER:	Sanford	SEWER PROVIDER:	City of Sanford
ZONING:	A-1	FUTURE LAND USE:	HIPAP

OWNER(S)

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	JOHNNIE M. SHAW			COMPANY:	
ADDRESS:	5431 TURKEY CREEK COURT				
CITY:	JACKSONVILLE	STATE:	FL	ZIP:	32244
PHONE:	407 314 0997			EMAIL:	

APPLICANT/CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	MARY D SOLIK, ESQ.			COMPANY:	DOTY SOLIK LAW
ADDRESS:	121 S ORANGE AVE STE 1500				
CITY:	ORLANDO	STATE:	FL	ZIP:	32801
PHONE:	407 367 7868			EMAIL:	msolice@dotysoliklaw.com

Hilary D. Solik
SIGNATURE OF OWNER/AUTHORIZED AGENT

11/11/25
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Johnnie M. Shaw, the owner of record for the following described property [Parcel ID Number(s)] 03-20-31-5AY-0000-067F hereby designates Mary D. Solik, Esq. as agent for C4 Towers, LLC to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

10 Nov 2025
Date

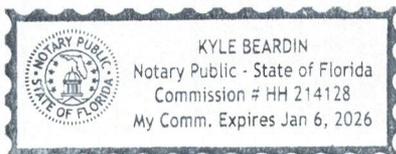
Johnnie Mae Shaw
Property Owner's Signature

Johnnie M. Shaw
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Johnnie M. Shaw (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 10th day of November, 2025.



Kyle Beardin
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER
Johnnie M. Shaw	3900 Kentucky St Sawson Fl 32773	407-314-0997

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

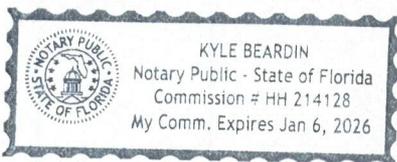
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

10 Nov 2025
Date

Johnnie Mae Shaw
Owner, Agent, Applicant Signature

STATE OF FLORIDA ¹⁴³
COUNTY OF SEMINOLE ^{12/24/25}

Sworn to and subscribed before me by means of physical presence or online notarization, this 10th day of November, 2025, by Johnnie D Shaw, who is personally known to me, or has produced FL Driver License as identification.



Kyle Beardin
Signature of Notary Public

Kyle Beardin
Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: **03-20-31-5AY-0000-067A**
 Property Address: **3900 KENTUCKY ST SANFORD, FL 32773**
 Owners: **SHAW, RONALD J; SHAW, JOHNNIE M**
 2026 Market Value \$214,585 Assessed Value \$125,437 Taxable Value \$74,715
 2025 Tax Bill \$1,108.69 Tax Savings with Exemptions \$1,833.77
 The 2 Bed/2 Bath Single Family property is 1,144 SF and a lot size of 1.49 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-20-31-5AY-0000-067A
Property Address	3900 KENTUCKY ST SANFORD, FL 32773
Mailing Address	PO BOX 2936 SANFORD, FL 32772-2936
Subdivision	SANFORD CELERY DELTA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1998)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$119,809	\$120,932
Depreciated Other Features	\$1,800	\$1,200
Land Value (Market)	\$92,976	\$92,976
Land Value Agriculture	\$0	\$0
Just/Market Value	\$214,585	\$215,108
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$89,148	\$93,206
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$125,437	\$121,902

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,942.46
Tax Bill Amount	\$1,108.69
Tax Savings with Exemptions	\$1,833.77

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SHAW, RONALD J - Tenants in Common :50
 SHAW, JOHNNIE M - Tenants in Common :50

Legal Description

FROM NE COR LOT 67 RUN W 134.14 FT S
 99.02 FT W 15.86 FT TO POB RUN S 365.98 FT E
 30 FT S 160 FT W 210.68 FT N 160 FT E 100 FT
 N 365.98 FT E 80.68 FT TO BEG SANFORD
 CELERY DELTA PB 1 PGS 75 & 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$125,437	\$50,722	\$74,715
Schools	\$125,437	\$25,000	\$100,437
FIRE	\$125,437	\$50,722	\$74,715
ROAD DISTRICT	\$125,437	\$50,722	\$74,715
SJWM(Saint Johns Water Management)	\$125,437	\$50,722	\$74,715

Sales

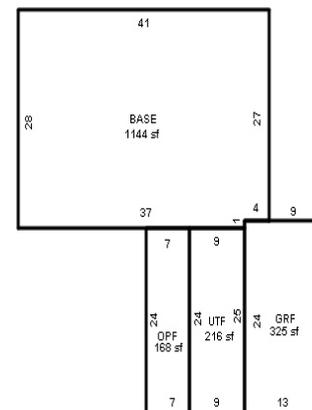
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2007	\$25,500	06590/0951	Improved	No
QUIT CLAIM DEED	10/1/2001	\$100	04272/0962	Improved	No
QUIT CLAIM DEED	3/1/1997	\$100	03223/1006	Improved	No
QUIT CLAIM DEED	12/1/1992	\$100	02565/1296	Improved	No

Land

Units	Rate	Assessed	Market
1.49 Acres	\$78,000/Acre	\$92,976	\$92,976

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1985
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft ²)	1144
Total Area (ft ²)	1853
Constuction	CONC BLOCK
Replacement Cost	\$149,761
Assessed	\$119,809



Sketch by Apex Medina™

Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	325
OPEN PORCH FINISHED	168
UTILITY FINISHED	216

Permits				
Permit #	Description	Value	CO Date	Permit Date
10981	REROOF	\$4,095		11/1/2002
08163	MECHANICAL & CONDENSOR; PAD PER PERMIT 3900 KENTUCKY ST	\$2,400		8/31/2000
04032	EQUIPMENT CHANGE OUT W/COS	\$2,400		6/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
CARPORT 1	2006	1	\$3,000	\$1,800

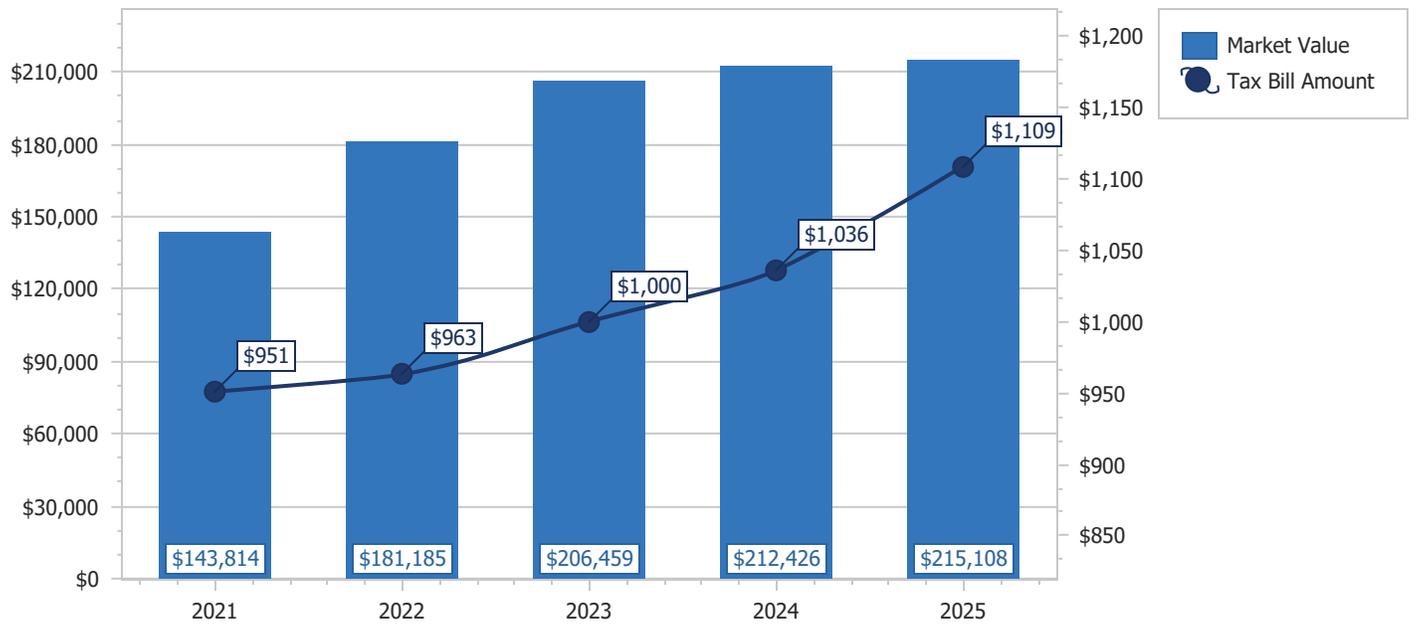
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 11/24/2025 5:06:42 PM
Project: 25-32000015
Credit Card Number: 37*****7004
Authorization Number: 229977
Transaction Number: 241125C29-F6F81819-919F-47C8-8F04-E19313F1A5A0
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

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

Comment Document – Initial Submittal

PROJECT NAME:	KENTUCKY ST (3900) - SPECIAL EXCEPTION	PROJ #: 25-32000015
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	11/24/25	
RELATED NAMES:	BS2025-15	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	03-20-31-5AY-0000-067F	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR COMMUNICATION TOWER ON 1.69 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF KENTUCKY ST, EAST OF JESSUP AVE	
BCC DISTRICT	2: ZEMBOWER	
LOCATION	ON THE NORTH SIDE OF KENTUCKY ST, EAST OF JESSUP AVE	
APPLICANT:	CONSULTANT:	
JOHNNIE SHAW 5431 TURKEY CREEK CT JACKSONVILLE FL 32244 (407) 314-0997	MARY SOLIK DOTY SOLIK LAW 121 S ORANGE AVE STE 1500 ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Per Sec. 30.6.7.4 (d)(1)- The visual impacts of each communication tower shall be mitigated through landscaping or other screening materials at the base of the communication tower and ancillary structures in order to maintain visual aesthetics for those who must view the site on a regular basis including, but not limited to, proximate residents and the traveling public.	Info Only
2.	Building Division Phil Kersey	- Standard building permitting will apply for the construction of this tower and site. -Separate permits are required for each building, and/ or structure. Example: each building, stand-alone structure, fence/ gate systems, fuel tanks, access control, generators, etc.....	Info Only
3.	Natural Resources Sarah Harttung	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
4.	Orlando Sanford Airport Comment	<p>Comment from George Speake at the Orlando Sanford Airport: It appears that this company has received their Determination of No Hazard from the FAA. The Determination that has been finalized, the FAA determined that lighting of the Tower is not required by the FAA. However, it can be voluntarily accomplished (which they will not agree to) or as is always allowed, required by the local governing jurisdiction. With that said, I would request that the County require it to be lit in accordance with FAA standards for lighting of this type of structure.</p> <p>This tower is in very close proximity of the airport and is in the immediate vicinity of the primary flight training runway and flight training pattern at the airport. Flight training involves aircraft remaining in a pattern around a runway at low altitude. At any given time, there could be as many as 10 aircraft in a pattern of this runway performing landings and takeoffs repeatedly. These are primarily student pilots and therefore, ensuring that all potential obstacles are clearly marked is important.</p> <p>Further, with the Sheriff helicopter operating from the Airport, again at low altitude, it is important to light this obstacle for their safety and other potential helicopters in the area, as well.</p> <p>Based on the communication with the airport. Staff would like the Applicant to revise the communication tower</p>	Unresolved

		elevation plans to show lighting on top of the tower for public safety of low altitude flying.	
5.	Planning and Development Annie Sillaway	Approval contingent on the applicant conducting a community meeting. Any changes to the request or site plan based upon the community meeting may require an additional review.	Info Only
6.	Planning and Development Annie Sillaway	This property was legally created by plat waiver in 1984.	Info Only
7.	Planning and Development Annie Sillaway	Please revise the radius rings to indicate their purpose and include information identifying the locations of any existing towers within the radius. If there are no cell towers in the area, please note that on the plan.	Unresolved
8.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
9.	Planning and Development Annie Sillaway	Community Meeting Procedures per Section 30.3.5.3 is required for a Special Exception. <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Unresolved

10.	Planning and Development Annie Sillaway	Per Policy FLU 4.6.2 (E) Staff did notify the Orlando Sanford International Airport of the proposed communication tower.	Info Only
11.	Planning and Development Annie Sillaway	The subject property has a Higher Intensity Planned Development Airport (HIPAP) Future Land Use designation and an A-1 (Agriculture) zoning district.	Info Only
12.	Planning and Development Annie Sillaway	Please provide the separate non-exclusive access and utility easement agreement.	Unresolved
13.	Planning and Development Annie Sillaway	Per Sec. 30.6.7.4 (b) - Finished Color. Communication towers not requiring FAA painting/marketing shall have either a galvanized finish, shall be painted a non-contrasting gray finish, or shall be painted in a finish to enhance camouflaging as determined by the Planning Manager. The elevation plan states that the tower shall have either a galvanized finish or painted dull blue, gray, or black. Please revise to state what color the tower will be on the elevation plan.	Unresolved
14.	Planning and Development Annie Sillaway	The proposed cell tower encroaches into the required 429-foot separation from adjacent residential properties. While the applicant could apply for a variance from the residential setback requirement, staff does not support allowing a cell tower encroachment adjacent to residential properties.	Unresolved
15.	Planning and Development Annie Sillaway	Please provide photo sims from the road to the tower and from all adjacent properties within the 429' feet from the cell tower.	Unresolved
16.	Planning and Development Annie Sillaway	On the gate and fence details, please revise to show a 100% Opaque no climb fence and remove the barbwire.	Unresolved
17.	Planning and Development Annie Sillaway	Per Sec. 30.6.7.8 Certification of compliance with FCC NIER Standards. Prior to receiving final inspection by the County the applicant shall provide certification to the FCC, with copy to the current planning office, verifying that the communications facility complies with all current FCC regulations for NIER.	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	If any actual structure is required (other than the pole) the following shall be required: 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
19.	Public Safety - Fire Marshal Matthew Maywald	If any actual structure is required (other than the pole) the following shall be required: 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
20.	Public Works - Engineering	No specific issues with drainage or traffic. At final engineering review a small water quality swale and or	Info Only

	Jim Potter	other drainage improvements may be needed for the entrance road and compound. If 6"-8" of #57 stone are used this may be waived. The entrance drive will have to be able to support a fire truck.	
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	No review required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Approved	Phil Kersey 407-665-7460 pkersey@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/15/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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.scpafll.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0047

Title:

THE GARDENS AT WEKIVA - SITE PLAN

Project Number: 25-06000058

Project Description: Proposed Site Plan for a parking lot and driveway at a community residential home on 1.37 acres located on the south side of Wekiva Springs Rd, west of Wekiva Springs Ln

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

Parcel ID: 03-21-29-300-0080-0000

BCC District: 3-Constantine

Applicant: Shawn Eller (407) 924-5864

Consultant: Dustin Culver (407) 576-2065



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

PROJ. #: 25-06000058
 RECEIVED AND PAID 12/11/2025

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>0</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>8000</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>8000</u>	
(TOTAL NEW ISA <u>8000</u> / 1,000 = <u>8</u>) * x \$25 + \$2,500 = FEE DUE: <u>2700</u> EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME:	<u>The Gardens @ Wekiwa</u>		
PARCEL ID #(S):	<u>03-21-29-300-0080-0000</u>		
DESCRIPTION OF PROJECT:	<u>Front yard parking : driveway</u>		
EXISTING USE(S):	<u>home</u>	PROPOSED USE(S):	<u>Community Residential home 7-14</u>
ZONING:	<u>OP</u>	FUTURE LAND USE:	<u>OFF</u> TOTAL ACREAGE: <u>1.35</u> BCC DISTRICT:
WATER PROVIDER:	<u>Seminole County</u>	SEWER PROVIDER:	<u>N/A</u> 3: CONSTANTINE
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Shawn Eller	COMPANY: Owner
ADDRESS: 385 Wekiva Springs Rd	
CITY: Longwood FL 32779	STATE: FL ZIP: 32779
PHONE: 407-924-5864	EMAIL: Seller11@cfl.rr.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Dustin Culver	COMPANY: Culver Engineering
ADDRESS: 2064 Farnham Dr	
CITY: Ocoee FL	STATE: FL ZIP: 34761
PHONE: 407-576-2065	EMAIL: Dustin@Culverengineeringllc.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Shawn Eller
ADDRESS: 385 Wekiva Springs Rd
CITY: Longwood STATE: FL ZIP: 32779
PHONE: 407-924-5864 EMAIL: Seller11@cfl.rr.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING: _____

TEST NOTICE: _____

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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

Shawn Eller
SIGNATURE OF AUTHORIZED APPLICANT

12/11/2025
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Shawn Eller, the owner of record for the following described property [Parcel ID Number(s)] 03-21-29-300-0080 - 0000 hereby designates Dustin Culver to act as my authorized agent for the filing of the attached application(s) for:

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

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

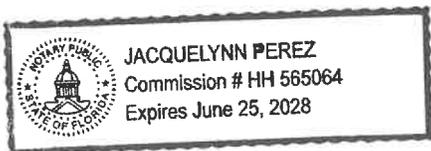
12/11/2025
 Date

Shawn Eller
 Property Owner's Signature

Shawn Eller
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF _____

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Shawn Eller (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FIDC as identification, and who executed the foregoing instrument and sworn an oath on this 11 day of December, 2025.



[Signature]
 Notary Public

Property Record Card



Parcel: **03-21-29-300-0080-0000**
 Property Address: **385 WEKIVA SPRINGS RD LONGWOOD, FL 32779**
 Owners: **ELLER, SHAWN; WISE, JOSEPH**
 2026 Market Value \$806,707 Assessed Value \$806,707 Taxable Value \$806,707
 2025 Tax Bill \$11,048.35
 The 4 Bed/4 Bath Resd Structure W/Comm Land property is 6,034 SF and a lot size of 1.35 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-29-300-0080-0000
Property Address	385 WEKIVA SPRINGS RD LONGWOOD, FL 32779
Mailing Address	385 WEKIVA SPRINGS RD LONGWOOD, FL 32779-3607
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0112:Resd Structure W/Comm Land
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$152,613	\$154,793
Depreciated Other Features	\$7,800	\$6,600
Land Value (Market)	\$646,294	\$646,294
Land Value Agriculture	\$0	\$0
Just/Market Value	\$806,707	\$807,687
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$806,707	\$807,687

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,048.35
Tax Bill Amount	\$11,048.35
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

ELLER, SHAWN - Tenants in Common :50
 WISE, JOSEPH - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
BEG 15.85 FT S 39 DEG 08 MIN 22 SEC
E OF NE COR LOT 3 BLK D GOLFVIEW
ESTATES SECTION OF MEREDITH MANOR
UNIT 1 RUN S 39 DEG 08 MIN 22 SEC E
150 FT N 50 DEG 48 MIN 55 SEC E
389.52 FT N 39 DEG 11 MIN 05 SEC W 150 FT
S 50 DEG 48 MIN 55 SEC W 389.4 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$806,707	\$0	\$806,707
Schools	\$806,707	\$0	\$806,707
FIRE	\$806,707	\$0	\$806,707
ROAD DISTRICT	\$806,707	\$0	\$806,707
SJWM(Saint Johns Water Management)	\$806,707	\$0	\$806,707

Sales

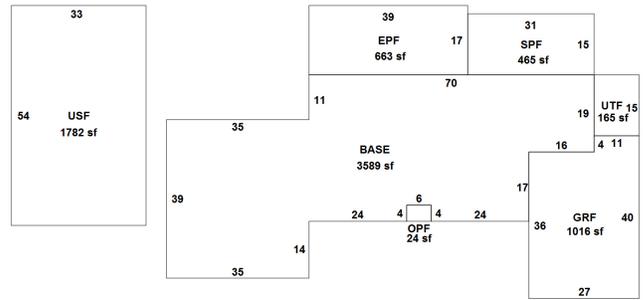
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/21/2025	\$100	10871/0589	Improved	No
SPECIAL WARRANTY DEED	4/15/2025	\$800,000	10806/1594	Improved	Yes
WARRANTY DEED	3/18/2010	\$100	07352/0117	Improved	No

Land

Units	Rate	Assessed	Market
58,754 SF	\$11/SF	\$646,294	\$646,294

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1975
Bed	4
Bath	4.0
Fixtures	14
Base Area (ft ²)	3589
Total Area (ft ²)	7704
Constuction	BRICK
Replacement Cost	\$218,019
Assessed	\$152,613

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
ENCLOSED PORCH FINISHED	663
GARAGE FINISHED	1016
OPEN PORCH FINISHED	24
SCREEN PORCH FINISHED	465
UPPER STORY FINISHED	1782
UTILITY FINISHED	165

Permits				
Permit #	Description	Value	CO Date	Permit Date
12607	385 WEKIVA SPRINGS RD: RES ALTERATIONS, NO CHANGE IN UNITS-SFR Interior Alterations	\$50,000		10/27/2025
09156	385 WEKIVA SPRINGS RD: ELECTRICAL - RESIDENTIAL-	\$200		7/9/2024
06253	REROOF	\$18,500		6/8/2015
07734	ELECTRIC WIRING; PAD PER PERMIT 371 WEKIVA SPRINGS RD	\$800		8/1/2002
06284	INSTALL FIRE ALARM SYSTEM	\$8,200		6/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1975	2	\$6,000	\$3,600
POOL 1	1980	1	\$7,000	\$4,200

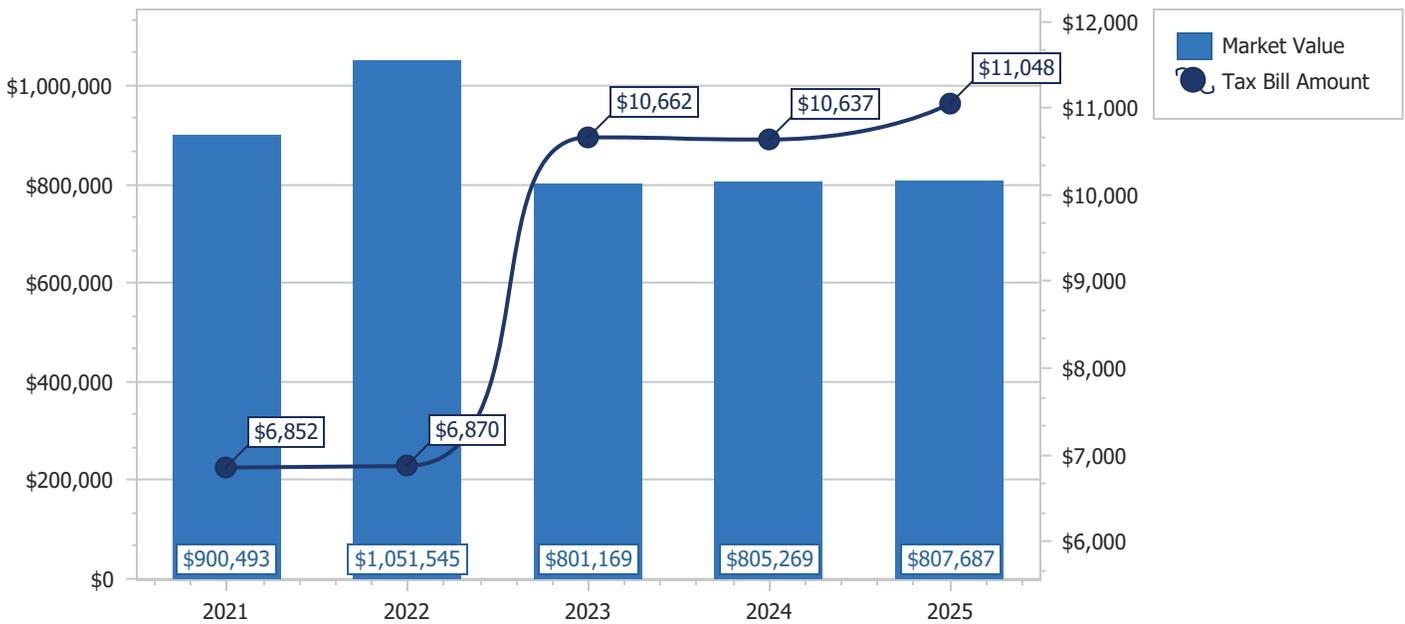
Zoning	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser

12/11/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:14:20
 PROJ # 25-06000058 RECEIPT # 0342415
 OWNER:
 JOB ADDRESS: LOT #:

SITE PLAN 2700.00 2700.00 .00

TOTAL FEES DUE.....: 2700.00
 AMOUNT RECEIVED.....: 2700.00

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

COLLECTED BY: DRKS01 BALANCE DUE.....: .00
 CHECK NUMBER.....: 00000001027
 CASH/CHECK AMOUNTS...: 2700.00
 COLLECTED FROM: CRH ALF HOLDINGS INC
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	THE GARDENS AT WEKIVA - SITE PLAN	PROJ #: 25-06000058
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	12/12/25	
RELATED NAMES:	EP SHAWN ELLER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-77936	
PARCEL ID NO.:	03-21-29-300-0080-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PARKING LOT AND DRIVEWAY ON 1.35 ACRES LOCATED ON THE SOUTH SIDE OF WEKIVA	
NO OF ACRES	1.35	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	OP	
LOCATION	ON THE SOUTH SIDE OF WEKIVA SPRINGS RD, WEST OF WEKIVA SPRINGS LN	
FUTURE LAND USE-	OFF	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SHAWN ELLER 385 WEKIVA SPRINGS RD LONGWOOD FL 32779 (407) 924-5864 SELLER11@CFL.RR.COM	DUSTIN CULVER CULVER ENGINEERING 2064 FARNHAM DR OCOOE FL 34761 (407) 576-2065 DUSTIN@CULVERENGINEERINGLLC.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	In order to do an accurate buffer review for the use of group living facility, please provide the following information: Impervious Surface Ratio, Height (feet), Floor Area Ratio.	Unresolved
2.	Buffers and CPTED Annie Sillaway	Based on staff's preliminary buffer analysis, the applicant may be required to provide a 0.4 opacity buffer along the northwest and southeast portions of the site. Once the applicant submits the necessary information, staff will reassess the buffer requirements for the subject property.	Unresolved
3.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the northwest portion of the property, only understory trees and shrubs may be planted.	Info Only
6.	Buffers and CPTED Annie Sillaway	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. Please demonstrate that the location of the mechanical uses on site are meeting this code requirement.	Unresolved
7.	Buffers and CPTED Annie Sillaway	Additional comments may follow after the site plan is resubmitted.	Info Only
8.	Building Division Phil Kersey	Standard building permitting will apply. - Each building, and/ or stand-alone structure requires a separate permit. Example: dumpster enclosure, retaining walls, sign, or any stand-alone structure.	Info Only
9.	Building Division Phil Kersey	Due to configuration of drive isle, and location of parking spots, the drive isle is considered a walking surface. Pursuant to section 1015 of the FBC, and due to the change in elevation along the drive isle/ walking path and edge of retention area being greater than 30" a guard rail system must be provided and shown on plans. - A separate permit is required for this element.	Unresolved
10.	Comprehensive Planning Maya Athanas	Please list the Future Land Use designation of Office on the overall site plan.	Unresolved
11.	Comprehensive Planning Maya Athanas	Please provide the Floor Area Ratio (FAR) on the overall site plan. The max allowed is 0.35.	Unresolved

12.	Environmental Services James Van Alstine	On Sheet C-1.0: Cover Sheet, please update the utility providers to specify that Seminole County Utilities will be the water provider and Sunshine Water Services will be the wastewater provider. No reclaim irrigation is available at your location. Also, please update Seminole County's utility contact information to the following: SEMINOLE COUNTY UTILITIES DEPARTMENT 500 W LAKE MARY BLVD SANFORD, FL 32773 PHONE: (407) 665-2014	Unresolved
13.	Environmental Services James Van Alstine	On Sheet C-3.0: PGD & Utility Plan, please update the callout for the wet tap to specify the use of an 8"x1-1/2" service saddle and an 1-1/2" corporation stop (not a tapping sleeve and valve). Specify that the water service line between the corporation stop and the water meters will be SDR 9 PE4710 tubing. Provide callouts where the double water meter set will be located (preferably in the right of way next to the property line so no utility easement is required). The water and irrigation meters for this development will be two 5/8"x3/4" meters. Only the irrigation meter will require a backflow preventer (typically a RPZ back flow preventer not a DDCVA) on the private side of the property line immediately adjacent to the right of way/irrigation meter. Please refer to Seminole County standard details 206, 208, and 210 for reference on typical construction.	Unresolved
14.	Environmental Services James Van Alstine	On Sheet C-3.0: PGD & Utility Plan, please understand that the wastewater service (lift station) is connected to Sunshine Water Services so their standard details/requirements must be met, but I would recommend installing an outside drop connection for the NW invert since the internal drop across the manhole is currently proposed to be 2.9 ft which is not standard. The max drop across a manhole should be no more than 2 ft. So, the drop connection for the NW invert should be at 43.20 ft or lower to meet the minimum requirements. See Seminole County standard detail 305 outside drop installation for reference.	Unresolved
15.	Environmental Services James Van Alstine	On Sheet C-3.0: PGD & Utility Plan, please provide a detail or profile for the crossing of the proposed 8" HDPE storm with the proposed 8" PVC gravity sewer main as well as the crossing of the proposed 8" HDPE storm with the existing 8" PVC water main so that I can assess if minimum separation requirements are met.	Unresolved
16.	Environmental Services James Van Alstine	On Sheet C-4.0: Site & Utility Details, please remove standard details 203 and 221. Please add standard details 206, 208, and 210, 302. Please note that any sewer related details/standards should be swapped for the respective Sunshine Water Services detail/standards since they will be the sewer provider for this	Unresolved

		development, not Seminole County.	
17.	Environmental Services James Van Alstine	On Sheet IR-01: Irrigation Site Plan, please update the irrigation meter to be a 5/8"x3/4" meter (not a 1" water meter). Our 5/8"x3/4" meters can provide a peak flow rate of 15 gpm which appears to satisfy the requirements of your proposed irrigation system (5.92 gpm).	Unresolved
18.	Natural Resources Sarah Harttung	An 18" pine, 36" oak, and a 30" oak are shown to be removed on the erosion control plan, but the landscape plan does not account for these removals. Identify the oaks to the species level (laurel, live, water, etc) for replacement calculation purposes.	Unresolved
19.	Natural Resources Sarah Harttung	Replace the magnolias with an understory tree for the frontage landscaping. Canopy trees may not be planted under power lines.	Unresolved
20.	Natural Resources Sarah Harttung	Replace the oak tree on the northeastern property line with an understory species, or no tree at all. The planting strip is only 5 feet wide. Oaks need a minimum of 8-10 feet.	Unresolved
21.	Natural Resources Sarah Harttung	The chinaberry tree at the rear of the home must be removed during site construction. There is no replacement required for invasive species.	Unresolved
22.	Natural Resources Sarah Harttung	Show the drip line of the preserved pine tree. Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved
23.	Natural Resources Sarah Harttung	Show how the natural grade will be preserved around the preserved pine tree. All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
24.	Planning and Development Annie Sillaway	The Applicant must submit a revision of your Final Engineering Plans based upon comments of the various reviewers.	Info Only
25.	Planning and Development Annie Sillaway	Sunshine water is the utility provider for water and sewer. Please submit a letter from Sunshine Water stating the utility plan is approved and they will provide service to the site prior to the issuance of the site construction permit, including approval of the irrigation plan.	Unresolved
26.	Planning and Development Annie Sillaway	On the site plan, please state the perimeter boundary dimension of the subject property.	Unresolved
27.	Planning and	On the site plan under the site data. please provide the	Unresolved

	Development Annie Sillaway	required and proposed building setbacks for the OP (Office) zoning district. OP (Office) building setbacks are: Front: Twenty-five (25) feet Side: Zero (0) feet Rear: Ten (10) feet	
28.	Planning and Development Annie Sillaway	Please provide a signed and sealed boundary survey of the subject property.	Unresolved
29.	Planning and Development Annie Sillaway	On the site plan under the site data table, please provide the existing Future Land Use of the subject site.	Unresolved
30.	Planning and Development Annie Sillaway	On the site plan, please show all easements (i.e. drainage, utility, landscape, access) and have them dimensioned.	Unresolved
31.	Planning and Development Annie Sillaway	On the site plan under the site data table, please provide the maximum allowable Floor Area Ratio (F.A.R.) and the proposed F.A.R. for the subject property.	Unresolved
32.	Planning and Development Annie Sillaway	On the site plan under the site data table, please provide the maximum allowable building height and the existing building height.	Unresolved
33.	Planning and Development Annie Sillaway	On the site plan under the site data table, please provide the required and proposed open space. The required open space in the OP (Office) zoning district is twenty-five (25) percent.	Unresolved
34.	Planning and Development Annie Sillaway	On the site plan under the site data table, provide the pervious calculation.	Unresolved
35.	Planning and Development Annie Sillaway	On the site plan, please show the required short and long term bicycle parking for Residential Facility, Assisted Living - Short-term: 1 per 5 employees and Long-term: 1 per 5 employees. Per Sec. 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use	Unresolved

		for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.(b)Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities.	
36.	Planning and Development Annie Sillaway	On the site plan under the site data table, please note the minimum parking stall size.	Unresolved
37.	Planning and Development Annie Sillaway	On the site plan under the site data table, please provide the hours of operation for the community residential home.	Unresolved
38.	Planning and Development Annie Sillaway	On the site plan, please show the location of the proposed sign on site (if, applicable).	Unresolved
39.	Planning and Development Annie Sillaway	Is there any site lighting proposed for the subject property? If so, a photometric plan should be provided if site lighting is proposed. Foot candles should not exceed 0.5 from the external property line. Per Sec. 30.15.1 - the plan should also provide the details for the proposed light fixtures and light poles to demonstrate compliance with height and design.	Unresolved
40.	Planning and Development Annie Sillaway	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Info Only
41.	Planning and Development Annie Sillaway	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.	Info Only
42.	Planning and Development Annie Sillaway	Per Sec. 30.14.15. - Screening. (a)Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the	Unresolved

		<p>equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise. Please relocate the dumpster enclosure demonstrating that the opening faces away from the public street and adjoining properties.</p>	
43.	<p>Planning and Development Annie Sillaway</p>	<p>Additional comments may follow after the site plan is resubmitted.</p>	<p>Info Only</p>
44.	<p>Public Safety - Addressing Amy Curtis</p>	<p>(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.</p>	<p>Info Only</p>
45.	<p>Public Safety - Addressing Amy Curtis</p>	<p>(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)</p>	<p>Info Only</p>
46.	<p>Public Safety - Addressing Amy Curtis</p>	<p>(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)</p>	<p>Info Only</p>

47.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 03-21-29-300-0080-0000 is 385 Wekiva Springs RD, Longwood, FL 32779. Please ensure the address numbers are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7)	Info Only
48.	Public Safety - Addressing Amy Curtis	(Development Name) The Site Plan name The Gardens at Wekiva, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage. (90.10(b)(c)(e)177.051)	Info Only
49.	Public Safety - Addressing Amy Curtis	On C-2.0 Site Layout Plan & TR-1.0 Fire Truck Plan add the subject parcel number within the boundary lines of the property (03-21-29-300-0080-0000) and the adjacent parcel numbers (03-21-29-300-008F-0000 to the north and (03-21-29-300-008K-0000 to the south).	Unresolved
50.	Public Safety - Addressing Amy Curtis	The north arrow doesn't appear to be accurate when compared to the orientation of the property. Please verify and revise C-2.0 Site Layout Plan & TR-1.0 Fire Truck Plan as necessary.	Unresolved
51.	Public Safety - Addressing Amy Curtis	Will this existing structure be utilized as a residence or commercial business? If it will be utilized as a commercial business, please correct the language " Existing 2-Story Residence to Remain" and remove it from the building on C-2.0 Site Layout Plan & TR-1.0 Fire Truck Plan.	Question
52.	Public Safety - Addressing Amy Curtis	Please show the driveway from Wekiva Springs RD to your property on C-2.0 Site Layout Plan as shown on TR-1.0 Fire Truck Plan.	Unresolved
53.	Public Safety - Fire Marshal Matthew Maywald	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
54.	Public Safety - Fire Marshal Matthew Maywald	Please clarify the new use of the structure as fire sprinkler requirements may come into play based on the intended new use.	Unresolved
55.	Public Safety - Fire Marshal Matthew Maywald	If the use of the building is changing from SFR to another use, applicable change of use building permit shall apply.	Info Only
56.	Public Safety - Fire Marshal Matthew Maywald	Please clarify the TRA as it appears the truck goes over sidewalk and also into the pond and also into parking areas.	Info Only
57.	Public Works - Impact Analysis Arturo Perez	No Review Required. Trips generated by the improvement will be less than 50 required for a TIS to be submitted.	Info Only

58.	Public Works – Engineering Jim Potter	The weir detail has an elevation of 89' Please review and revise.	Unresolved
59.	Public Works – Engineering Jim Potter	The orifice cannot be at the bottom of the pond. The site is in a high recharge area. The water quality has to be infiltrated into the ground. Please revise the outfall accordingly and remove the orifice unless it can be shown that there is an issue with the pond recovery.	Unresolved
60.	Public Works – Engineering Jim Potter	There are concerns with site drainage discharge to the County roadway drainage system. Please provide information from the County design showing what drainage was taken into account for that drainage system. The onsite drainage will have to be held to that design.	Unresolved
61.	Public Works – Engineering Jim Potter	Please provide a geotechnical report for the site. This needs to include the seasonal high-water table, infiltration rates etc. The soils survey is not sufficient.	Unresolved
62.	Public Works – Engineering Jim Potter	Provide a signed and sealed boundary and topographic survey.	Unresolved
63.	Public Works – Engineering Jim Potter	The fire truck turning analysis seems to run into the retention pond in more than 1 location. Please clearly show the tire tracks and show that the fire truck does not go into the retention pond or outside the pavement. There is also some concern with potential vehicular access into the pond without any reasonable protection for clear zone. Please provide curbing around the pond. There can be breaks to allow drainage to get into the pond, but protection is required.	Unresolved
64.	Public Works – Engineering Jim Potter	Please move the sanitary sewer manholes from the sidewalk.	Unresolved
65.	Public Works – Engineering Jim Potter	The County requires 4 to 1 side slopes or the pond is required to be fenced. The County also requires a 10-foot berm generally. A 5-foot berm may be allowed. Please revise to a minimum 5-foot berm no steeper than 10 to 1 and either fence the pond or revise the slopes to 4 to 1.	Unresolved
66.	Public Works – Engineering Jim Potter	The County requires ADA access to the public ROW. Please provide access to the Wekiva Springs Road sidewalk.	Unresolved
67.	Public Works – Engineering Jim Potter	Based on the number and nature of the comments additional comments may be generated on the resubmittal.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Correction Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Corrections Required	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/15/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	James, Maya, Annie, Matthew, Jim, Amy, Sarah, Phil
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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: 2026-0048

Title:

B&M AFFORDABLE CONSTRUCTION SUBDIVISION - FINAL ENGINEERING

Project Number: 25-55200004

Project Description: Proposed Final Engineering Plan for 11 single family residential lots on 5.41 acres in the R-1AAA Zoning District located on the west side of Brooks Ln, south of Red Bug Lake Rd

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

Parcel ID: 19-21-31-300-008B-0000

BCC District: 1-Dallari

Applicant: Rodolfo Sucre (407) 743-2754

Consultant: Rodolfo Sucre (407) 743-2754



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

PROJ. #:

RECEIVED 12/02/2025
PAID 12/4/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

- PRELIMINARY SUBDIVISION PLAN (PSP) \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
- FINAL ENGINEERING (FE) \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
- FINAL PLAT (FP) \$1,500.00
- MINOR PLAT (RESIDENTIAL: 4 LOTS MAX – COMMERCIAL: 2 LOTS MAX) \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: B&M Affordable Developers Inc Subdivision

PARCEL ID #(S): 19-21-31-300-008B-0000

NUMBER OF LOTS: 11 SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

ARE ANY TREES BEING REMOVED? YES NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING)

WATER PROVIDER: Seminole County Utilities SEWER PROVIDER: Seminole County Utilities

ZONING: R-1AAA FUTURE LAND USE: LDR TOTAL ACREAGE: 5.41 BCC DISTRICT: 1

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Rodolfo E. Sucre

COMPANY: RSP Engineers Inc.

ADDRESS: 111 N Orange Ave. Suite 800 148

CITY: Orlando

STATE: Florida

ZIP: 32801

PHONE: (407) 743-2754

EMAIL: rsucre@rspengineers.com

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Rodolfo E. Sucre		COMPANY: RSP Engineers Inc.	
ADDRESS: 111 N Orange Ave. Suite 800 148			
CITY: Orlando	STATE: Florida	ZIP: 32801	
PHONE: (407) 743-2754	EMAIL: rsucre@rspengineers.com		

OWNER(S)			
NAME(S): B&M Affordable Developers Inc			
ADDRESS: 6378 Cedar Chase CT			
CITY: Orlando	STATE: Florida	ZIP: 32829-3003	
PHONE: (510) 999-1440	EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

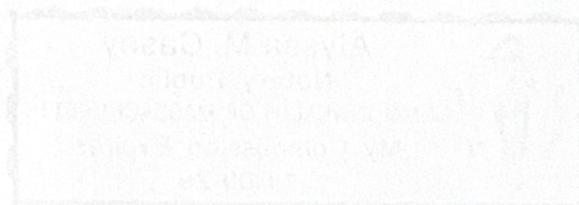
I elect to defer the Concurrency Review determination for the above listed property until Final Engineering. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

[Handwritten Signature]

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

11/13/2025

DATE



OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Bobby Malhotra, the owner of record for the following described property [Parcel ID Number(s)] 19-21-31-300-008B-0000 hereby designates RSP Engineers, Inc/ Rodolfo Sucre to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date 11/13/2025

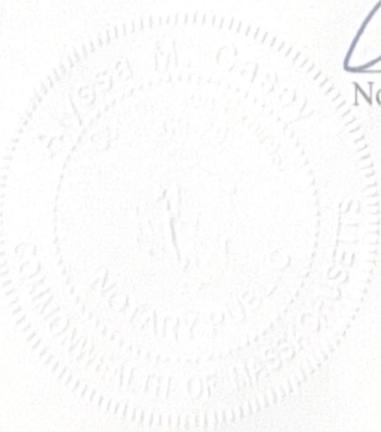
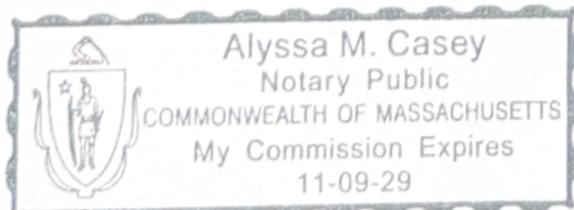
Bobby Malhotra
Property Owner's Signature

Bobby Malhotra
Property Owner's Printed Name

~~MASSACHUSETTS~~
~~STATE OF FLORIDA~~
COUNTY OF Worcester

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of ~~Florida~~ ^{Massachusetts} to take acknowledgements, appeared Bobby Malhotra (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 13th day of November, 2025.

Alyssa M. Casey
Notary Public



Property Record Card



Parcel: **19-21-31-300-008B-0000**
 Property Address: **1480 BROOKS LN OVIEDO, FL 32765**
 Owners: **B&M AFFORDABLE DEVELOPERS INC**
 2026 Market Value \$1,202,099 Assessed Value \$1,202,099 Taxable Value \$1,202,099
 2025 Tax Bill \$13,978.65 Tax Savings with Non-Hx Cap \$2,465.45
 The 5 Bed/2.5 Bath Single Family property is 3,155 SF and a lot size of 5.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-31-300-008B-0000
Property Address	1480 BROOKS LN OVIEDO, FL 32765
Mailing Address	6378 CEDAR CHASE CT ORLANDO, FL 32829-3003
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$2,099	\$2,142
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,200,000	\$1,200,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,202,099	\$1,202,142
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$292,461
P&G Adjustment	\$0	\$0
Assessed Value	\$1,202,099	\$909,681

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,444.10
Tax Bill Amount	\$13,978.65
Tax Savings with Exemptions	\$2,465.45

Owner(s)

Name - Ownership Type
B&M AFFORDABLE DEVELOPERS INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 19 TWP 21S RGE 31E
E 747 FT OF N 1/2 OF S 1/2
OF SW 1/4 OF SW 1/4 (LESS
RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,202,099	\$0	\$1,202,099
Schools	\$1,202,099	\$0	\$1,202,099
FIRE	\$1,202,099	\$0	\$1,202,099
ROAD DISTRICT	\$1,202,099	\$0	\$1,202,099
SJWM(Saint Johns Water Management)	\$1,202,099	\$0	\$1,202,099

Sales

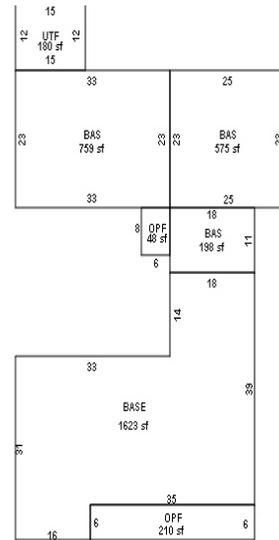
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/10/2025	\$100	10843/0068	Improved	No
WARRANTY DEED	2/28/2025	\$1,350,000	10780/1069	Improved	Yes
WARRANTY DEED	11/17/2023	\$850,000	10540/1079	Improved	Yes
WARRANTY DEED	11/9/2023	\$700,000	10539/1887	Improved	Yes
QUIT CLAIM DEED	1/1/2011	\$100	07518/1477	Improved	No
QUIT CLAIM DEED	1/1/1986	\$100	02008/1517	Improved	No
WARRANTY DEED	7/1/1980	\$100	01285/1099	Improved	No
WARRANTY DEED	4/1/1980	\$97,500	01275/0015	Improved	Yes

Land

Units	Rate	Assessed	Market
12 Lots	\$100,000/Lot	\$1,200,000	\$1,200,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1968
Bed	5
Bath	2.5
Fixtures	8
Base Area (ft ²)	1623
Total Area (ft ²)	3593
Constuction	CONC BLOCK
Replacement Cost	\$3,427
Assessed	\$2,099

* Year Built = Actual / Effective



Sketch by Apex Medina™

Building 1

Appendages	
Description	Area (ft ²)
BASE	198
BASE	575
BASE	759
OPEN PORCH FINISHED	210
OPEN PORCH FINISHED	48
UTILITY FINISHED	180

Permits				
Permit #	Description	Value	CO Date	Permit Date
00347	REROOF	\$7,000		1/18/2012
04352	CHANGE OUT A/C	\$3,300		6/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$0	\$0

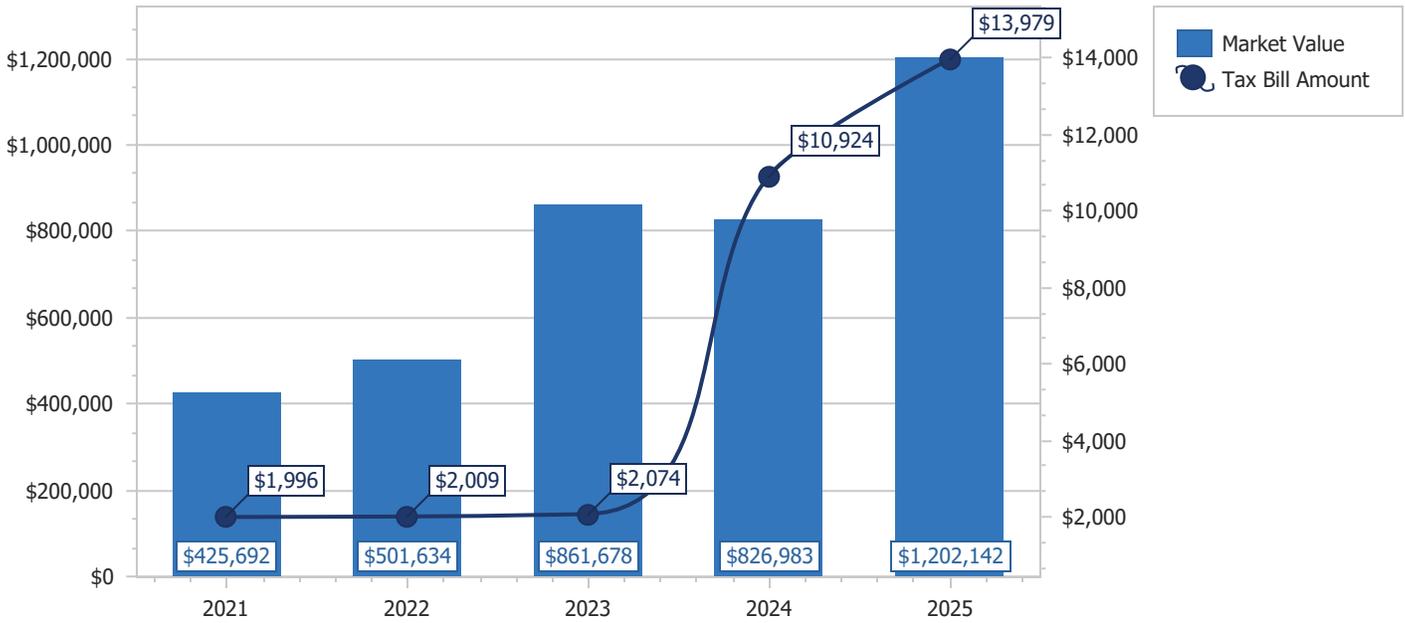
Zoning	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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

Detail by Entity Name

Florida Profit Corporation
B&M AFFORDABLE DEVELOPERS INC

Filing Information

Document Number P25000032810
FEI/EIN Number NONE
Date Filed 05/29/2025
State FL
Status ACTIVE

Principal Address

6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Mailing Address

6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Registered Agent Name & Address

GANDHI, MOHINDER S
6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Officer/Director Detail

Name & Address

Title P

GANDHI, MOHINDER S
6378 CEDAR CHASE COURT
ORLANDO, FL 32829 UN

Title VP

MALHOTRA, BOBBY
6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Annual Reports

No Annual Reports Filed

Document Images

[05/29/2025 – Domestic Profit](#)

[View image in PDF format](#)

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/3/2025 10:02:40 PM
Project: 25-55200004
Credit Card Number: 52*****2944
Authorization Number: 36636Z
Transaction Number: 031225O18-37B4293E-AA6A-40B1-8DB5-D611D9E95CB8
Total Fees Paid: 4355.20

Fees Paid

Description	Amount
FINAL SUBDIVISION	4275.00
CC CONVENIENCE FEE -- PZ	80.20
Total Amount	4355.20

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	B&M AFFORDABLE CONSTRUCTION SUBDIVISON - FINAL ENGINEERING	PROJ #: 25-55200004
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	12/03/25	
RELATED NAMES:	EP RODOLFO E SUCRE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-31-300-008B-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 11 SINGLE FAMILY RESIDENTIAL LOTS ON 5.41 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE WEST SIDE OF BROOKS LN, SOUTH OF RED BUG LAKE RD	
NO OF ACRES	5.41	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE WEST SIDE OF BROOKS LN, SOUTH OF RED BUG LAKE RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE STE 800-148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM	RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE STE 800-148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM	

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

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

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

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

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Please provide a landscape plan to show the landscape buffers, opacities, and plant groups.	Unresolved
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the east portion of the property, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED Annie Sillaway	The landscape plans within the Preliminary Site Plan (PSP) and Final Engineering Plan need to be consistent with one another.	Unresolved
7.	Buffers and CPTED Annie Sillaway	On the landscape plan, please provide a calculation for each buffer that indicates: (a) length of buffer (b) required number of plant groups per 100' (c) plant unit selected (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs).	Unresolved
8.	Buffers and CPTED Annie Sillaway	Additional comments may be forthcoming after resubmittal.	Info Only
9.	Building Division Phil Kersey	- Standard building permitting will apply. - Each building, and/ or stand-alone structure will require a separate permit. Example: building, stand-alone structures, retaining walls, fence/ gate systems, signage, etc..	Info Only
10.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
11.	Environmental Services	On Sheet 001: Cover Sheet, please update the Utilities contact information to the following: 500 W	Unresolved

	James Van Alstine	Lake Mary Blvd, Sanford, FL 32773 Utilities Engineering (407) 665-2024	
12.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please provide callouts for all water main fittings such as bends and tees.	Unresolved
13.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please revise the depiction of the proposed water main wet tap and extension to be perpendicular to the existing 12" DI water main in the right of way. If you are proposed a 45-degree bend immediately downstream of the 8" tapping valve, then provide a callout accordingly for clarification.	Unresolved
14.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please clarify the water service layouts and connections. Are the service connections for the lots proposed to be double meters for each lot (one residential and one irrigation)? Or single meters for each lot (one residential with alternative irrigation such as private well)? For example, if double meters are to be used provide a callout specifying the connection and layout such as: 8"x1-1/2" service saddle, 1-1/2" PE tubing, two 5/8"x3/4" water meters, one 3/4" backflow preventer (for irrigation line) [typical of 11 lots]. For the HOA irrigation meter, provide a callout specifying the connection and layout such as: 8"x1" service saddle and 1" PE tubing. Update the water meter size callout to be one 5/8"x3/4" water meter. Please provide water demand calculations for the maximum required gpm required for the HOA irrigation system to justify the need for a 3/4" irrigation meter. The 5/8"x3/4" meter is a 5/8" water meter with 3/4" inlet/outlet fitting connections and is typical of residential subdivisions. It provides 15 gpm at peak water demand usage.	Unresolved
15.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, an irrigation plan is reference in the HOA irrigation meter callout, but the plan sheet is not included in the provided design plans?	Info Only
16.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please specify onsite proposed fire hydrants as public or private by updating the callout accordingly. Such as proposed public 6" fire hydrant.	Unresolved
17.	Environmental Services James Van	On Sheet 011: Composite Utility Plan, please provide and callout an end of line blow off for the 8" PVC water main. Specifically, the no future extension possible version. Also, the 8" PVC water	Unresolved

	Alstine	main can end just past the lot line of Lot 5/6 instead of extending all the way through Lot 6 if desired. The water service for Lot 6 just needs to be located on Lot 6 (within the 10 ft utility easement), it is not necessarily required to be directly in front of the house.	
18.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please remove PVC from the 8" gate valve callout or revise gate valve to be DI for ductile iron instead.	Unresolved
19.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please revise the proposed inverts for MH-1. Either raise the N invert to be 41.40 ft or lower the E invert to be 41.20 ft so as to ensure that the minimum drop across MH-1 is 0.1 ft.	Unresolved
20.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please update the callouts for all manholes to specify them as eccentric manholes per standard detail 302 (not concentric).	Unresolved
21.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please revise the inverts for MH-3, MH-4, and MH-5 to be as deep as possible so that the County can maximize the possibilities for future connections to MH-3. For instance, if adjacent parcel 19-21-31-300-008A-0000 was to redevelop into a subdivision we could direct their connection through the 15 ft utility easement to MH-3. Please revise MH-5 S invert to be 37.53 ft and the E invert to be 37.63 ft. Please revise MH-4 W invert to be 37.70 ft and the N invert to be 37.80 ft. Please revise MH-3 S invert to be 38.32 ft. The W invert for MH-3 can remain at 38.68 ft since it's less than the maximum drop allowed across a manhole which is 2 ft. The revised inverts for MH-3, MH-4, and MH-5 were calculated using the minimum design slope for 8" gravity sewer which is 0.32% slope.	Unresolved
22.	Environmental Services James Van Alstine	On Sheets 012 and 013: Utility Details, please add the following Seminole County standard details: SD 101, SD 104, SD 108, SD 109, SD 115, SD 204, SD 208, SD 209, SD 210, SD 215, SD 218, SD 301, and SD 302. Please remove the following Seminole County standard details: SD 201, SD 212, and SD 216.	Unresolved
23.	Environmental Services James Van Alstine	On Sheet 011: Composite Utility Plan, please provide a profile for water main connection extension that occurs within public right of way. Make sure to draw in and callout existing utility lines along the alignment. For the gravity sewer main and water	Unresolved

		main alignments onsite, please provide either a profile, details, or callouts showing pipe conflicts to ensure that minimum vertical separation requirements are met. For example, the 8" PVC water main crosses a 24" corrugated HDPE storm line and a 12" corrugated HDPE storm line. Provide information when any of the following crosses each other: water main, gravity sewer main/laterals, and storm main/laterals. Water service line crossings do not require conflict information.	
24.	Natural Resources Sarah Harttung	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Unresolved
25.	Natural Resources Sarah Harttung	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Unresolved
26.	Natural Resources Sarah Harttung	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
27.	Natural Resources Sarah Harttung	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)	Unresolved
28.	Natural Resources Sarah Harttung	Revisit the tree removal plan. With required drainage and grading improvements, many of the trees shown to be saved should be removed.	Unresolved
29.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
30.	Natural Resources Sarah Harttung	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	Info Only

		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.	
31.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
32.	Natural Resources Sarah Harttung	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
33.	Natural Resources Sarah Harttung	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
34.	Natural Resources Sarah Harttung	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
35.	Natural Resources Sarah Harttung	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
36.	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	Info Only

	Sarah Harttung	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)	
37.	Natural Resources Sarah Harttung	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) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
38.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
39.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
40.	Natural Resources Sarah Harttung	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
41.	Natural Resources Sarah Harttung	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
42.	Natural Resources Sarah Harttung	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
43.	Natural Resources Sarah Harttung	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)	Unresolved
44.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved

45.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Unresolved
46.	Natural Resources Sarah Harttung	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Contact the review for help with calculations.	Unresolved
47.	Natural Resources Sarah Harttung	Provide the landscaping plan.	Unresolved
48.	Natural Resources Sarah Harttung	Show tree protection measures for construction and development. See informational comments for details.	Unresolved
49.	Natural Resources Sarah Harttung	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
50.	Natural Resources Sarah Harttung	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
51.	Natural Resources Sarah Harttung	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
52.	Natural Resources Sarah Harttung	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
53.	Natural Resources Sarah Harttung	Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space. SCLDC 30.7.3.2, note 11	Info Only
54.	Planning and Development Annie Sillaway	The Applicant must submit a revision of your Final Engineering Plans based upon comments of the various reviewers.	Info Only

55.	Planning and Development Annie Sillaway	Please provide the gross density calculation.	Unresolved
56.	Planning and Development Annie Sillaway	On the final subdivision plan there are wetland delineations shown, which is not consistent with the Preliminary Subdivision Plan. Will the wetlands that are shown being mitigated? If so, please place a note on the Final Engineering that states, "All wetlands on the subject property will be mitigated". If the wetlands are not being mitigated the net buildable calculation will need to be revised to deduct the wetlands from the net buildable area. Informational: Please note that the Future Land Use is Low Density Residential, which only allows for a total of four (4) dwelling units per net buildable acre.	Unresolved
57.	Planning and Development Annie Sillaway	On the final subdivision plan, lot 5 shows a rear yard setback of 27'; however, the rear yard setback is 30'. Please demonstrate that the building envelopes for each lot meet the building setbacks for the R-1AAA zoning district.	Unresolved
58.	Planning and Development Annie Sillaway	On the final subdivision plan, please provide a school impact analysis table on the plan, and provide the school impact analysis letter. The school capacity availability letter is required at the time of Final Plat.	Unresolved
59.	Planning and Development Annie Sillaway	On the final development plan, please place a note that states how many phases are being proposed for the proposed subdivision.	Unresolved
60.	Planning and Development Annie Sillaway	An irrigation plan shall be submitted to show that 100% of the landscaping is being irrigated. Per Sec. 30.14.18 (b) - The irrigation plan shall include information such as sprinkler head type, pipe size, radius of throw, valve and backflow preventer, and rain sensor device locations. (c) All water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs, and ground cover beds. A rain sensor device or switch shall be required on any newly installed automatic irrigation system to prevent irrigation during periods of sufficient rainfall. The use of low-volume, emitter, or target irrigation is preferred for trees, shrubs, and ground cover. Significant irrigation overthrow onto impervious surfaces is prohibited. The use of irrigation systems shall comply with all water use restrictions imposed by law.	Unresolved
61.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be	Info Only

	Amy Curtis	permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	
62.	Public Safety - Addressing Amy Curtis	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
63.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	Info Only
64.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only

65.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
66.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
67.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designation is Court Cove or Point (choose one). The approved street name is required to be labeled on the Final Engineering Plan.	Unresolved
68.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: Court (CT), Cove (CV), Point (PT)	Info Only
69.	Public Safety - Addressing Amy Curtis	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
70.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
71.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3)	Info Only

72.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 19-21-31-300-008B-0000 is 1480 Brooks Lane, Oviedo, FL 32765. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
73.	Public Safety - Addressing Amy Curtis	(Development Name) We previously approved the subdivision name "GENESIS". Please clarify if this is the intended subdivision name. If another name is intended, please submit proposed subdivision names to addressing@seminolecountyfl.gov for review. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051)	Unresolved
74.	Public Safety - Addressing Amy Curtis	(Subdivision Plats) The addressing fee for 11 lots and 1 entry address is \$280.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Unresolved
75.	Public Safety - Addressing Amy Curtis	Correct the subdivision name on the Cover Sheet, Fire Truck Access Plan and the Final Subdivision Plan to the approved subdivision name "GENESIS". Remove all other references.	Unresolved
76.	Public Safety - Addressing Amy Curtis	Remove the reference to the address 1480 Brooks LN from the Cover Sheet, Fire Truck Access Plan and the Final Subdivision Plan.	Unresolved
77.	Public Safety - Addressing Amy Curtis	Will the existing single family home be demolished?	Unresolved

78.	Public Safety - Fire Marshal Matthew Maywald	TRA shows apparatus going all the way up near the sidewalk. Please revise.	Unresolved
79.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Unresolved
80.	Public Safety - Fire Marshal Matthew Maywald	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
81.	Public Safety - Fire Marshal Matthew Maywald	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 Entire culdesac shall have striping and no parking signage as it is part of the emergency vehicle turn around.	Unresolved
82.	Public Safety - Fire Marshal Matthew Maywald	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of	Unresolved

		Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	
83.	Public Safety - Fire Marshal Matthew Maywald	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
84.	Public Safety - Fire Marshal Matthew Maywald	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
85.	Public Works - Impact Analysis Arturo Perez	No TIS Report is Required, PM peak trips generated (10) are less than requirement (50)	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	Approval	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering		Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Corrections Required	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/15/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Jim, Annie, Amy, Matthew, Sarah, James,
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

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

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

Agenda Memorandum

File Number: 2026-0049

Title:

LAKE MARKHAM ROAD REPLAT - PRE-APPLICATION

Project Number: 25-80000143

Project Description: Proposed Subdivision for 4 parcels on 25.74 acres in the A-1 Zoning District located on the west side of Lake Markham Rd, north of Markham Rd

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

Parcel ID: 26-19-29-300-0150-0000++

BCC District: 5-Herr

Applicant: Gilbert Miller

Consultant: Marc Jones (321) 275-5914



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

PROJ. #: 25-80000143

Received: 12/22/25

Paid: 12/29/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
--	---------

PROJECT

PROJECT NAME: 800 Lake Markham Road Replat	
PARCEL ID #(S): 26-19-29-300-0150-0000, 26-19-29-300-0170-0000, and 27-19-29-300-028A-0000	
TOTAL ACREAGE: 25.7	BCC DISTRICT: 5
ZONING: A-1	FUTURE LAND USE: SE

APPLICANT

NAME: Gilbert Miller	COMPANY:	
ADDRESS: 1600 W Ivanhoe Blvd		
CITY: Orlando	STATE: FL	ZIP: 32804-5808
PHONE:	EMAIL:	

CONSULTANT

NAME: Marc Jones, Esq.	COMPANY: Cipparone & Cipparone, PA	
ADDRESS: 1525 International Parkway, Ste. 1011		
CITY: Lake Mary	STATE: FL	ZIP: 32746
PHONE: 321-275-5914	EMAIL: mjones@cipparonepa.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION				
Description of proposed development: <u>Replat of three (3) existing parcels into four (4) new parcels</u>				

STAFF USE ONLY

COMMENTS DUE: 1/9	COM DOC DUE: 1/15	DRC MEETING: 1/21
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the west side of Lake Markham Rd, north of Markham Rd
W/S: Seminole County	BCC: 5: Herr	

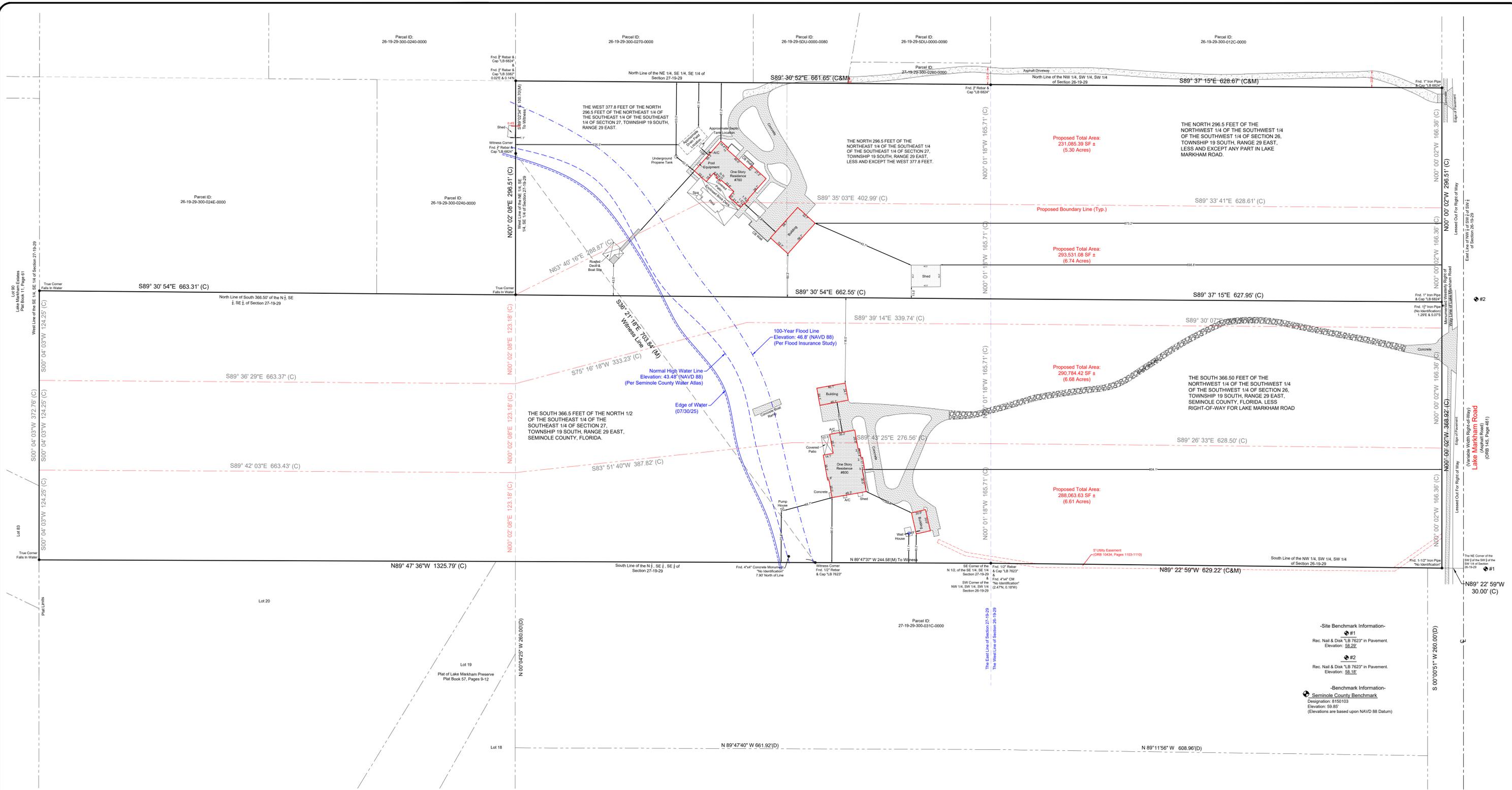
Detailed Narrative

Property Address: 800 Lake Markham Road, Sanford, FL 32771

Parcel Numbers: 26-19-29-300-0150-0000, 26-19-29-300-0170-0000,
and 27-19-29-300-028A-0000

Property owners: Gilbert and Jamee Miller

The property owners are record title holders of Seminole County Parcel numbers 26-19-29-300-0150-0000, 26-19-29-300-0170-0000, and 27-19-29-300-028A-0000. The parcels are contiguous with a total acreage of approximately 25.7 acres. Two of the parcels have frontage on Lake Markham Road. Current zoning on all parcels is A-1 with a future land use of SE. The property owners desire to replat the 3 parcels into 4 parcels as depicted on the proposed site plan. All resulting lots will meet the minimum requirements under the Seminole County Land Development Code.



Boundary Survey
Parent Legal Description:
 PART OF LOT 28A: THE WEST 377.8 FEET OF THE NORTH 296.5 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST.
 LOT 28B: THE NORTH 296.5 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS AND EXCEPT THE WEST 377.8 FEET.
 LOT 17: THE NORTH 296.5 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS AND EXCEPT ANY PART IN LAKE MARKHAM ROAD.
 AND
 THE SOUTH 366.5 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR LAKE MARKHAM ROAD
 AND
 THE SOUTH 366.5 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

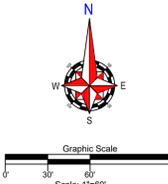
FLOOD DISCLAIMER:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X / X500 / AE (WITH A BASE FLOOD ELEVATION OF 46.8'). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:
 GILBERT MILLER AND JAMEE MILLER

-Site Benchmark Information-
 #1
 Rec. Nail & Dial "LB 7623" in Pavement.
 Elevation: 58.22'
 #2
 Rec. Nail & Dial "LB 7623" in Pavement.
 Elevation: 58.12'

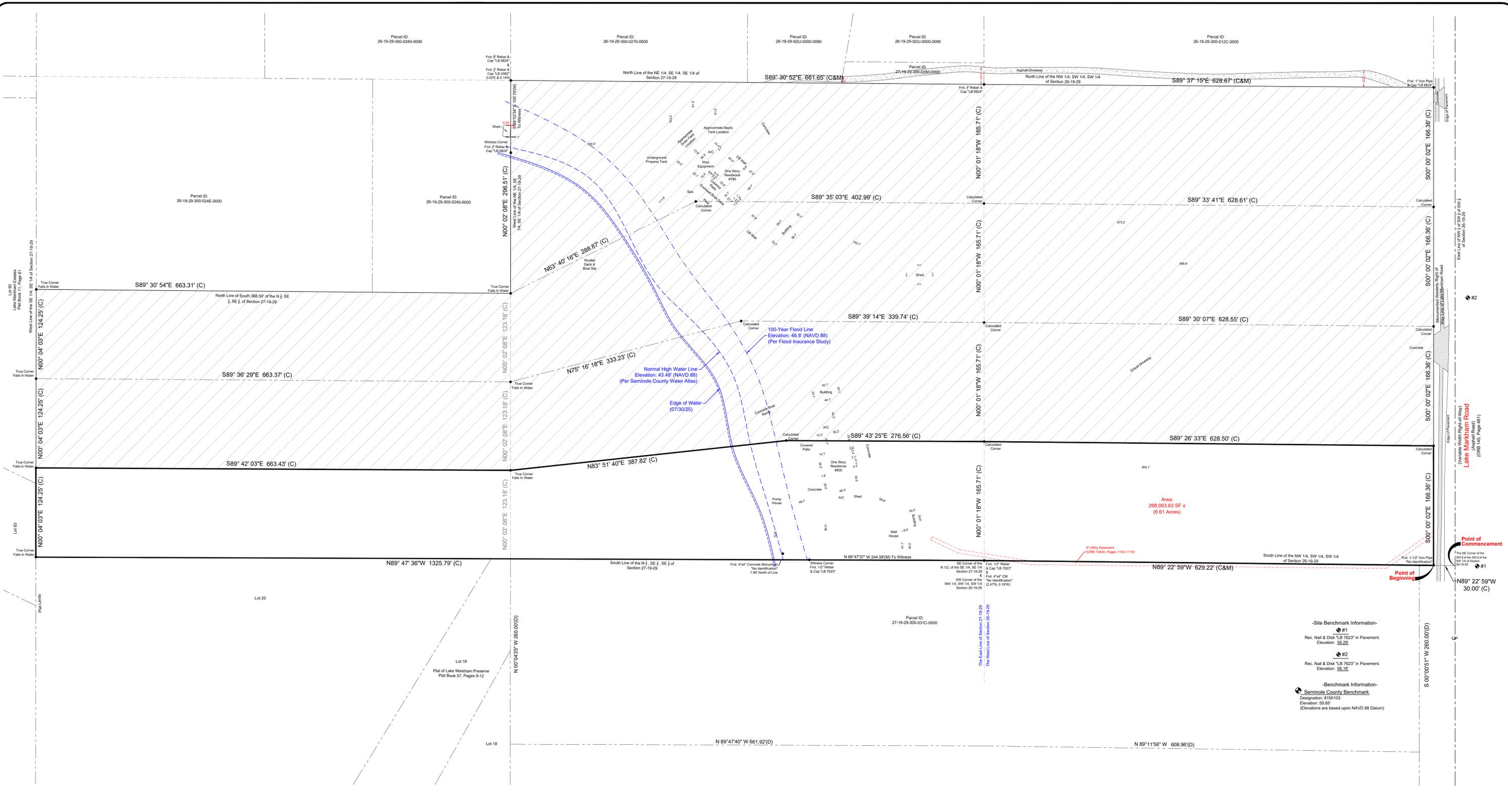
-Benchmark Information-
 Seminole County Benchmark
 Designation: 8150103
 Elevation: 69.85'
 (Elevations are based upon NAVD 88 Datum)

-Additional Notes-
 *Per Client, all internal improvements to be demolished upon approval of lot split.



Field Date: 08/04/25	Date Completed: 08/22/25	Notes:
Drawn By: JW	File Number: IS-112163	Survey is based upon the legal description supplied by client. All existing property deeds have NOT been researched for gaps, overlaps and/or faults.
Legend:		*Subject to any Easements and/or Restrictions of Record Denoted with a "RE".
C - Calculated	PC - Point of Curvature	*Building Ties are NOT to be used to reconstruct Property Lines.
CB - Concrete Block	PI - Point of Intersection	*Fence Ownership is NOT determined.
CM - Concrete Monument	P.O.B. - Point of Beginning	*Fence Overlaps, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
CL - Chain Link	P.O.L. - Point on Line	*Basic Tanks and/or Chained locations are appropriate and MUST be verified by appropriate Utility Location Company.
DE - Deed Easement	PT - Point	*Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Shall be Constructed to give Any Rights or Benefits to Anyone Other than those Certified.
EE - Easement	PRM - Permanent Reference Monument	*Flood Zone Determination (Zone X, X500, AE, etc.) as a Certified Professional Surveyor is not a Flood Zone Determination. This Client shall be affected by Flood Factors and/or other information NOTER known by NOT given to the Surveying Company at the time of the Engineer's Survey.
FE - Easement	R - Radius	*Inland & Associates Surveying Inc. and the signing surveyor assume NO liability for the Accuracy of this Determination.
FF - Finished Floor Elevation	RT - Right of Turn	
FL - Flag	RS - Rebar & Cap	
FR - Iron Pipe	RE - Rebar	
FS - Flag Stake	RF - Rebar Footing	
M - Monument	SG - Set 1/2" Rebar & Cap "LB 7623"	
NE - Non-Return	TR - Trench	
NR - Non-Return	UL - Utility	
OSB - Official Records Book	UE - Utility Easement	
PA - Plat Book	US - Utility Stake	
PL - Plat Book	VA - Chain Link Fence	
PL - Plat Book	VA - Chain Link Fence	

Patrick K. Ireland, P.S.M. 6637, L.B. 7623
 The Survey is based upon the use of a State Certified Platbook. This Survey NOT VALID UNLESS RECORDED AND EMBOSSED WITH SURVEYOR'S SEAL.
Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



Boundary Survey
Legal Description:
 Commence at the Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 29 East, Seminole County, Florida; thence, along the south line of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 19 South, Range 29 East, North 89°22'59" West 30.00 feet to the monument westerly right of way line of Lake Markham Road and the Point of Beginning; thence, continue North 89°22'59" West 629.22 feet to the West Line of Section 26, Township 19 South, Range 29 East, also being the East Line of Section 27, Township 19 South, Range 29 East; thence North 89°43'25" West 1325.79 feet to the West Line of the Southeast 1/4 of Section 27, Township 19 South, Range 29 East; thence, along said West Line, North 00°04'03" East 124.25 feet; thence South 89°42'03" East 663.43 feet to West Line of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 19 South, Range 29 East; thence North 83°51'40" East 387.82 feet; thence South 89°43'25" East 276.56 feet to the East Line of said Section 27; thence, leaving Section 27, South 89°26'33" East 628.50 feet to the aforementioned westerly right of way line of Lake Markham Road; thence, along said westerly right of way line, South 00°00'02" East 166.36 feet to the Point of Beginning.

FLOOD DISCLAIMER:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X / X500 / AE (WITH A BASE FLOOD ELEVATION OF 46.8'). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:
 GILBERT MILLER AND JAMEE MILLER

- Site Benchmark Information-
 #1
 Rec. Nail & Disk "LB 7623" in Pavement.
 Elevation: 58.22'
- #2
 Rec. Nail & Disk "LB 7623" in Pavement.
 Elevation: 58.12'
- Benchmark Information-
 -Seminole County Benchmark
 Designation: 8150103
 Elevation: 69.80'
 (Elevations are based upon NAVD 88 Datum)

-Additional Notes-
 -Per Client, all internal improvements to be demolished upon approval of lot split and as such not shown hereon.
 -Calculated Corner* to be set pending approval of lot split and demolition of existing structures.



Field Date: 08/04/25	Date Completed: 08/22/25	Notes:
Drawn By: JW	File Number: IS-112163	-Survey is based upon the Legal Description supplied by Client.
-Legend-		-Adjoining Property Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes.
C - Calculated	PC - Point of Curvature	-Subject to any Easements and/or Restrictions of Record.
CB - Concrete Block	PI - Point of Intersection	-Building Ties are NOT to be used to reconstruct Property Lines.
CM - Concrete Monument	P.O.B. - Point of Beginning	-Ownership is NOT determined.
DL - Drive Line	P.O.L. - Point on Line	-Fence Ownership is NOT determined.
E - Easement	PT - Power Pole	-Fence Overlaps, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
EE - Easement Elevation	PRM - Percentage Reference	-Septic Tanks and/or Chained locations are appropriate and MUST be verified by appropriate Utility Location Companies.
FE - Finished Floor Elevation	R - Radius	-Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified.
F - Foot	REC - Rebar & Cap	-Flood Zone Determination (Special Hazard) is shown as a Courtesy, and is subject to Final Approval by FEMA. This Client should be affected by Flood Factors and/or other information NEITHER shown by NOAA given to the Surveying Company at the time of the Engineer's Survey nor by the Surveying Company and the signing surveyor assume NO liability for the Accuracy of this Determination.
H - Iron Pipe	RE - Rebar	
I - Iron Pipe (4")	REB - Rebar	
M - Manhole	REB & Cap	
ND - Nail & Disk	REB - Rebar	
NL - Non-Return	REB - Rebar	
NS - Non-Survey	REB - Rebar	
OS - Official Records Book	REB - Rebar	
PA - Plat Book	REB - Rebar	
PL - Plat	REB - Rebar	
RF - Road Fence	REB - Rebar	

Patrick K. Ireland, P.S. 66637, L.B. 7623
 The Survey is intended for use as a Certified Plat. This Survey NOT VALID UNLESS RECORDED and Endorsed with Surveyor's Seal.
 Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Property Record Card



Parcel: 26-19-29-300-0170-0000
Property Address: LAKE MARKHAM RD SANFORD, FL 32771
Owners: MILLER, JAMEE; MILLER, GILBERT
 2026 Market Value \$287,300 Assessed Value \$287,300 Taxable Value \$287,300
 2025 Tax Bill \$3,929.98
 Vacant Residential property has a lot size of 4.74 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-29-300-0170-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$287,300	\$287,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$287,300	\$287,300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$287,300	\$287,300

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,929.98
Tax Bill Amount	\$3,929.98
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 19S RGE 29E
N 296.5 FT OF NW 1/4 OF SW
1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$287,300	\$0	\$287,300
Schools	\$287,300	\$0	\$287,300
FIRE	\$287,300	\$0	\$287,300
ROAD DISTRICT	\$287,300	\$0	\$287,300
SJWM(Saint Johns Water Management)	\$287,300	\$0	\$287,300

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Vacant	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Vacant	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Vacant	No
WARRANTY DEED	5/1/2019	\$100	09360/0036	Vacant	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1750	Vacant	No
QUIT CLAIM DEED	5/20/2011	\$100	07581/1812	Vacant	No

Land

Units	Rate	Assessed	Market
4.42 Acres	\$65,000/Acre	\$287,300	\$287,300

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

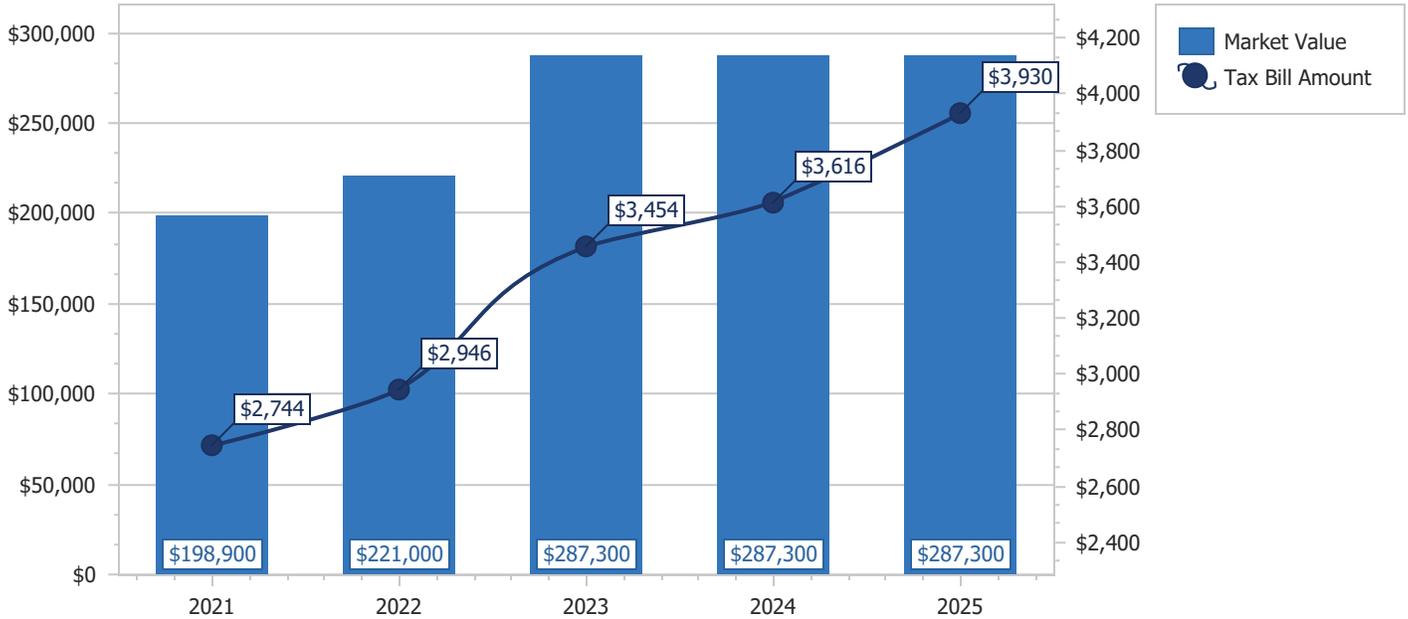
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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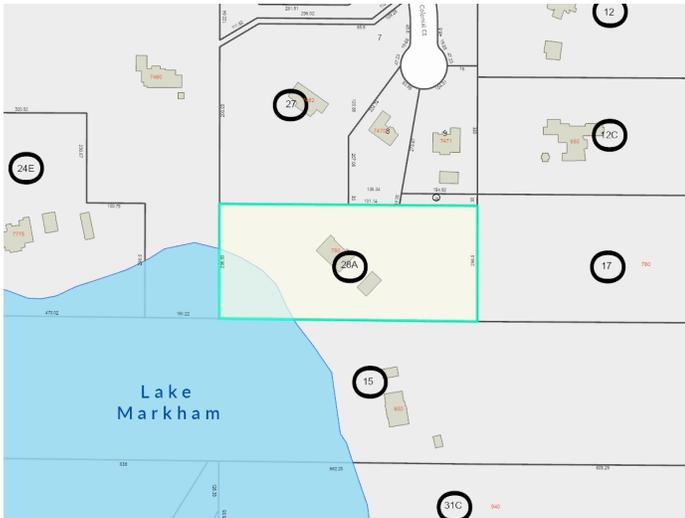
Property Record CardA



Parcel: **27-19-29-300-028A-0000**
 Property Address: **760 LAKE MARKHAM RD SANFORD, FL 32771**
 Owners: **MILLER, JAMEE; MILLER, GILBERT**
 2026 Market Value \$1,553,756 Assessed Value \$1,553,756 Taxable Value \$1,553,756
 2025 Tax Bill \$21,294.21

The 4 Bed/3 Bath Single Family Waterfront property is 3,776 SF and a lot size of 4.51 Acres

Parcel LocationA



Site ViewA

Parcel InformationA

Parcel	27-19-29-300-028A-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$504,016	\$508,389
Depreciated Other Features	\$59,740	\$58,319
Land Value (Market)	\$990,000	\$990,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,553,756	\$1,556,708
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,553,756	\$1,556,708

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,294.21
Tax Bill Amount	\$21,294.21
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 27 TWP 19S RGE 29E
W 377.8 FT OF N 296.5 FT OF NE 1/4 OF SE 1/4
OF SE 1/4

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,553,756	\$0	\$1,553,756
Schools	\$1,553,756	\$0	\$1,553,756
FIRE	\$1,553,756	\$0	\$1,553,756
ROAD DISTRICT	\$1,553,756	\$0	\$1,553,756
SJWM(Saint Johns Water Management)	\$1,553,756	\$0	\$1,553,756

SalesA

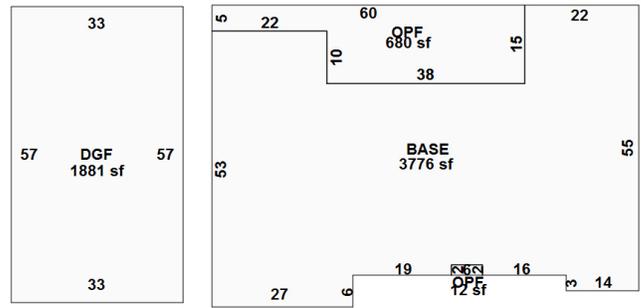
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Improved	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Improved	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Improved	No
WARRANTY DEED	5/1/2018	\$100	09360/0036	Improved	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1747	Improved	No
QUIT CLAIM DEED	7/1/2002	\$100	05039/1709	Improved	No

LandA

Units	Rate	Assessed	Market
4.50 Acres	\$220,000/Acre	\$990,000	\$990,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	3776
Total Area (ft ²)	6349
Constuction	BRICK
Replacement Cost	\$586,164
Assessed	\$482,120

* Year Built = Actual / Effective



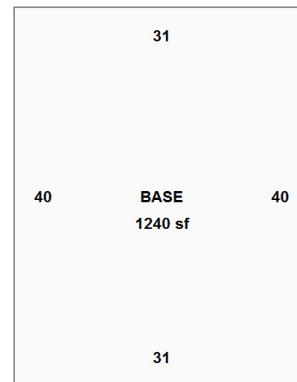
Sketch by Apes Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1881
OPEN PORCH FINISHED	680
OPEN PORCH FINISHED	12

Building InformationA	
#	2
Use	BARNS/SHEDS
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1240
Total Area (ft ²)	1240
Constuction	SIDING GRADE 1
Replacement Cost	\$30,839
Assessed	\$21,896

* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 2

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04600	760 LAKE MARKHAM RD: DOCK - BOATHOUSE-Miller Boathouse	\$24,000		4/6/2021

01151	760 LAKE MARKHAM RD: WINDOW / DOOR REPLACEMENT-	\$40,112	2/3/2021
08054	760 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340	6/4/2020
13543	POOL ENCLOSURE	\$10,290	12/11/2015
10614	SWIMMING POOL	\$61,000	9/18/2015
09688	MECHANICAL & CONDENSOR	\$7,450	12/14/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 2	2015	1	\$45,000	\$33,750
GAS HEATER - UNIT	2015	1	\$1,653	\$1,240
SCREEN ENCL 2	2015	1	\$9,000	\$6,750
FIREPLACE 2	1988	1	\$6,000	\$3,600
BOAT DOCK 2	2021	1	\$8,000	\$7,200
BOAT COVER 2	2021	1	\$8,000	\$7,200

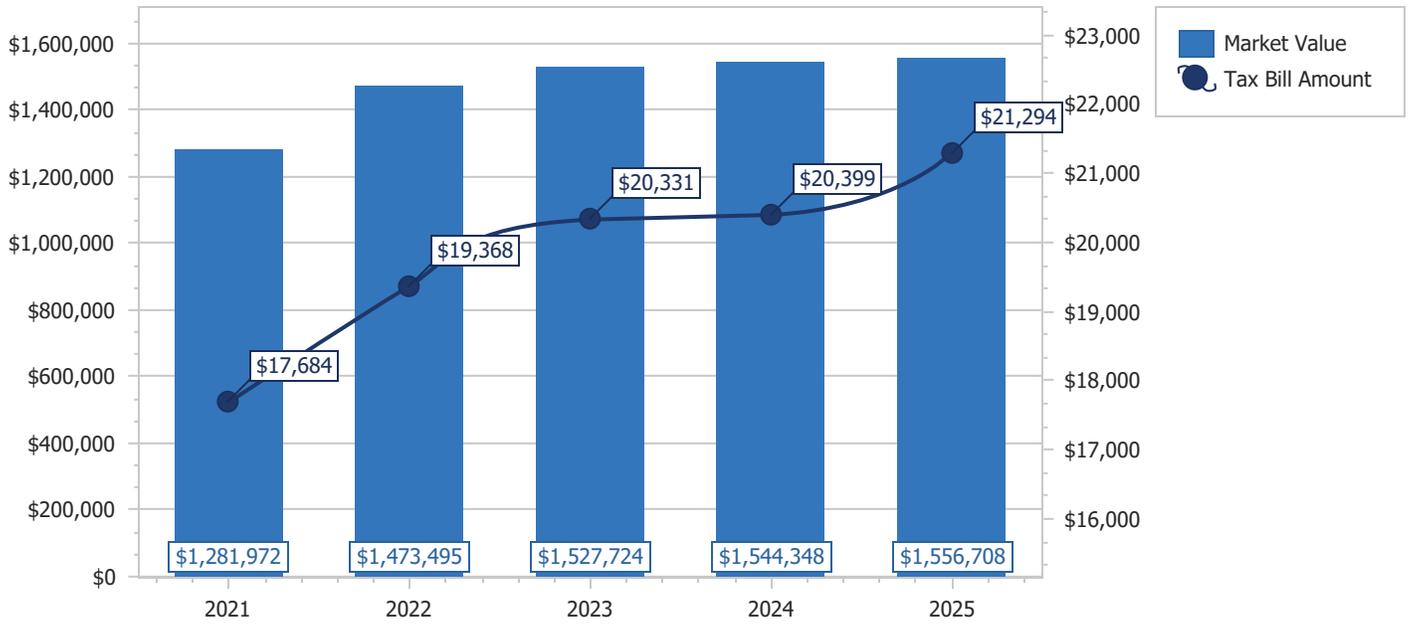
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	

Property Value HistoryA



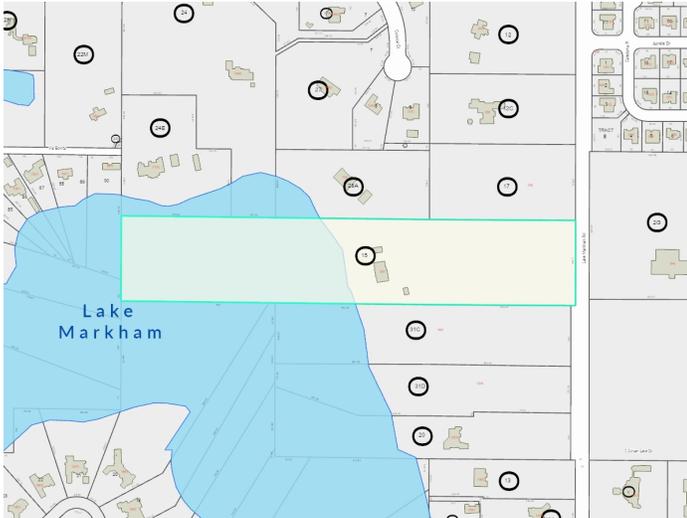
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Property Record CardA



Parcel: **26-19-29-300-0150-0000**
 Property Address: **800 LAKE MARKHAM RD SANFORD, FL 32771**
 Owners: **MILLER, GILBERT; MILLER, JAMEE**
 2026 Market Value \$2,053,556 Assessed Value \$1,854,805 Taxable Value \$1,854,805
 2025 Tax Bill \$25,013.26 Tax Savings with Non-Hx Cap \$3,128.40
 The 4 Bed/3.5 Bath Single Family Waterfront property is 2,931 SF and a lot size of 16.49 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	26-19-29-300-0150-0000
Property Address	
Mailing Address	PO BOX 23024 COLUMBUS, GA 31902-3024
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$400,356	\$405,489
Depreciated Other Features	\$4,200	\$2,800
Land Value (Market)	\$1,649,000	\$1,649,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,053,556	\$2,057,289
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$198,751	\$371,103
P&G Adjustment	\$0	\$0
Assessed Value	\$1,854,805	\$1,686,186

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,141.66
Tax Bill Amount	\$25,013.26
Tax Savings with Exemptions	\$3,128.40

Owner(s)A

Name - Ownership Type
 MILLER, GILBERT - Tenancy by Entirety
 MILLER, JAMEE - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 26 TWP 19S RGE 29E
 S 366.5 FT OF NW 1/4 OF SW
 1/4 OF SW 1/4 & S 366.5 FT OF N 1/2 OF SE 1/4
 OF SE 1/4 OF 27-19-29

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,854,805	\$0	\$1,854,805
Schools	\$2,053,556	\$0	\$2,053,556
FIRE	\$1,854,805	\$0	\$1,854,805
ROAD DISTRICT	\$1,854,805	\$0	\$1,854,805
SJWM(Saint Johns Water Management)	\$1,854,805	\$0	\$1,854,805

SalesA

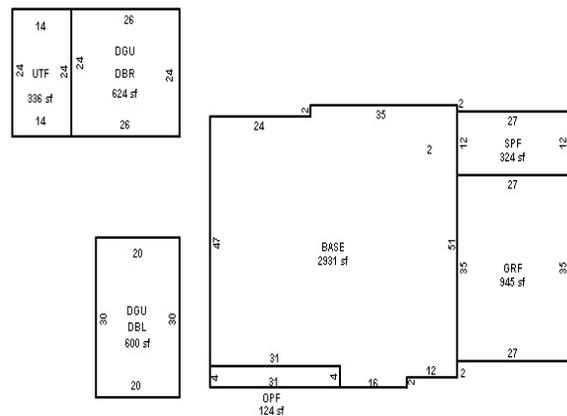
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$1,200,000	08496/0786	Improved	Yes
PROBATE RECORDS	10/1/2013	\$100	08144/0344	Improved	No
QUIT CLAIM DEED	3/1/2006	\$100	06175/1827	Improved	No
QUIT CLAIM DEED	2/1/1998	\$100	03386/0176	Vacant	No

LandA

Units	Rate	Assessed	Market
16.49 Acres	\$100,000/Acre	\$1,649,000	\$1,649,000

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1983
Bed	4
Bath	3.5
Fixtures	10
Base Area (ft ²)	2931
Total Area (ft ²)	5884
Constuction	SIDING GRADE 3
Replacement Cost	\$513,277
Assessed	\$400,356



Sketch by Apex Medina™

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
DETACHED GARAGE UNFINISHED	600
DETACHED GARAGE UNFINISHED	624
GARAGE FINISHED	945
OPEN PORCH FINISHED	124
SCREEN PORCH FINISHED	324
UTILITY FINISHED	336

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08054	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340		6/4/2020
16504	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-SFR	\$9,147		11/19/2019
02621	REROOF	\$4,500		4/12/2011

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1983	1	\$6,000	\$3,600
SHED	1983	1	\$1,000	\$600

ZoningA

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

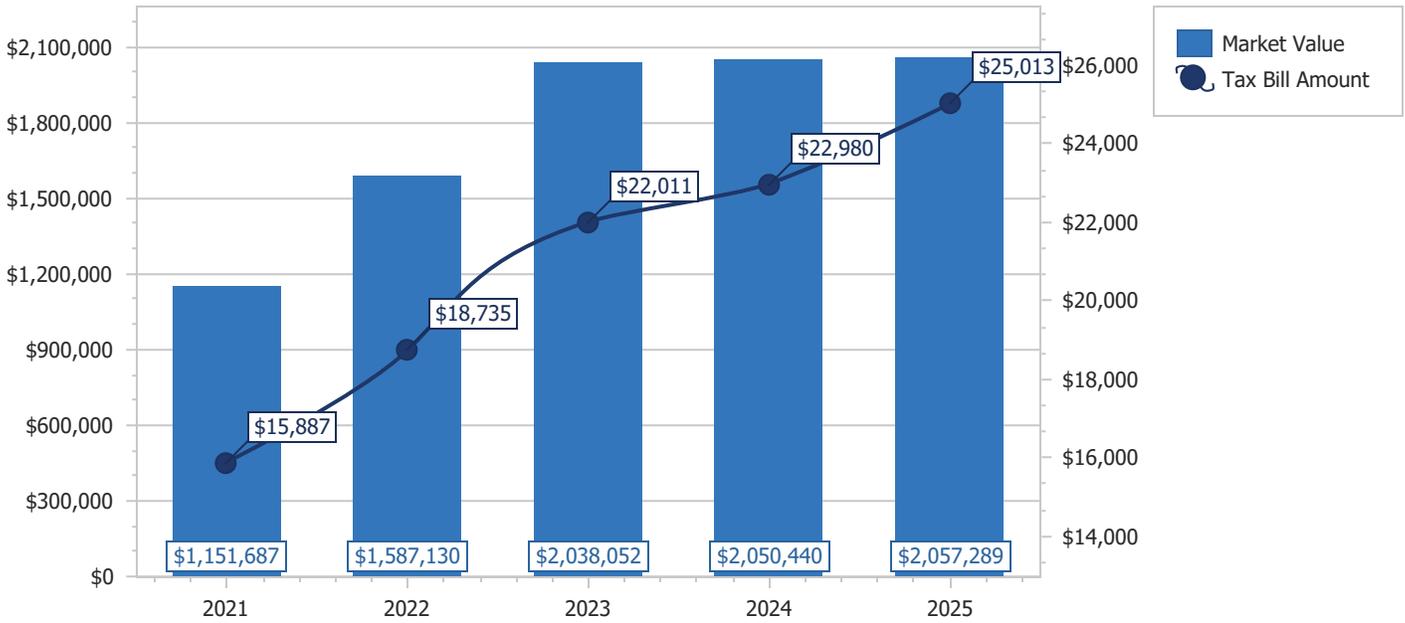
School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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

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

Receipt Details

Date: 12/29/2025 9:40:04 AM
Project: 25-80000143
Credit Card Number: 37*****4004
Authorization Number: 221909
Transaction Number: 291225O18-318D7E3B-142D-4EE9-8976-FC15FD489ECA
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, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	LAKE MARKHAM ROAD REPLAT - PRE-APPLICATION	PROJ #: 25-80000143
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/22/25	
RELATED NAMES:	EP MARC JONES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	26-19-29-300-0150-0000++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 4 PARCELS ON 25.74 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LAKE MARKHAM RD, NORTH OF MARKHAM RD	
NO OF ACRES	25.74	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LAKE MARKHAM RD, NORTH OF MARKHAM RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GILBERT MILLER 1600 W IVANHOE BLVD ORLANDO FL 32804	MARC JONES CIPPARONE & CIPPARONE, PA 1525 INTERNATIONAL PKWY STE 10 LAKE MARY FL 32746 (321) 275-5914 MJONES@CIPPARONEPA.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

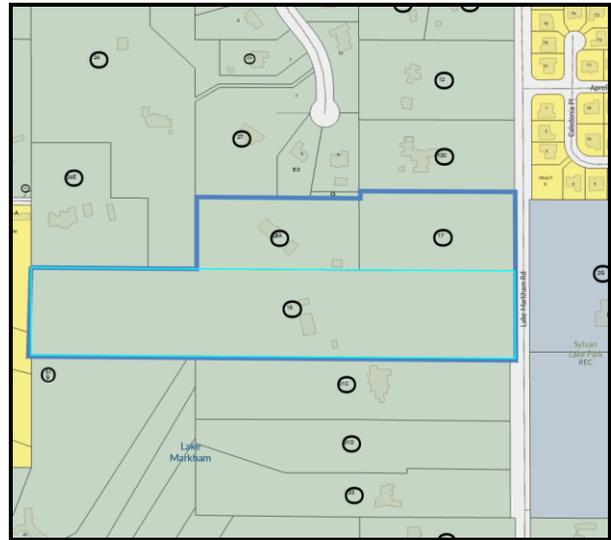
- The subject properties have a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- The Applicant would be required to go through the full Subdivision process in order to subdivide into four (4) lots.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



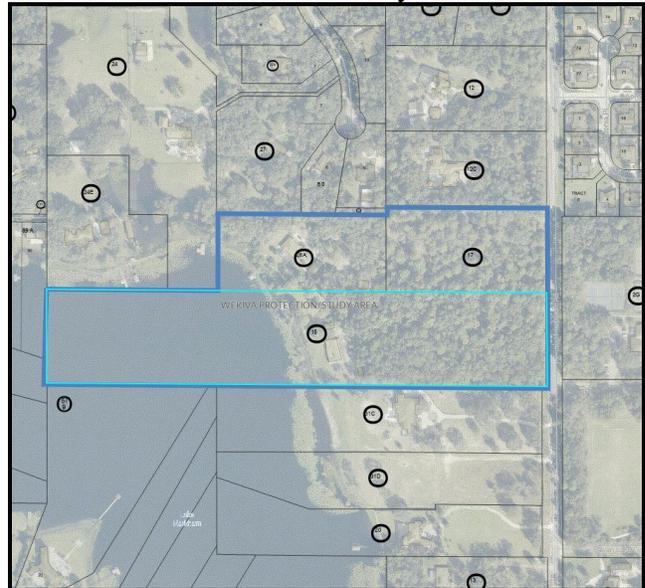
Future Land Use



Aerial



Wekiva Protection/Study Area



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Phil Kersey	- Any proposed structures, or alterations to any existing structures will require an approved building permit prior to commencing.	Info Only
2.	Comprehensive Planning David German	Please note Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. The proposed use appears consistent with the SE FLU and will need to also be consistent with the underlying zoning.	Info Only
3.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed replat.	Info Only
4.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the east side of Lake Markham Rd.	Info Only
5.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. The nearest connection point is a 12" ductile iron potable water main running along the east side of Lake Markham Rd.	Info Only
6.	Environmental Services James Van Alstine	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
7.	Natural Resources Sarah Harttung	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood	Info Only

		plain.	
8.	Natural Resources Sarah Harttung	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
9.	Natural Resources Sarah Harttung	New Principal Buildings in all zoning districts on lots or parcels legally created after 2015 shall be located a minimum distance of fifty (50) feet from the shoreline of Natural Water Bodies as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(a)	Info Only
10.	Natural Resources Sarah Harttung	All Accessory structures, excluding docks and boat houses, shall be located a minimum distance of twenty-five (25) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(c)(1)	Info Only
11.	Natural Resources Sarah Harttung	The water's edge of a pool shall be located a minimum distance of thirty (30) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(c)(2)	Info Only
12.	Natural Resources Sarah Harttung	A screen enclosure shall be located a minimum distance of twenty-five (25) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation. SCLDC 30.7.2.3(c)(3)	Info Only
13.	Natural Resources Sarah Harttung	Where setbacks are required under this Section, the Normal High Water Elevation shall be as established by the County and field-verified by a professional surveyor and must be shown on a certified survey that is no more than five (5) years old. SCLDC 30.7.2.3(d)	Info Only
14.	Natural Resources Sarah Harttung	Show the normal high-water line of Lake Markham on the property survey. The normal high-water elevation of Lake Markham is 43.45 ft. NAVD88. Source: https://seminole.wateratlas.usf.edu/waterbodies/lakes/7609/	Info Only
15.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources Sarah Harttung	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy	Info Only

		landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	
17.	Natural Resources Sarah Harttung	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
18.	Natural Resources Sarah Harttung	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	Info Only
19.	Natural Resources Sarah Harttung	WRPA: The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only
20.	Natural Resources Sarah Harttung	WRPA: Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited. 30.10.5.10(b)(2)	Info Only
21.	Natural Resources Sarah Harttung	WRPA: Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)	Info Only
22.	Natural Resources Sarah Harttung	WRPA: An upland buffer averaging fifty (50) feet but no less than twenty-five (25) feet in width shall be maintained on lands adjoining the conservation land use designation, floodplain, or properties which have been previously designated as conservation areas or conservation easements. SCLDC 30.10.5.10(b)(1)	Info Only
23.	Natural Resources Sarah Harttung	WRPA: If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter encroachment. The homeowners association shall be required to adopt covenants which protect such areas	Info Only

		from any activity by the residents. Violators shall be subject to standard code enforcement procedures. SCLDC 30.10.5.10(b)(3)	
24.	Natural Resources Sarah Harttung	WRPA: For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Info Only
1.	Planning and Development Annie Sillaway	The subject property has an A-1 (Agriculture) zoning classification; the building setbacks for A-1 are as follows: Front Yard 50 feet; Side Yard 10 feet; Rear Yard 50 feet from the normal high water elevation line.	Info Only
2.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
3.	Planning and Development Annie Sillaway	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.	Info Only
4.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
5.	Planning and Development Annie Sillaway	The subject property is located within the Markham Road, Longwood-Markham Road, and Lake Markham Road Scenic Road Corridor. The site shall comply with all regulations of the SCLDC Sec.30.10.6 and FLU Policy 2.3.6- Roadway Corridor Overlays for Markham Road, Longwood-Markham Road and Lake Markham Road. Per Sec. 30.10.6.3 - Scenic and vegetative requirements for properties located within the corridor, a forty (40) foot wide landscape buffer is required from the edge of the right-of-way of the road: <ul style="list-style-type: none"> (a) No structures, other than driveways and fences (as hereafter specified), shall be constructed within this area. (b) No existing canopy trees shall be removed unless approved by the Planning Manager because the removal is necessary to provide access, the tree is diseased, or removal is required to address public safety requirements. (c) Except as to lots one (1) acre or larger in area, 	Info Only

		<p>in the absence of a vegetative buffer, a combination of native canopy, sub-canopy, and ground cover species shall be installed to create a forty-foot buffer.</p> <p>(d) No clearing of native vegetation shall be permitted except in conjunction with a permit issued to address public safety requirements.</p> <p>(e) If utilized, fences shall be of natural materials including, but not limited to, wood, stone, or brick and shall be required to incorporate canopy trees and native vegetation; provided, however, that alternative fencing may be permitted by the Planning Manager if it materially contributes to the rural ambiance of the roadway or if necessary for the protection of wildlife.</p> <p>(f) Use of sod within the forty-foot buffer shall be discouraged. Sod shall only be used for erosion control purposes and shall be of a drought tolerant variety.</p>	
6.	<p>Planning and Development Annie Sillaway</p>	<p>Parcels 26-19-29-300-0170-0000 and 27-19-29-300-028A-0000 are not in the 2000 tax roll. While parcel 26-19-29-300-0150-0000 is a parcel of record in the 2000 tax roll, the exclusion of the other two parcels from that tax roll, combined with the requirement to dedicate right-of-way, means the proposal does not meet the criteria for the Minor Plat process.</p> <p>Per Sec. 35.122 (1) the parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width.</p> <p>Step 1 Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted for technical review and approval by the Planning and Zoning Commission.</p> <p>Step 2 Final Engineering/Site Plan – This process would be reviewed administratively.</p> <p>Step 3 Final Plat: If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	Info Only
7.	<p>Planning and Development Annie Sillaway</p>	<p>PRELIMIARY SUBDIVISION PLAN</p> <p>Step 1 – Preliminary Subdivision Plan: If the subject property is being subdivided, a Preliminary Subdivision Plan must be submitted to be reviewed by the Development Review Committee.</p>	Info Only

		<p>Step 2 - Once all comments are met, the project manager will place the PSP on the Planning and Zoning Commission agenda as a technical review item, which is a consent agenda item.</p> <p>Step 3 – After the Planning and Zoning Commission the project manager stamps the plans and provides an approval letter to the Applicant.</p>	
8.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Public Safety - Fire Marshal Matthew Maywald	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
10.	Public Safety - Fire Marshal Matthew Maywald	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
11.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
12.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
13.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
14.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
15.	Public Works - Engineering Jim Potter	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain in the Wekiva River Protection Area (WRPA).	Info Only
16.	Public Works - Engineering Jim Potter	The proposed project is located within the Yankee Lake drainage basin. This is primarily a landlock basin.	Info Only
17.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only

	Jim Potter		
18.	Public Works - Engineering Jim Potter	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. This may be allowed to be addressed at building permit.	Info Only
19.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope in several directions. A large portion of the drainage on the site appears to stay onsite without discharge to Lake Markham. The predevelopment drainage cannot be altered as Lake Markham has known flooding issues.	Info Only
20.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site is land locked and does not have positive outfall.	Info Only
21.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. The site may be allowed to do independent onsite lot by lot drainage.	Info Only
22.	Public Works - Engineering Jim Potter	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District.	Info Only
23.	Public Works - Engineering Jim Potter	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov If the flood plain is shown correctly, we may not need a revision to the flood map.	Info Only
24.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
25.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
26.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. Please provide 2 shared driveways between the 4 lots. Based on the lots a small loop road with 2 accesses may be desirable. The loop road would not be a requirement.	Info Only
27.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
28.	Public Works - Engineering Jim Potter	A minimum five (5) foot side yard drainage easements shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall	Info Only

		not be permitted within the drainage easements	
29.	Public Works - Engineering Jim Potter	Based on the speed limit of 35 mph a left turn lane is required. As this is only 4 lots and will have shared driveways, we may be able to forgo the left turn lane with County Engineer approval and the shared driveways.	Info Only
30.	Public Works - Engineering Jim Potter 1/12/26 5:01 PM	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
31.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete	Phil Kersey 407-665-7460 Pkersey@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0054

Title:

THOMPSON RD - PRE-APPLICATION

Project Number: 25-80000144

Project Description: Proposed Site Plan for a dog enrichment facility at an existing single-family residence on 1.05 acres in the A-1 Zoning District located on the northwest corner of Thompson Rd and Markham Woods Rd

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

Parcel ID: 02-20-29-505-0000-0010

BCC District: 5-Herr

Applicant: Neota Genske (503) 720-0737

Consultant: N/A



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

PROJ. #: 25-80000144
 RECEIVED AND PAID 12/31/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	-		
PARCEL ID #(S):	02-20-29-505-0000-0010		
TOTAL ACREAGE:	1.05 Acre	BCC DISTRICT:	5
ZONING:	A-1	FUTURE LAND USE:	SE

APPLICANT

NAME:	Neota Genske	COMPANY:	
ADDRESS:	3600 Thompson Rd.		
CITY:	Lake Mary	STATE:	FL ZIP: 32746
PHONE:	503-720-0737	EMAIL:	Neota02@hotmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>*SEE ATTACHED</u>

STAFF USE ONLY

COMMENTS DUE: <u>01/09</u>	COM DOC DUE: <u>01/15</u>	DRC MEETING: <u>01/21/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>ON THE NORTHWEST CORNER OF THOMPSON RD AND MARKHAM WOODS RD</u>
W/S: <u>SEMINOLE COUNTY UTILITIES</u>	BCC: <u>5: HERR</u>	

Detailed Narrative – Proposed Development

The applicant is proposing a small-scale, home-based canine enrichment use at the property located at 3600 Thompson Rd., Seminole County, Florida. The property consists of an approximately one-acre parcel developed with a single-family residence.

The proposed use is intended to remain residential in character and low in intensity, and is designed to provide a structured, appointment-based canine enrichment experience for a limited number of dogs. The program is not intended to operate as a traditional dog daycare or kennel, but rather as a membership-based enrichment program focused on structured activity, mental stimulation, social balance, and rest.

Operations & Scale

The use would be primarily owner-operated, with limited part-time assistance as needed. Attendance would be controlled through a standing weekly schedule, rather than drop-in participation, to ensure predictability and minimize daily traffic and activity levels.

Initial operations are anticipated to begin at a small scale, with approximately 3–5 dogs per day, allowing the program to establish routines and confirm compatibility with the surrounding residential environment. Participation levels would remain intentionally limited and managed through scheduling and enrollment practices.

Indoor & Outdoor Use

Indoor activities would occur within an existing room of the primary residence, which includes a separate exterior entrance. This space would be used for scheduled rest periods, handling, feeding (if required), and climate-controlled care. No structural alterations to the residence are proposed as part of the initial phase.

Outdoor activity would occur within the existing yard area of the property under direct supervision. Activities would be conducted in short, structured rotations and balanced with indoor rest periods to prevent overstimulation.

Daily Rhythm & Management

The daily rhythm of the program is designed to balance:

- Structured outdoor movement and activity
- Mental enrichment exercises
- Individual attention and handling
- Scheduled rest and decompression periods

Dogs are not engaged in continuous activity throughout the day. Instead, the program emphasizes predictability, calm transitions, and appropriate rest to support overall behavior and well-being.

Arrival, Departure & Traffic

Arrival and departure would occur during designated windows and be managed safely by the operator. This approach minimizes congestion, noise, and on-site circulation and supports a calm environment.

There is no open public access, no walk-in traffic, and participation is by appointment only.

Compatibility with Surrounding Area

The proposed use is designed to be compatible with the surrounding residential area by:

- Maintaining controlled scheduling and attendance
- Limiting prolonged outdoor activity
- Utilizing indoor rest periods to reduce noise
- Avoiding large group activity
- Preserving the residential appearance and function of the property

Purpose of Pre-Application

The applicant is submitting this pre-application to obtain County guidance regarding:

- Whether the proposed home-based canine enrichment use is permitted under the current zoning designation
- Whether any additional approvals may be required
- Any applicable standards or limitations related to animal count, structure use, hours of operation, or site management

The applicant's intent is to ensure the proposed use aligns with Seminole County land development and animal service regulations prior to proceeding.

Site Map - Existing Conditions - Single Family Residence
3600 Thompson Rd. Lake Mary - Seminole County
Not to scale

N ↑

Existing Room
within primary
residence
- Canine Use

garage

Existing Residential Driveway

1.05 acre

Property Record Card



Parcel: **02-20-29-505-0000-0010**
 Property Address: **3600 THOMPSON RD LAKE MARY, FL 32746**
 Owners: **GENSKE, NEOTA**
 2026 Market Value \$707,482 Assessed Value \$707,482 Taxable Value \$656,760
 2025 Tax Bill \$9,646.35

The 4 Bed/3.5 Bath Single Family property is 3,367 SF and a lot size of 1.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	02-20-29-505-0000-0010
Property Address	3600 THOMPSON RD LAKE MARY, FL 32746
Mailing Address	3600 THOMPSON RD LAKE MARY, FL 32746-4047
Subdivision	THOMPSON WOODS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$480,514	\$483,183
Depreciated Other Features	\$41,968	\$37,011
Land Value (Market)	\$185,000	\$185,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$707,482	\$705,194
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$707,482	\$705,194

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,646.35
Tax Bill Amount	\$9,646.35
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GENSKE, NEOTA

Legal Description

LOT 1 THOMPSON WOODS PB 23 PG 19

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$707,482	\$50,722	\$656,760
Schools	\$707,482	\$25,000	\$682,482
FIRE	\$707,482	\$50,722	\$656,760
ROAD DISTRICT	\$707,482	\$50,722	\$656,760
SJWM(Saint Johns Water Management)	\$707,482	\$50,722	\$656,760

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/14/2024	\$830,000	10680/0408	Improved	Yes
WARRANTY DEED	5/1/2002	\$360,000	04404/0791	Improved	Yes
SPECIAL WARRANTY DEED	4/1/1990	\$167,000	02176/1174	Improved	No
CERTIFICATE OF TITLE	8/1/1989	\$100	02098/1860	Improved	No
WARRANTY DEED	5/1/1984	\$32,500	01550/1444	Vacant	Yes

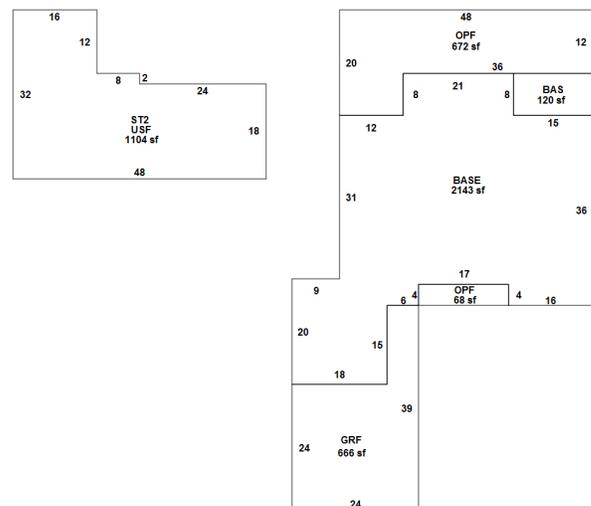
Land

Units	Rate	Assessed	Market
1 Lot	\$185,000/Lot	\$185,000	\$185,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1985/2000
Bed	4
Bath	3.5
Fixtures	12
Base Area (ft ²)	2143
Total Area (ft ²)	4773
Constuction	SIDING GRADE 3
Replacement Cost	\$533,904
Assessed	\$480,514

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
BASE	120
GARAGE FINISHED	666
OPEN PORCH FINISHED	68
OPEN PORCH FINISHED	672
UPPER STORY FINISHED	1104

Permits

Permit #	Description	Value	CO Date	Permit Date
21582	3600 THOMPSON RD: EZ PLUMBING - RESIDENTIAL- [THOMPSON WOODS]	\$9,450		11/18/2021
08877	REROOF	\$19,320		5/25/2018
04725	EXTEND SCRN ROOM	\$3,800		5/1/2001
03642	SWIMMING POOL	\$27,000		4/1/2001
03643	POOL ENCL	\$5,000		4/1/2001
04818	COVERED PATIO TO SCREEN ROOM	\$15,000	8/12/1999	6/1/1998
01646	REROOF 25 SQ	\$2,300		3/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1985	1	\$6,000	\$3,600
POOL 2	2001	1	\$45,000	\$27,000
GAS HEATER - UNIT	2001	1	\$1,653	\$992
WATER FEATURE	2001	1	\$1,294	\$776
SCREEN ENCL 3	2001	1	\$16,000	\$9,600

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

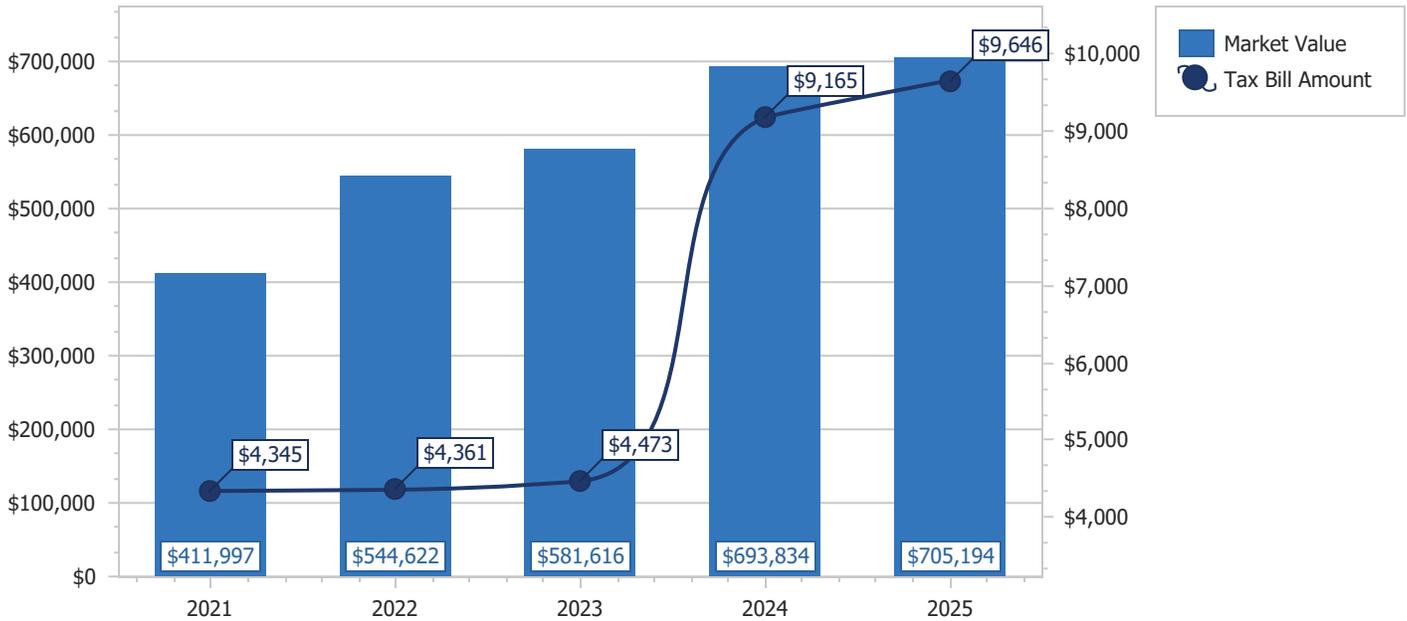
School Districts

Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 30

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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

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

Receipt Details

Date: 12/31/2025 11:15:40 AM
Project: 25-80000144
Credit Card Number: 47*****3287
Authorization Number: 005179
Transaction Number: 311225O2C-2CCBA03C-B728-4D88-864D-E1B597363ADC
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, WEST WING
 SANFORD, FLORIDA 32771

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

PROJECT NAME:	THOMPSON RD - PRE-APPLICATION	PROJ #: 25-80000144
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/31/25	
RELATED NAMES:	EP NEOTA GENSKE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	02-20-29-505-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DOG FACILITY AT AN EXISTING SINGLE-FAMILY RESIDENCE ON 1.05 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF THOMPSON RD AND MARKHAM WOODS RD	
NO OF ACRES	1.05	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF THOMPSON RD AND MARKHAM WOODS RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
NEOTA GENSKE 3600 THOMPSON RD LAKE MARY FL 32746 (503) 720-0737 NEOTA02@HOTMAIL.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.

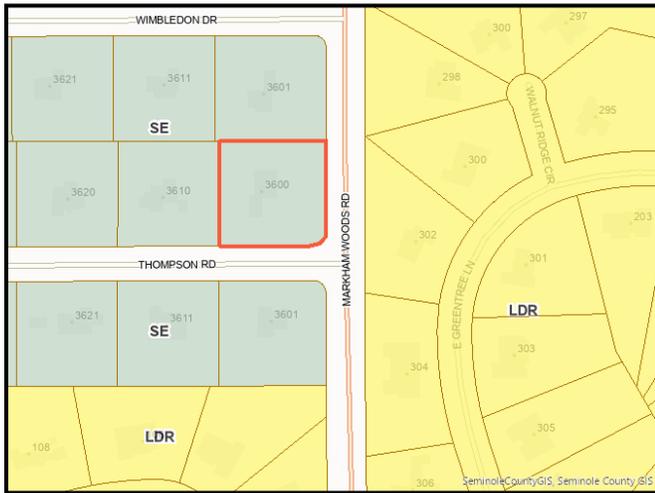
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

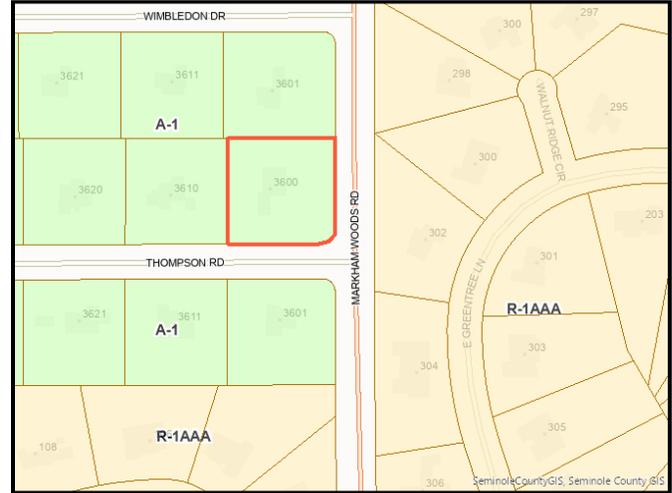
- The subject property has a Future Land Use of Suburban Estates. The subject property has a zoning designation of A-1 (Agriculture).
- As proposed, the use of the property as a home-based business would be subject to standards per Florida Statute 559.955. Any use of the property not in accordance with the statute would be subject to the Seminole County Land Development Code requirements.
- The A-1 zoning district allows for residential uses, agricultural uses, and some limited commercial uses. Commercial kennels are considered a special exception and are subject to Board of County Commission approval.

PROJECT AREA ZONING AND AERIAL MAPS

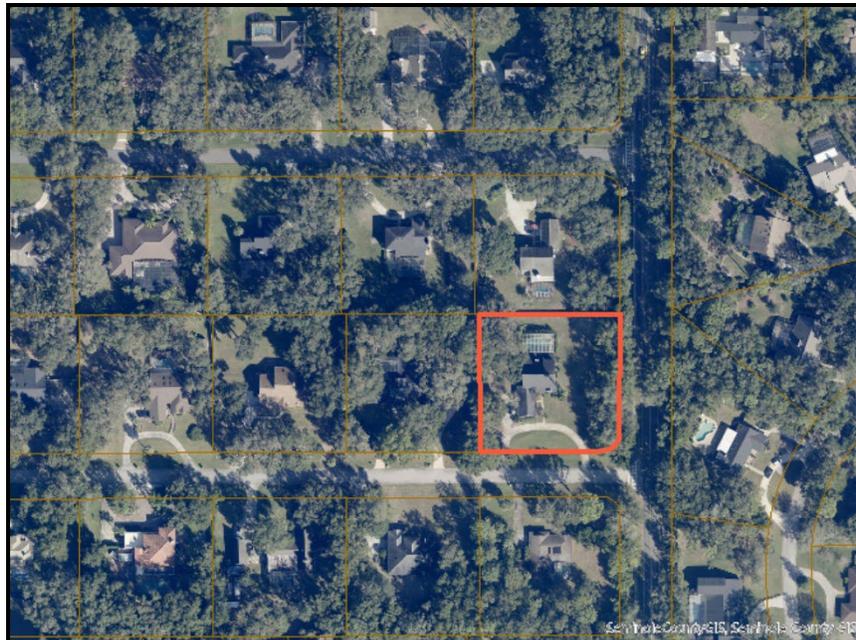
Future Land Use: SE



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No buffering is required for home businesses. If this use were to ever become a commercial kennel, or other commercial use in accordance with the A-1 zoning district, buffers will be evaluated and required at that time.	Info Only
2.	Comprehensive Planning	Please note Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Uses - Single family residences on a minimum of one acre; - General rural uses; -Houses of worship, country clubs (over 10 acres in size) and home occupations; -Public elementary schools, public middle schools and public high schools; and - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. The proposed use appears consistent with the SE FLU if the use can be considered a home occupation and will need to also be consistent with the underlying zoning.	Info Only
3.	Environmental Services	No review required by Seminole County Utilities.	Info Only
4.	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
5.	Planning and Development	This property has a Future Land Use of Suburban Estates and is zoned A-1, Agriculture.	Info Only

6.	Planning and Development	<p>The proposed use of the property as a home-based business is permitted per Florida Statute 559.955. The business must meet the following criteria:</p> <p>(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.</p> <p>(b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term heavy equipment means commercial, industrial, or agricultural vehicles, equipment, or machinery.</p> <p>(c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.</p> <p>(d) The activities of the home-based business are secondary to the property's use as a residential dwelling.</p> <p>(e) The business activities comply with any relevant local or state regulations with respect to signage</p>	Info Only
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		<p>and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.</p> <p>(f)All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.</p>	
7.	Planning and Development	In reference to parking, the definition of home office states that an average daily trip count for any five-day period exceeding the average for residential use, as determined by the Institute of Transportation Engineers in its most current manuals, shall result in the conclusive presumption that the use is not consistent with use as a home office. Based on the ITE Trip Generation Manual (web-based application). The average weekday trip generation for a Single Family Detached home is 9.43 trips/day.	Info Only
8.	Planning and Development	Please be advised, home based businesses are held to the same regulations as residences with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Information regarding noise control can be found in the Seminole County Code of Ordinances https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH165NOCO	Info Only
9.	Planning and Development	Setbacks for the A-1 zoning district are as follows: Front yard- Fifty (50) feet Side yard- Ten (10) feet Side Street yard- Fifty (50) feet Rear yard- Thirty (30) feet	Info Only
10.	Planning and Development	Any use of the property outside of the home-based business regulations as set forth by F.S. 559.955 would be subject to the Seminole County Land Development Code regulations. Commercial Kennels are considered a Special Exception in the A-1 zoning district.	Info Only
11.	Planning and Development	Commercial Kennel: Any premises or structure wherein any person or entity engages in training, housing, sheltering, harboring, or boarding of domesticated animals and pets such as dogs and cats over three (3) months of age that exceeds the following numbers:	Info Only

		<p>Lots of one (1) acre or less in size: Maximum of six (6) dogs and a total of (8) eight animals per residence/premises.</p> <p>Lots greater than one (1) acre but less than five (5) acres in size: Eight (8) dogs per residence/premises and a total of ten (10) animals per residence/premises.</p> <p>Lots five acres or greater: Ten (10) dogs per residence/premises and a total of ten (12) animals per residence/premises.</p>	
12.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Pre-Application Review 2. Staff Review of Special Exception. This includes review of the criteria per the SCLDC Sec. 30.3.1.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT3AD_S30.3.1PLZOCO 3. Community Meeting: 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. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception 	
13.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
14.	Public Safety - Fire Marshal	Change of use from residential to business will require proper building permits.	Info Only
15.	Public Works - Engineering	If there is any additional impervious needed for the business, you would need to provide some retention onsite.	Info Only
16.	Public Works - Engineering	A parking area may be required.	Info Only
17.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

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/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas www.seminole.wateratlas.usf.edu