SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, July 22, 2026 | **9:00 AM** | **Room 3024 and TEAMS**

This meeting will be held In-Person and remotely on Teams. 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

9:00 AM (IN PERSON) HESTER AVE SUBDIVISION - PRE-APPLICATION **2026-0554**
Project Number: 26-80000070
Project Description: Proposed Subdivision for 27 single family lots on 9.50 acres in the PD zoning district located on the northwest side of Hester Ave, south of Ronald Reagan Blvd
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 23-20-30-300-010D-0000
BCC District: 2-Zembower
Applicant: Nicole Martin (407) 629-8330
Consultant: David A Stokes (407) 629-8330

9:20 AM (TEAMS) ENDURING PEACE - PRE-APPLICATION **2026-0566**
Project Number: 26-80000074
Project Description: Proposed Rezone from A-5 to A-1/R-1 for a 7 single family lot subdivision development and site plan on 8.33 acres located on the south side of Cochran Rd, west of W SR 46
Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)
Parcel ID: 21-20-32-505-0000-0010+
BCC District: 2-Zembower
Applicant: Heibert Quintero (954) 302-7222
Consultant: N/A

COMMENTS ONLY (NO MEETING SCHEDULED)

APS FACILITY - SSFLUA & PD MAJOR AMENDMENT **2026-0606**
Project Number: 26-20500006
Project Description: Proposed SSFLUA from Hip-Ti to PD and PD Major Amendment for offices and warehouses on 7.03 acres located on the west side of N Elder Rd, southwest of School St
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 16-19-30-5AC-0000-030J+++
BCC District: 5-Herr
Applicant: Keith Carson (407) 792-1360
Consultant: Bryan Potts (407) 982-9878

HOT POD PIZZA - PRE-APPLICATION **2026-0607**
Project Number: 26-80000077
Project Description: Proposed Site Plan for a pizza restaurant on 1.09 acres in the C-2 zoning district located on the northeast corner of E SR 46 and Brisson Ave
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 32-19-31-505-0C00-0260
BCC District: 5-Herr
Applicant: Meghan Richards (407) 212-9884
Consultant: N/A

JONES AGRICULTURAL OPERATIONS BUILDING - PRE-APPLICATION **2026-0608**
Project Number: 26-80000078
Project Description: Proposed Site Plan for an agricultural operations building on 14.95 acres in the A-5 zoning district located on the east side of Snow Hill Rd, south of Old Mims Rd
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 34-20-32-300-0160-0000
BCC District: 2-Zembower
Applicant: John Jones (407) 310-0512
Consultant: Andrew Jones (407) 310-0512

DUPLEX COMMUNITY - PRE-APPLICATION **2026-0609**
Project Number: 26-80000079
Project Description: Proposed Rezone from A-1 to R-AH, Subdivision, and Site Plan for a 13 unit duplex community on 4.46 acres located on the east side of Alafaya Trl, southeast of Remington Dr
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 27-21-31-300-0360-0000
BCC District: 1-Dallari
Applicant: Arturs Bergs (206) 483-6049
Consultant: N/A

SUN MART - PRE-APPLICATION **2026-0610**
Project Number: 26-80000080
Project Description: Proposed Site Plan to extend the parking lot to add two more spaces on 1.18 acres in the CN zoning district located on the northeast corner of Ronald Reagan Blvd and Longwood Lake Mary Rd
Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)
Parcel ID: 29-20-30-300-0030-0000
BCC District: 4-Lockhart
Applicant: Sanket Patel (859) 940-1824
Consultant: N/A

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0554

Title:

9:00 AM (IN PERSON) HESTER AVE SUBDIVISION - PRE-APPLICATION
Project Number: 26-80000070
Project Description: Proposed Subdivision for 27 single family lots on 9.50 acres in the PD zoning district located on the northwest side of Hester Ave, south of Ronald Reagan Blvd
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 23-20-30-300-010D-0000
BCC District: 2-Zembower
Applicant: Nicole Martin (407) 629-8330
Consultant: David A Stokes (407) 629-8330

PM ANNIE

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-800000070

RECEIVED AND PAID 06/10/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** $50.00

PROJECT

PROJECT NAME: Hester Avenue Subdivision	
PARCEL ID #(S): 23-20-30-300-010D-0000	
TOTAL ACREAGE: 9.50	BCC DISTRICT: 2: ZEMBOWER
ZONING: PD	FUTURE LAND USE: LDR

APPLICANT

NAME: Nicole Martin, Permitting Manager	COMPANY: Madden, Moorhead & Stokes, LLC	
ADDRESS: 431 E. Horatio Ave., Ste. 260		
CITY: Maitland	STATE: FL	ZIP: 32751
PHONE:	EMAIL: [redacted]	

CONSULTANT

NAME: David A. Stokes, P.E., President	COMPANY: Madden, Moorhead & Stokes, LLC	
ADDRESS: 431 E. Horatio Ave., Ste. 260		
CITY: Maitland	STATE: FL	ZIP: 32751
PHONE:	EMAIL: [redacted]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: We wish to discuss a proposed 27 lot single family subdivision.

STAFF USE ONLY

COMMENTS DUE: 06/19	COM DOC DUE: 06/25	DRC MEETING: 07/08/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: PD	FLU: LDR	LOCATION: on the northwest side of Hester Ave, south of N Ronald Reagan Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 2: ZEMBOWER	

AGENDA 07/02

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

June 10, 2026

RE: Hester Avenue Subdivision
Parcel: 23-20-30-300-010D-0000
Property Address: 4850 HESTER AVE SANFORD, FL 32773

Narrative: We wish to discuss a proposed 27 lot single family subdivision.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
[redacted]

10D
2F
TRACT R
Hester Ave
16
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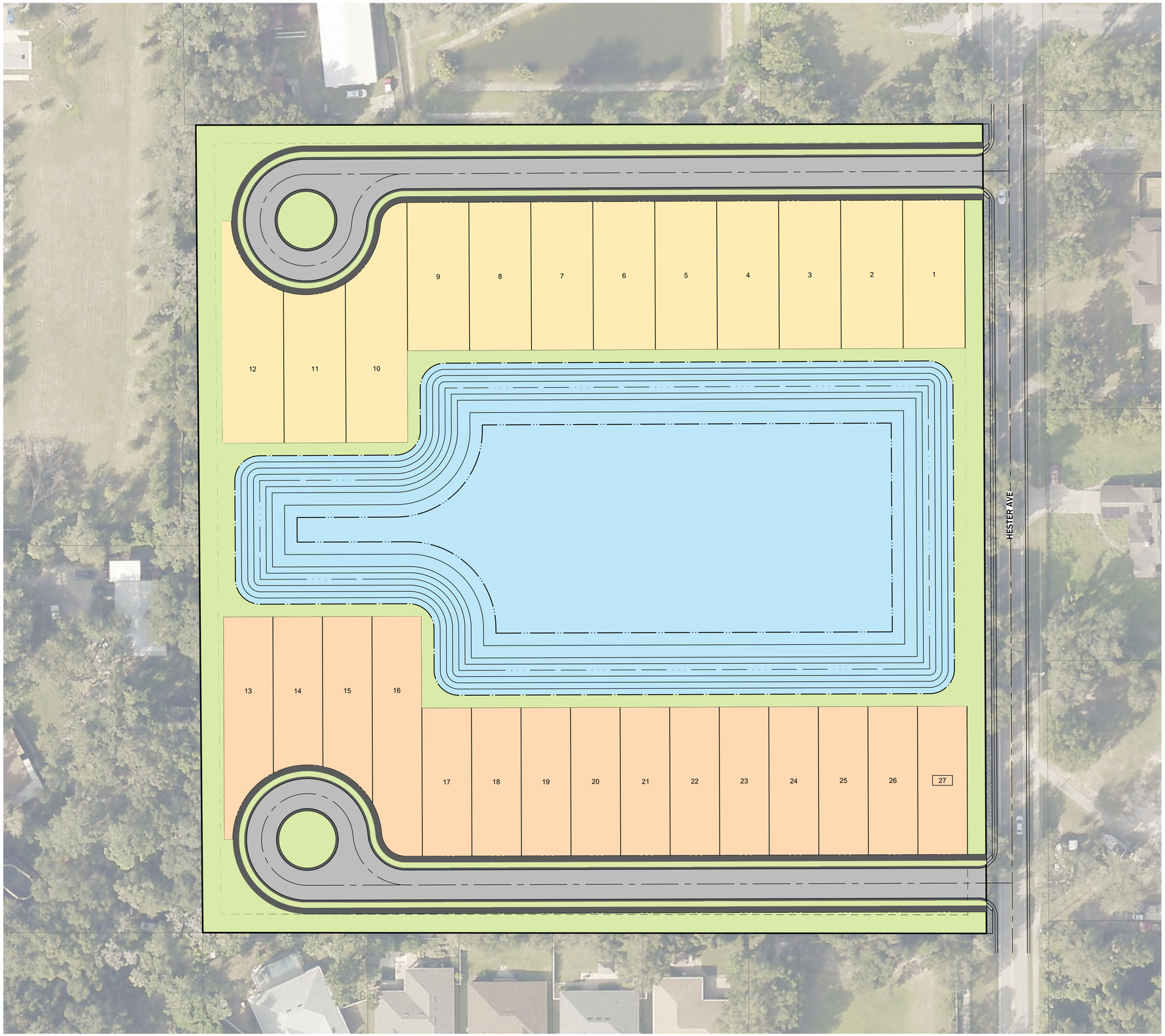
TR



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0 20' 40' 80'
SCALE IN FEET

SITE DATA

1. **TOTAL PROJECT AREA:**
   9.50 AC.
2. **PROPOSED USE**
   SUBDIVISION
3. **EXISTING USE**
   VACANT
4. **LANDSCAPE BUFFERS:**

FRONT	15'
BACK	15'
SIDE	15'

5. ACCORDING TO FIRM MAP PANEL NO. 12117C0160F DATED 09/28/2007, THE MAJORITY OF THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' - AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA WITH A PORTION OF THE PROPERTY LYING WITHIN FLOOD ZONE AREA "A" AND IS IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
6. DENSITY
   27 UNITS/9.50 AC = 2.84 DU/AC

LEGEND

40' LOTS (12)	1.75 AC.
50' LOTS (15)	1.74 AC.
CONCRETE	0.43 AC.
PAVEMENT	0.84 AC.
POND	3.04 AC.
OPEN SPACE	1.70 AC.
TOTAL	9.50 AC.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN
FOR
HESTER AVE SUBDIVISION
SEMINOLE COUNTY FLORIDA

M/I HOMES
Welcome to Better
ORLANDO DIVISION
400 INTERNATIONAL PARKWAY, SUITE 470
LAKE MARY, FL 32746
407.531.5100

	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
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11		

DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

ENGINEER OF RECORD

JOB #	26MMS0029
DATE:	09/06/2026
DATUM:	NAVD 88
DESIGNED BY:	XXX
DRAWN BY:	JFV
APPROVED BY:	DAS

C004

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF MADDEN, MOORHEAD & STOKES, LLC. THEY ARE NOT TO BE REPRODUCED OR TRANSFERRED TO OTHERS WITHOUT THE EXPRESSED WRITTEN CONSENT OF MADDEN, MOORHEAD & STOKES, LLC.

R:\Data\26MMS0029-Hester Ave Subdivision\Eng\Rendering\RENDERED CONCEPT PLAN.dwg June 10, 2026 8:27 AM

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **23-20-30-300-010D-0000**
Property Address: **4850 HESTER AVE SANFORD, FL 32773**
Owners: **MAY LAND DEVELOPMENT**
2026 Market Value $742,793 Assessed Value $742,793 Taxable Value $742,793
2025 Tax Bill $10,102.34
The 3 Bed/2 Bath Miscellaneous Residential property is 1,560 SF and a lot size of 9.58 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	23-20-30-300-010D-0000
Property Address	4850 HESTER AVE SANFORD, FL 32773
Mailing Address	3248 W LAKE MARY BLVD STE 1230 LAKE MARY, FL 32746-3587
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
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	$0	$0
Depreciated Other Features	$12,793	$8,529
Land Value (Market)	$730,000	$730,000
Land Value Agriculture	$0	$0
Just/Market Value	$742,793	$738,529
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	$742,793	$738,529

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$10,102.34
Tax Bill Amount	$10,102.34
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
MAY LAND DEVELOPMENT

Legal Description

SEC 23 TWP 20S RGE 30E SE 1/4 OF NE 1/4 OF NW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$742,793	$0	$742,793
SCHOOLS	$742,793	$0	$742,793
FIRE	$742,793	$0	$742,793
ROAD	$742,793	$0	$742,793
WATER MANAGEMENT DISTRICT	$742,793	$0	$742,793

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/9/2024	$100	10741/0538	Improved	No
WARRANTY DEED	9/13/2024	$750,000	10697/0194	Improved	Yes
QUIT CLAIM DEED	4/1/1984	$105,105	01559/0511	Improved	No
QUIT CLAIM DEED	10/1/1982	$100	01416/1200	Improved	No
CERTIFICATE OF TITLE	9/1/1982	$45,900	01412/1185	Improved	No
WARRANTY DEED	2/1/1980	$56,000	01265/0910	Vacant	Yes

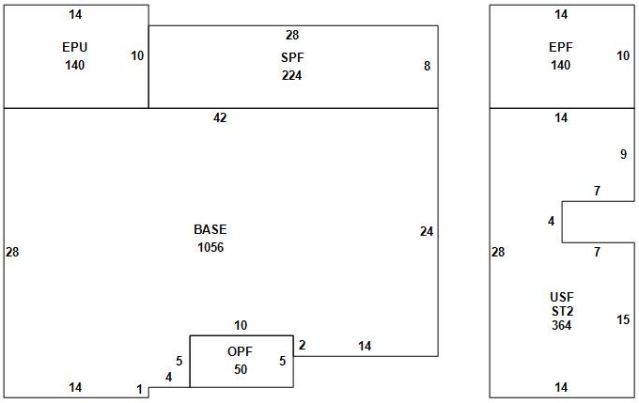
Land

Units	Rate	Assessed	Market
10 Acres	$73,000/Acre	$730,000	$730,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1955
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1056
Total Area (ft²)	1974
Constuction	SIDING GRADE 3
Replacement Cost	$0
Assessed	$0

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft^2)
ENCLOSED PORCH FINISHED	140
ENCLOSED PORCH UNFINISHED	140
OPEN PORCH FINISHED	50
SCREEN PORCH FINISHED	224
UPPER STORY FINISHED	364

Permits

Permit #	Description	Value	CO Date	Permit Date
03976	DEMO	$4,526		4/5/2019
99821	RECHECK FIRE DAMAGE	$0		7/25/2014
09847	FAM.RM, SCR PCH, BR, BATH, 2 ST A - AS PER PERMIT	$32,532		7/1/1992

Extra Features

Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1965	2346	$18,322	$10,993
CARPORT 1	1995	1	$3,000	$1,800

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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 23

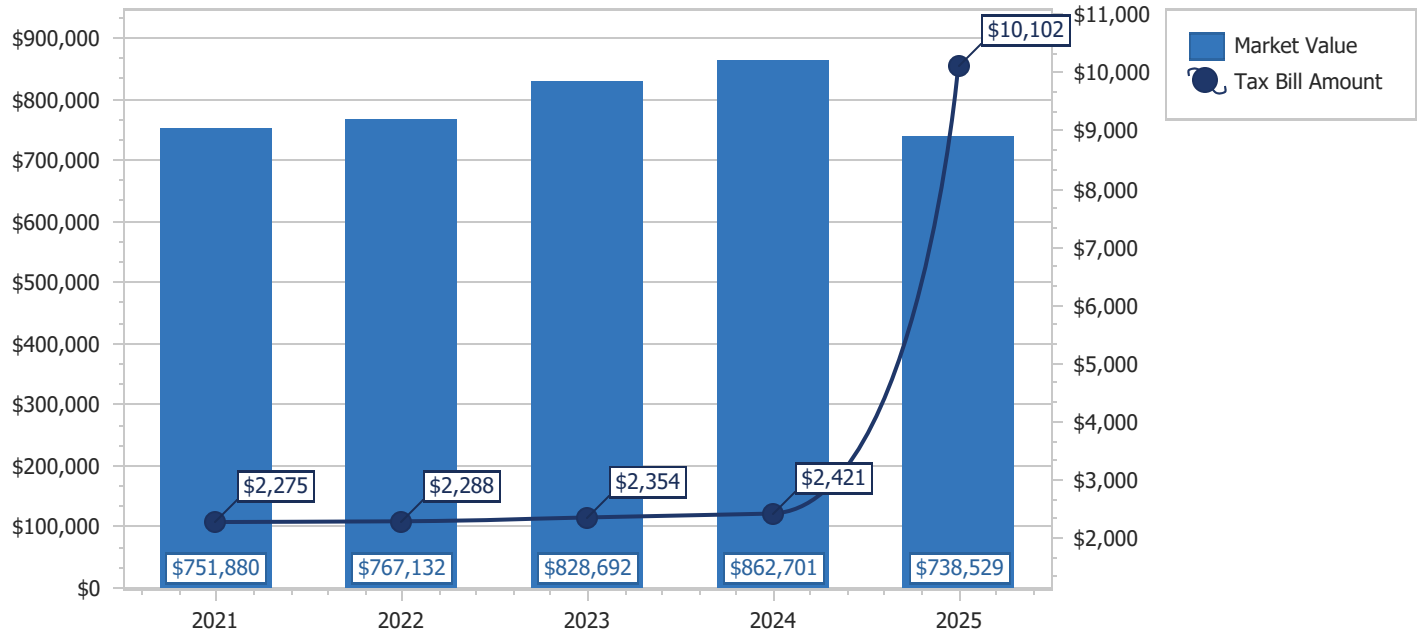
School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities

Fire Station #	Station: 35 Zone: 351
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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Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt

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

Receipt Details

Date:	6/11/2026 4:56:08 AM
Project:	26-80000070
Credit Card Number:	47**********6662
Authorization Number:	040118
Transaction Number:	110626O18-DF1D1A0D-3B91-4805-AEFE-BB4BCA3F24DF
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:	**HESTER AVE SUBDIVISION - PRE-APPLICATION**	**PROJ #: 26-80000070**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/26	
RELATED NAMES:	EP DAVID A STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-20-30-300-010D-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 27 SINGLE FAMILY LOTS ON 9.50 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NOTHWEST SIDE OF HESTER AVE, SOUTH N RONALD REAGAN BLVD	
NO OF ACRES	9.50	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST SIDE OF HESTER AVE, SOUTH OF N RONALD REAGAN BLVD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
NICOLE MARTIN MADDEN, MOOREHEAD, & STOKES 431 E HORATIO AVE MAITLAND FL 32751 (407) 629-8330 [redacted]	DAVID A STOKES MADDEN, MOOREHEAD, & STOKES 431 E HORATIO AVE MAITLAND FL 32751 (407) 629-8330 [redacted]

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

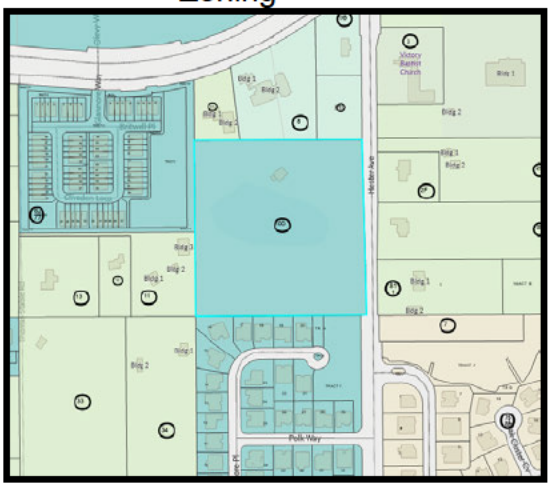
- The subject property has a Future Land Use of Low Density Residential and PD (Planned Development) zoning, more specifically the Hester Avenue PD.

- The Hester Ave PD is considered expired, as a Final Development Plan was not submitted within five (5) years of the rezone approval, per Seminole County Land Development Code Chapter 30, Part 8, Section 30.8.5.6 (a).

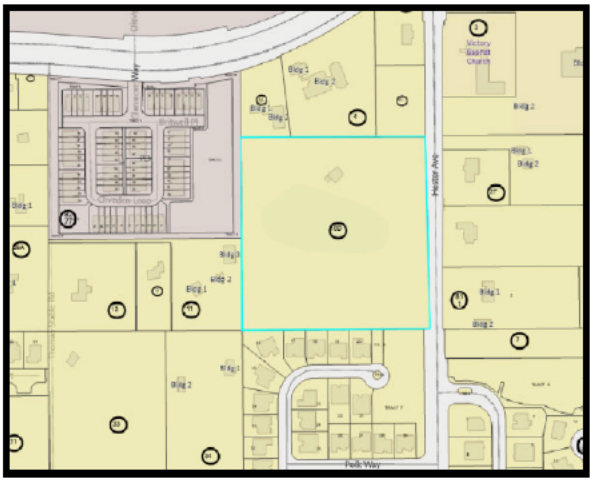
- The Applicant has two process options. First option, they may use the Alternative Design Standards, which would require only a rezone to R-1A (Single-Family Dwelling) and would allow development with a minimum lot width of fifty (50) feet in exchange for providing twenty (20) percent open space, without needing to meet the PD criteria. Second option, the Applicant may apply for the PD process, in which case they must demonstrate compliance with the PD criteria and provide a minimum of twenty-five (25) percent open space.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial

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.	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
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	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of rezoning to a Planned Development.	Info Only
6.	Buffers and CPTED Annie Sillaway	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
7.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential: 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 5.6.1 Affordable and Workforce Housing Density Bonuses. The proposed plan appears consistent with the LDR Future Land Use and needs to also be consistent with the underlying zoning.	Info Only

8.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
9.	Comprehensive Planning David German	Per 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
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 Maliha Rahman	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 east side of Hester Ave. There is an active 1" potable water service pipe running across Hester Ave to parcel 23-20-30-300-010D-0000. If this pipe is not to be used, it will need to be removed or properly abandoned.	Info Only
12.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a pressurized 6" PVC force main running along the west side of Hester Ave. This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-	Info Only

		6.011, F.A.C. To apply for an onsite sewage treatment and disposal system (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.	
13.	Environmental Services Maliha Rahman	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
14.	Environmental Services Maliha Rahman	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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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
15.	Natural Resources Jim Potter	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.	Info Only

16.	Natural Resources Jim Potter	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
17.	Natural Resources Jim Potter	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of six (6) inches being removed and saved with site plan submission.	Info Only
18.	Natural Resources Jim Potter	Show tree preservation procedures for construction and development with site plan submission.	Info Only
19.	Natural Resources Jim Potter	Show tree replacement table with site plan submission. This will include a tree survey of specific type and size of trees. Please see Arbor Ordinance SCLDC 60 for details.	Info Only
20.	Natural Resources Jim Potter	Show the required mix of tree species for tree replacement with site plan submission.	Info Only
21.	Natural Resources Jim Potter	There is wetlands / surface water on the site. It appears that the wetland is intended to be fully disturbed. Mitigation for any wetland impacts will be required. Any saved wetlands will require a 15' minimum and 25' average undisturbed wetlands buffer.	Info Only
22.	Planning and Development Annie Sillaway	In the proposed update to the LDC scheduled for final reading before the Board on July 14th, the Alternative Design Standards would allow an applicant to rezone to R-1, R-1A, R-1BB, or R-1AA in order to create smaller lots in exchange for providing a minimum of twenty percent (20%) open space. Under this provision, the applicant would not be required to submit a development plan or meet the review criteria that would normally apply if they pursued the Planned Development (PD) process for Alternative Design Standards. Based on the analysis of the surrounding area, the applicant would be eligible to rezone to R-1A (Single-Family Dwelling), which	Info Only

		permits a minimum lot width of fifty (50) feet. The process would occur in two steps: 1. Rezone the subject property. 2. Complete the subdivision process, which includes a Preliminary Subdivision Plan, Final Engineering, and Final Plat.	
23.	Planning and Development Annie Sillaway	STRAIGHT REZONE PROCESS Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners. Step 2 – 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. Step 3 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively. Step 4 – 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.	Info Only
24.	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 Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only

25.	Planning and Development Annie Sillaway	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
26.	Planning and Development Annie Sillaway	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
27.	Planning and Development Annie Sillaway	PLANNED DEVELOPMENT PROCESS 1st step- Approval of the 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). 2nd step- Approval of the Final Development Plan (FDP) and 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). 3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).	Info Only

		Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. Step 4 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC. Step 5 – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.	
28.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 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).	Info Only
29.	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 Placards shall be a minimum of 24x 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	Info Only

		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.	
30.	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
31.	Planning and Development Annie Sillaway	The Applicant is required at the time of the PD Rezone to provide a narrative on the review criteria and how the proposed development meets the criteria listed below: 30.8.5.3 Review criteria. (a)Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. (b)Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (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	Info Only

		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. (c)In addition, any proposed development under the PD ordinance must address the following goals: (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. (d) The PD application shall include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (e) Residential PD Design Standards: (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners. (2) Front-facing garage doors must be set back a minimum of twenty (20) feet. (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story. (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by	

		the Board of County Commissioners. (f) Required Residential Neighborhood Improvements: (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c.B e selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.(2) Fifty (50) percent of pond frontage must be open to streets or community parks. a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). (g) Common Useable Open Space: (1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards: a. Minimum eight (8) percent of net buildable acreage utilized for open space .b .Open Space may be provided in multiple locations however each location must be: i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptables and appropriate signage.	

		iii. .A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.	
32.	Planning and Development Annie Sillaway	The minimum required open space is twenty-five (25) percent.	Info Only
33.	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
34.	Planning and Development Annie Sillaway	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre.	Info Only
35.	Planning and Development Annie Sillaway	PLANNED DEVELOPMENT PROCESS 1st step- Approval of the 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). 2nd step- Approval of the Final Development Plan (FDP) and 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). 3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning	Info Only

		and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension). Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. Step 4 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC. Step 5 – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.	
36.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
37.	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
38.	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

39.	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
40.	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 Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s). (Full striping in culdesac)	Info Only
41.	Public Works - County Surveyor Raymond Phillips	As it stands i have not found any dedication for the right of way for Hester. The deed for the property doesn't even except it out. While it is clear that the county maintains the right of way, I do not know how much of that right of way that they actually maintain. This will have to be cleaned up in the process of platting. It may be as simple as a quit claim deed for the right of way will clean it up.	Info Only

42.	Public Works - County Surveyor Raymond Phillips	A careful survey of the section will be required because the description of the property is fractional.	Info Only
43.	Public Works - Engineering Andrew Broxton	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
44.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Lake Jessup drainage basin.	Info Only
45.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
46.	Public Works - Engineering Andrew Broxton	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
47.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
48.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
49.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
50.	Public Works - Engineering Andrew Broxton	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
51.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only

52.	Public Works - Engineering Andrew Broxton	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
53.	Public Works - Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along Hester Ave frontage.	Info Only
54.	Public Works - Engineering Andrew Broxton	A minimum five 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
55.	Public Works - Engineering Andrew Broxton	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.	Info Only
56.	Public Works - Engineering Andrew Broxton	Hester Avenue is functionally classified as Local Road and was last resurfaced in 2000. The developer will be required to widen the road along the frontage of the development, in approximate length of 650 linear feet. This section of the road is currently 20 feet wide and will have to be widened to 24 feet to match the width south and north of the development. The improvement of the section of Hester Avenue and the construction of the new pedestrian sidewalk may require dedication of approximately 20 feet of the entire property frontage, or section of it, for public "right-of-way".	Info Only
57.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
58.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will not be required for this 27 SF DU subdivision with new external trip generation total of 29 Peak Hour trips (less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines).	Info Only
59.	Public Works - Water Quality Shannon Wetzel	Please be advised that this project is located within the Lake Jesup Basin Management Action Plan area. The County would encourage the incorporation of nutrient reduction best management practices during the site design process.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Public Works - Water Quality	Review Complete	Shannon Wetzel 407-665-2455 SWetzel@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2026-0566

Title:

9:20 AM (TEAMS) ENDURING PEACE - PRE-APPLICATION
Project Number: 26-80000074
Project Description: Proposed Rezone from A-5 to A-1/R-1 for a 7 single family lot subdivision development and site plan on 8.33 acres located on the south side of Cochran Rd, west of W SR 46
Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)
Parcel ID: 21-20-32-505-0000-0010+
BCC District: 2-Zembower
Applicant: Heibert Quintero (954) 302-7222
Consultant: N/A

PM DAVID

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000074

RECEIVED AND PAID 06/18/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ **PRE-APPLICATION**	$50.00

PROJECT

PROJECT NAME: ENDURING PEACE	
PARCEL ID #(S): 21-20-32-505-0000-0010 and 21-20-32-505-0000-0110	
TOTAL ACREAGE: 8.33	BCC DISTRICT: 2: ZEMBOWER
ZONING: A-5	FUTURE LAND USE: ~~A-1 or R-1~~ R5

APPLICANT

NAME: HEIBERT QUINTERO	COMPANY:	
ADDRESS: 8121 NW 11TH ST		
CITY: PEMBROKE PINES	STATE:	ZIP: 33024
PHONE: 954-302-7222	EMAIL: [redacted]	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Build multiple homes, accessory dwelling units, and accessory structures for family homestead. Join the two vacant parcels and rezone into A-1 or R-1.

STAFF USE ONLY

COMMENTS DUE: 06/26	COM DOC DUE: 07/01	DRC MEETING: 07/08/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION: on the south side of Cochran Rd, west of W SR 46
W/S: N/A	BCC: 2: ZEMBOWER	

AGENDA 07/02

Date: 6/17/2026

Detailed Narrative

The proposed use of the two vacant parcels that are currently undeveloped is to join them together without the non-existing easement right of way. Then immediately zone into A-1 or R-1. This will accommodate multiple relatives of the same family into the 8.33 acres, which included military veterans, and establish a family homestead.

The zoning of A-5 or R-5 will not work as the two parcels are currently 4.21 and 4.13 acres, when combined as 8.33 acres it would not be enough for multiple homes.

Possible parcel zoning of the 8.33 acres into seven parcels as follows:

Lot 1: 1 Acre
Lot 2: 1 Acre
Lot 3: 1 Acre
Lot 4: 1 Acre
Lot 5: 1 Acre
Lot 6: 1 Acre
Lot 7: 2.33 Acres

Site Map of Existing Conditions

Site Sketch of Proposal

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **21-20-32-505-0000-0010**
Property Address:
Owners: **C P BUILDERS INC**
2026 Market Value $200,976 Assessed Value $110,154 Taxable Value $110,154
2025 Tax Bill $1,899.10 Tax Savings with Non-Hx Cap $850.05
Vacant Residential property has a lot size of 4.21 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	21-20-32-505-0000-0010
Property Address	
Mailing Address	29 E PINE ST ORLANDO, FL 32801-2607
Subdivision	WASHINGTON PARK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	$200,976	$200,976
Land Value Agriculture	$0	$0
Just/Market Value	$200,976	$200,976
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$90,822	$100,836
P&G Adjustment	$0	$0
Assessed Value	$110,154	$100,140

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$2,749.15
Tax Bill Amount	$1,899.10
Tax Savings with Exemptions	$850.05

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
C P BUILDERS INC

Legal Description

LOTS 1 THRU 10 (LESS RD) WASHINGTON PARK PB 3 PG 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$110,154	$0	$110,154
SCHOOLS	$200,976	$0	$200,976
FIRE	$110,154	$0	$110,154
ROAD	$110,154	$0	$110,154
WATER MANAGEMENT DISTRICT	$110,154	$0	$110,154

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2005	$295,000	05723/1812	Vacant	No
WARRANTY DEED	5/1/2002	$107,000	04414/1080	Vacant	No
ADMINISTRATIVE DEED	12/1/1994	$100	02863/0145	Vacant	No
PROBATE RECORDS	7/1/1993	$100	02613/1573	Vacant	No
ADMINISTRATIVE DEED	1/1/1986	$100	01757/0578	Vacant	No
WARRANTY DEED	9/1/1984	$100	01586/0926	Vacant	No
WARRANTY DEED	2/1/1984	$100	01526/0859	Vacant	No

Land

Units	Rate	Assessed	Market
4.19 Acres	$48,000/Acre	$200,976	$200,976

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

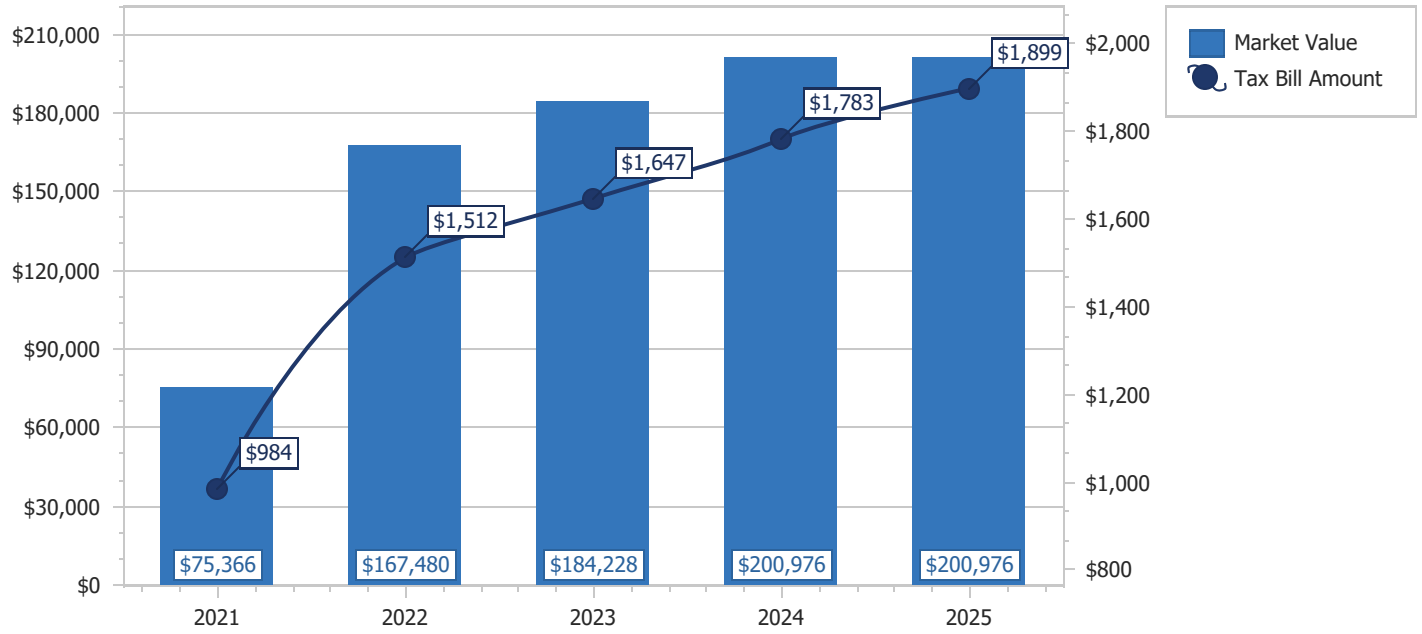
Political Representation

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 19

Utilities

Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **21-20-32-505-0000-0110**
Property Address:
Owners: **C P BUILDERS INC**
2026 Market Value $198,816 Assessed Value $108,968 Taxable Value $108,968
2025 Tax Bill $1,878.68 Tax Savings with Non-Hx Cap $840.92
Vacant Residential property has a lot size of 4.13 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	21-20-32-505-0000-0110
Property Address	
Mailing Address	29 E PINE ST ORLANDO, FL 32801-2607
Subdivision	WASHINGTON PARK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	$198,816	$198,816
Land Value Agriculture	$0	$0
Just/Market Value	$198,816	$198,816
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$89,848	$99,754
P&G Adjustment	$0	$0
Assessed Value	$108,968	$99,062

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$2,719.60
Tax Bill Amount	$1,878.68
Tax Savings with Exemptions	$840.92

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
C P BUILDERS INC

Legal Description

LOTS 11 THRU 20 (LESS RD) WASHINGTON PARK PB 3 PG 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$108,968	$0	$108,968
SCHOOLS	$198,816	$0	$198,816
FIRE	$108,968	$0	$108,968
ROAD	$108,968	$0	$108,968
WATER MANAGEMENT DISTRICT	$108,968	$0	$108,968

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2005	$295,000	05723/1812	Vacant	No
WARRANTY DEED	5/1/2002	$107,000	04414/1080	Vacant	No

Land

Units	Rate	Assessed	Market
4.14 Acres	$48,000/Acre	$198,816	$198,816

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

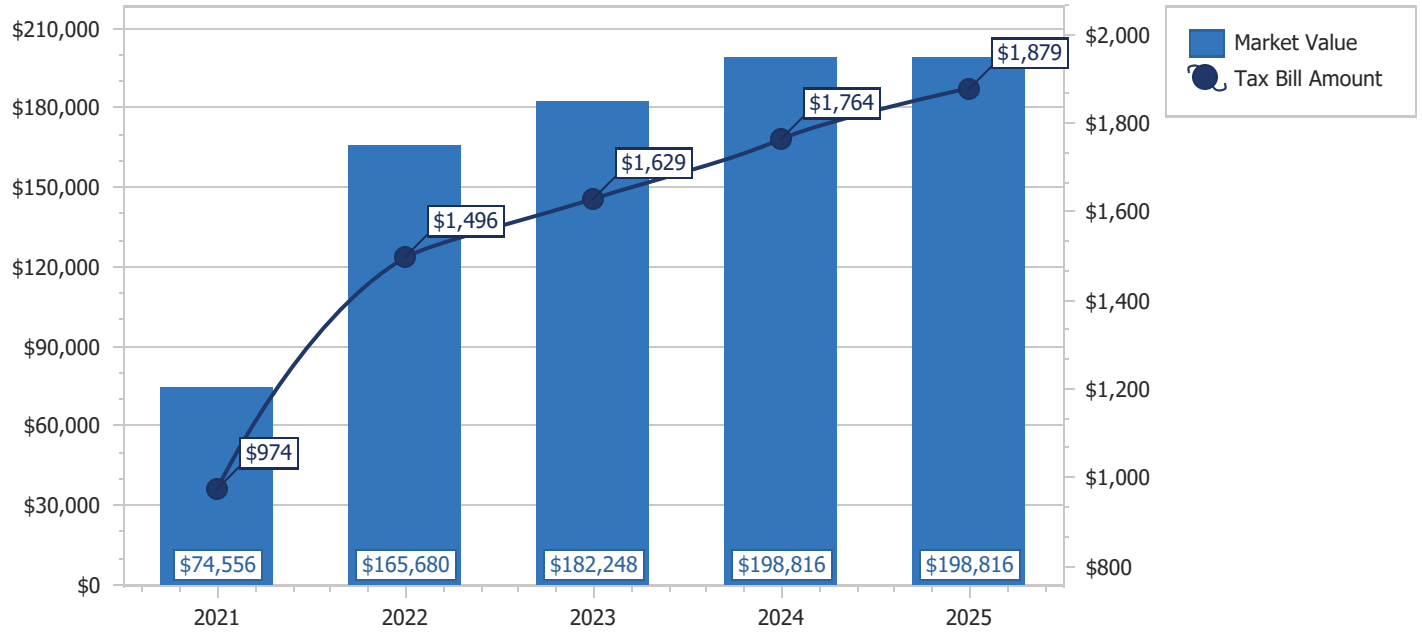
School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

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 19

Utilities	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date:	6/18/2026 1:05:12 PM
Project:	26-80000074
Credit Card Number:	37**********1000
Authorization Number:	268484
Transaction Number:	180626O3B-D78CADC8-89B0-4F5B-9BFB-C4B6AAEF6F98
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:	**ENDURING PEACE - PRE-APPLICATION**	**PROJ #: 26-80000074**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/18/26	
RELATED NAMES:	EP HEIBERT QUINTERO	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	21-20-32-505-0000-0010+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-5 TO A-1/R-1 FOR A 7 SINGLE FAMILY LOT SUBDIVISION DEVELOPMENT AND SITE PLAN ON 8.33 ACRES LOCATED ON THE SOUTH SIDE OF COCHRAN RD, WEST OF W SR 46	
NO OF ACRES	8.33	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF COCHRAN	
LOCATION PART 2	RAN RD, WEST OF W SR 46	
FUTURE LAND USE-	PD	
APPLICANT:	**CONSULTANT:**	
HEIBERT QUINTERO 8121 NW 11TH ST HOLLYWOOD FL 33024 (954) 302-7222 [redacted]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

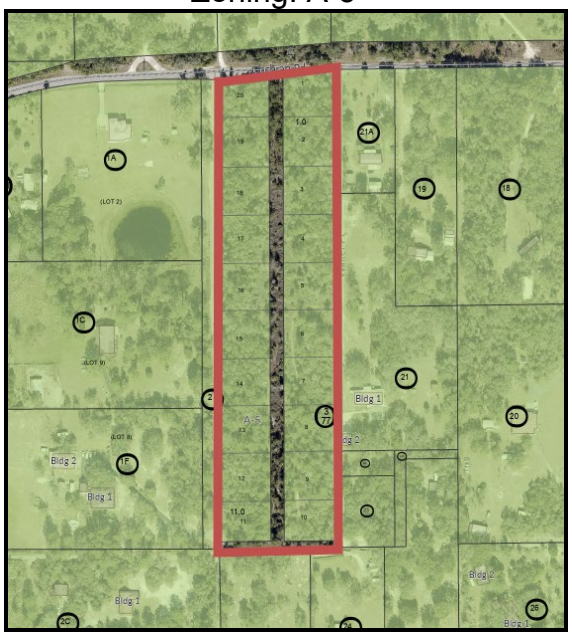
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- Subject site has an A-5 zoning and an R5 Future Land Use.
- The site is associated with the Washington Park plat which was platted in 1925. The plat has existed in conformance with Comprehensive Plan and Land Development Code standards and existed prior to 1991, when the property was administratively rezoned from A-5 to A-1.
- The platted lots may remain as 2 parcels or be uncombined to meet A-1 zoning standards with a road built for access.

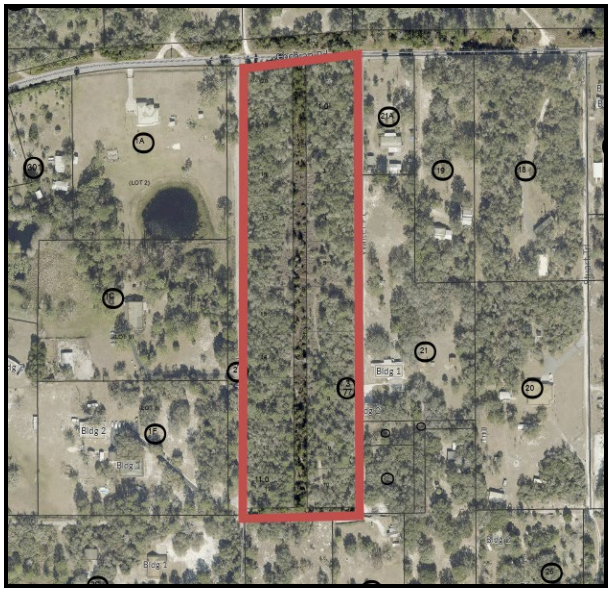
PROJECT AREA ZONING AND AERIAL MAPS

Zoning: A-5



Future Land Use: R5

Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide Net buildable Area and overall density in feet in order to calculate required buffers.	Info Only
2.	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
3.	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. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only

5.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
6.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
7.	Buffers and CPTED	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
8.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f). Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

9.	Buffers and CPTED	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
10.	Buffers and CPTED	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
11.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years as time of Preliminary Subdivision Plan. 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
12.	Buffers and CPTED	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

13.	Buffers and CPTED	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
14.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
15.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
16.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
17.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only

18.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
19.	Comprehensive Planning	The proposed site has an R-5 Future Land Use. The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).	Info Only
20.	Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns	Info Only

		River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	
21.	Environmental Services	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 will 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
22.	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
23.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

24.	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.	Info Only
25.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
26.	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

27.	Planning and Development	SETBACKS: The setbacks for the A-5 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 50ft Side Street.	Info Only
28.	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.	Info Only
29.	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28) The subject property is located within the Geneva Freshwater Lens (FLU Element Exhibit-19).	Info Only
30.	Planning and Development	The subject property is within the Aquifer Recharge Overlay District. (Part 54 Chapter 30; FLU Element Exhibit-21, GIS layer)	Info Only
31.	Planning and Development	For the proposed lots, based on the Seminole County Comprehensive Plan Policy FLU 5.7.2 Antiquated Vacant Plats & Policy FLU 3.2.12 Code Enforcement and Implementation, please see the recommendation below: Based on the history of the plat and the site within the East Rural Area, the site may use the existing platted lots at the A-1 zoning	Info Only

		development standards to create lots with a minimum of 1 acre net buildable area. The lots are entitled to Single Family home development as well as any accessory structures, such as ADUs (Accessory Dwelling Units), which are compatible in the A-1 zoning district. **It is recommended that the applicant pursue a lot uncombination to achieve the desired lots.** **No new lots can be created without appropriate access. All lots must have access to a developed public road. A road must be developed to the county's rural road engineering standards before a lot uncombination can be approved.**	
32.	Planning and Development	Washington Park was platted in 1925 when there was no land use and/or zoning districts in the County. Since then, the East Rural Area was established and was administratively rezoned to A-3, A-5, and A-10 zoning districts. Washington Park was originally A-1 and was changed at that time to A-5 zoning.	Info Only
33.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
34.	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

35.	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
36.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only

37.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
38.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
39.	Public Works - County Surveyor	To do anything with this would require a replat of the properties. Also the subject property does not have legal access to the adjacent roadways so to subdivide into multiple lots would require its own roadway so your current plan would not work as any lots not adjacent to Cochrane would not have legal access. Note it is the opinion of the County Surveyor that a separate vacation of the existing center roadway would not need to happen as the County approves the plat and can vacate the right of way by the virtue of 177 in the replat. I do not know the legal status of Cochran other than that the county maintains it and that a portion from the original plat was dedicated by that plat to the public.	Info Only
40.	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

41.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
42.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
43.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
44.	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
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only

46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
47.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious 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
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	Saunders Trail is a private road. Access rights to this site must be obtained through a dedicated access easement granted by the owner and demonstrated at site plan review.	Info Only
50.	Public Works - Engineering	The site lies within the Econ River Protection Area (ECON) Protection Zone.	Info Only
51.	Public Works - Engineering	A minimum five 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
52.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
53.	Public Works - Impact Analysis	No Review Required.	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	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Thursday, July 2, 2026, in order to place you on the Wednesday, July 7, 2026 meeting agenda.

The DRC Agenda can be found here.

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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2026-0606

Title:

APS FACILITY - SSFLUA & PD MAJOR AMENDMENT
Project Number: 26-20500006
Project Description: Proposed SSFLUA from Hip-Ti to PD and PD Major Amendment for offices and warehouses on 7.03 acres located on the west side of N Elder Rd, southwest of School St
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 16-19-30-5AC-0000-030J+++
BCC District: 5-Herr
Applicant: Keith Carson (407) 792-1360
Consultant: Bryan Potts (407) 982-9878

Z2026-14; 06.26SS.02

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-20500006

RECEIVED 06/19/2026
PM KAITLYN

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ **LARGE SCALE FUTURE LAND USE AMENDMENT ONLY** (>50 ACRES) $400/ACRE* ($10K MAX. FEE)

☐ **LARGE SCALE FLU AMENDMENT AND REZONE** (>50 ACRES) $400/ACRE* ($10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE

☑ **SMALL SCALE FUTURE LAND USE AMENDMENT ONLY** (≤50 ACRES) $3,500

☐ **SMALL SCALE FLU AMENDMENT AND REZONE** (≤50 ACRES) $3,500 + 50% OF REZONE FEE
SSFLUA FEE $3,500 + 50% OF REZONE FEE_____ = _____ TOTAL SSFLUA AND REZONE FEE

☐ **TEXT AMENDMENT** (NOT ASSOCIATED WITH LAND USE AMENDMENT) $3,000

☐ **TEXT AMENDMENT** (ASSOCIATED WITH LAND USE AMENDMENT) $1,000

☐ **REZONE** (NON-PD)** $2,500 + $75/ACRE* ($6,500 MAX. FEE)

☑ **PD REZONE****

- ☑ **PD REZONE** $4,000 + $75/ACRE* ($10K MAX. FEE)
- ☐ **PD FINAL DEVELOPMENT PLAN** $1,000
- ☐ **PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN** CALCULATED BELOW

(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^^ x $25 + $2,500 = FEE DUE

(TOTAL SF OF NEW ISA _____ /1,000 = _____)^^ x $25 + $2,500 = FEE DUE: _____

EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x $25 = $1,014.50 + $2,500 = $3,514.50

- ☒ **PD MAJOR AMENDMENT** $4,000 + $75/ACRE*^ ($10K MAX. FEE)
- ☐ **PD MINOR AMENDMENT** $1,000

☐ **DEVELOPMENT OF REGIONAL IMPACT** (DRI)

- ☐ **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: APS Facility	
PARCEL ID #(S): 16-19-30-5AC-0000-029A, -29B, -30A, -30B, -30C, -30D, -30E, -30F, -30G, -30H, 30J, -30K, -300	
LOCATION: North Elder Road	
EXISTING USE(S): Single Family	PROPOSED USE(S): Office and Warehouse
TOTAL ACREAGE: 7.03	BCC DISTRICT: District 5
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: A-1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPTi	PROPOSED FUTURE LAND USE: PD

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☑ UPLOAD ☐ NONE ☐

NAME: Bryan Potts, P.E.	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32835
PHONE: 407-982-9878	EMAIL: [redacted]	

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☑

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Keith Carson, Manager of HCME, LLC		
ADDRESS: 1420 Martin Luther King Jr Blvd		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-792-1360	EMAIL: [redacted]	

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.)

TYPE OF CERTIFICATE	CERTIFICATE NUMBER	DATE ISSUED
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.

06/02/2026

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

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

(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)

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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: HCME, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Jon Hall	Manager	1420 Martin Luther King Jr Blvd, Sanford FL 32771	50
Keith Carson	Manager	1420 Martin Luther King Jr Blvd, Sanford FL 32771	50
Cinda S Keegan	CFO	1420 Martin Luther King Jr Blvd, Sanford FL 32771	0

(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:

06/02/2026
Date

Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2026, by Jon M Hall Jr., who is ☒ personally known to me, or ☐ has produced _____ as identification.

Signature of Notary Public

Notary Public State of Florida
Kristin Gibson
My Commission HH 744983
Expires 12/1/2029

Print, Type or Stamp Name of Notary Public

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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

(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)

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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: SRY Elder Road, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Steve Young	Manager	6010 Feather Lane, Sanford FL 32771	100

(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:

6-12-26
Date

Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12th day of June, 20 26, by Bryan Potts, who is ☑ personally known to me, or ☐ has produced _____ as identification.

CHARLOTTE MICHELLE FERGUSON
Notary Public-State of Florida
Commission # HH 653177
My Commission Expires
July 12, 2029

Signature of Notary Public

Charlotte Ferguson
Print, Type or Stamp Name of Notary Public

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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, Jon M Hall Jr, Manager of HCME, LLC, the owner of record for the following described property *[Parcel ID Number(s)]* 16-19-30-5AC-0000-030J hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☑ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☑ Rezone PD	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ 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.

06/02/2026
Date

Property Owner's Signature

Jon M Hall Jr. Manager
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 Jon M. Hall Jr. *(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 2nd day of June, 2026

Notary Public State of Florida
Kristin Gibson
My Commission HH 744983
Expires 12/1/2029

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, Steve Young, Manager of Sry Elder Road, LLC, the owner of record for the following described property *[Parcel ID Number(s)]* See attached sheet. hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☑ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☑ Rezone PD	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ 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.

6/18/26
Date

Property Owner's Signature

Steve Young
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 Steve Young *(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 10th day of June, 2026.

TAMIKA ROLLE
Notary Public, State of Florida
Commission# HH 383943
My comm. expires Jun. 07, 2027

Notary Public

Owner: Sry Elder Road LLC

16-19-30-5AC-0000-0300 16-19-30-5AC-0000-030K

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

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

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

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

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

Owner: HCME, LLC

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

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

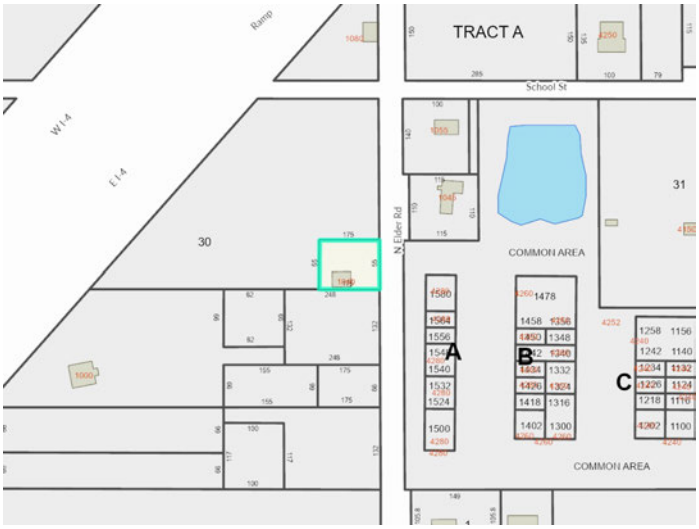
Parcel: **16-19-30-5AC-0000-030J**
Property Address: **1040 N ELDER RD SANFORD, FL 32771**
Owners: **HCME LLC**

2026 Market Value $104,270 Assessed Value $104,270 Taxable Value $104,270

2025 Tax Bill $827.01 Tax Savings with Non-Hx Cap $28.83

The 1 Bed/1 Bath Single Family property is 775 SF and a lot size of 0.18 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030J
Property Address	1040 N ELDER RD SANFORD, FL 32771
Mailing Address	1420 MARTIN LUTHER KING JR BLVD SANFORD, FL 32771
Subdivision	ST JOSEPHS
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	$40,020	$21,066
Depreciated Other Features	$2,250	$1,500
Land Value (Market)	$62,000	$40,000
Land Value Agriculture	$0	$0
Just/Market Value	$104,270	$62,566
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$3,420
P&G Adjustment	$0	$0
Assessed Value	$104,270	$59,146

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$855.84
Tax Bill Amount	$827.01
Tax Savings with Exemptions	$28.83

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
HCME LLC

Legal Description

S 55 FT OF E 175 FT OF N 1/2
OF LOT 30 (LESS RD)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$104,270	$0	$104,270
SCHOOLS	$104,270	$0	$104,270
FIRE	$104,270	$0	$104,270
ROAD	$104,270	$0	$104,270
WATER MANAGEMENT DISTRICT	$104,270	$0	$104,270

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/30/2026	$124,000	11030/0691	Improved	Yes
PROBATE RECORDS	1/29/2025	$100	10764/0291	Improved	No

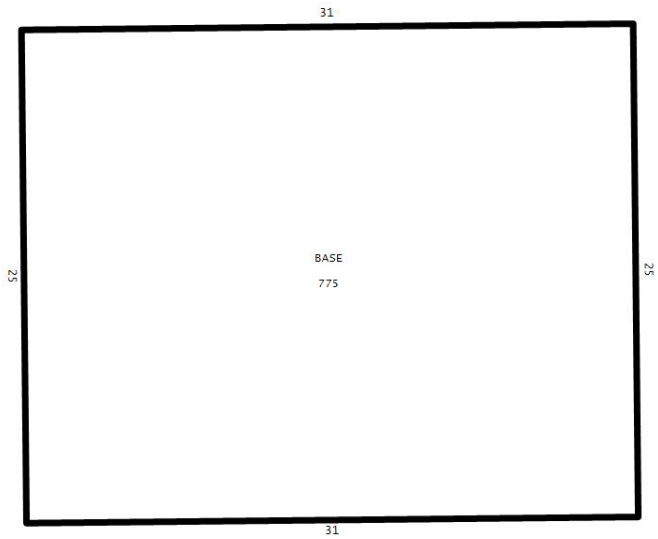
Land

Units	Rate	Assessed	Market
1 Lot	$62,000/Lot	$62,000	$62,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	775
Total Area (ft²)	775
Constuction	SIDING GRADE 3
Replacement Cost	$76,229
Assessed	$40,020

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1961	1	$3,750	$2,250

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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

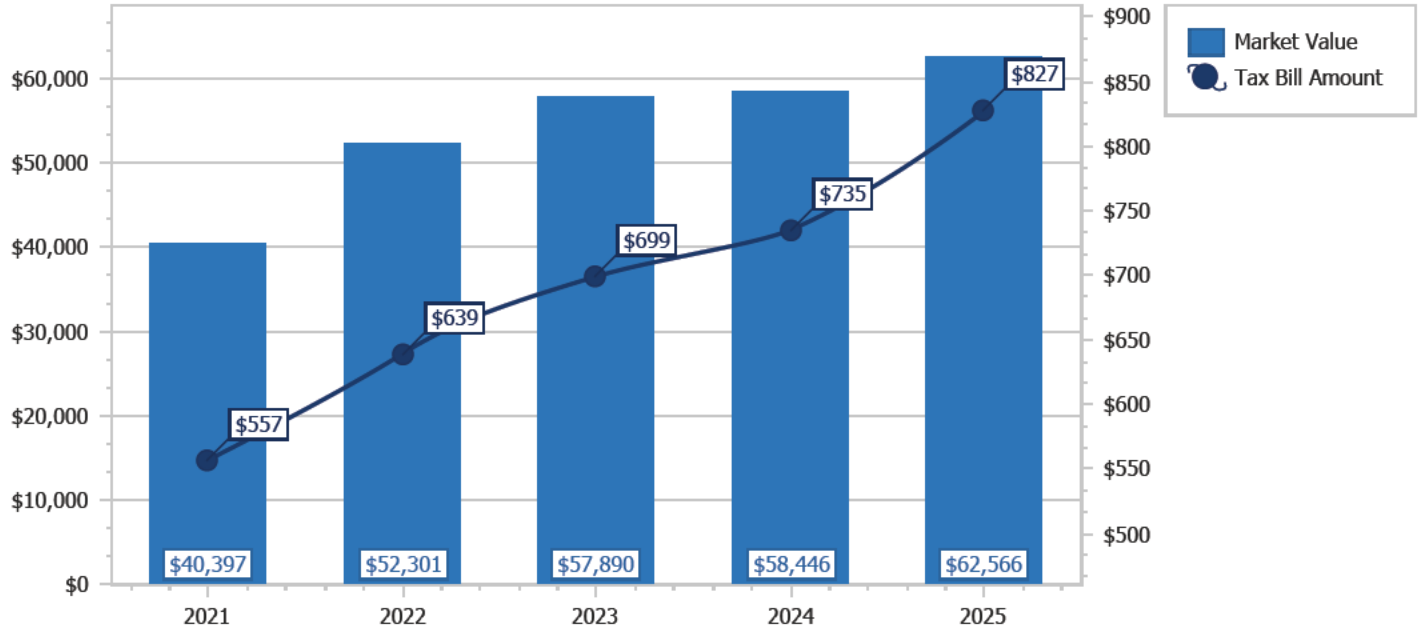
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	34
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 History



Copyright 2026 © Seminole County Property Appraiser

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-0300**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $849,322 Assessed Value $835,501 Taxable Value $835,501
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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-0300
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$849,322	$822,243
Land Value Agriculture	$0	$0
Just/Market Value	$849,322	$822,243
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$13,821	$62,697
P&G Adjustment	$0	$0
Assessed Value	$835,501	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$835,501	$0	$835,501
SCHOOLS	$849,322	$0	$849,322
FIRE	$835,501	$0	$835,501
ROAD	$835,501	$0	$835,501
WATER MANAGEMENT DISTRICT	$835,501	$0	$835,501

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	$7.75/SF	$770,048	$770,048
1 Lot	$79,274/Lot	$79,274	$79,274

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

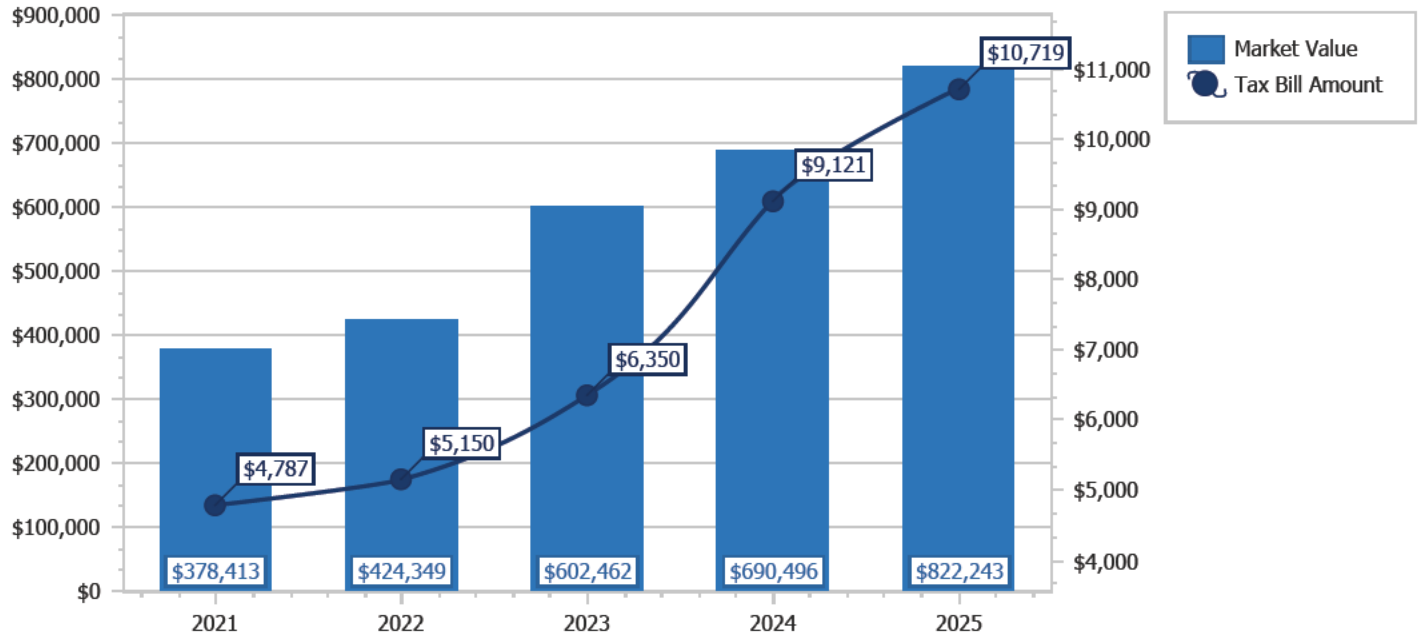
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030A**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $112,045 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$112,045	$103,305
Land Value Agriculture	$0	$0
Just/Market Value	$112,045	$103,305
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$53,587	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$112,045	$0	$112,045
FIRE	$58,458	$0	$58,458
ROAD	$58,458	$0	$58,458
WATER MANAGEMENT DISTRICT	$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	$5/SF	$112,045	$112,045

Permits

Permit #	Description	Value	CO Date	Permit Date
99905	.30 IS FOR CONDITION OF IMP	$0		10/1/2003
06546	REROOF	$556		9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

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

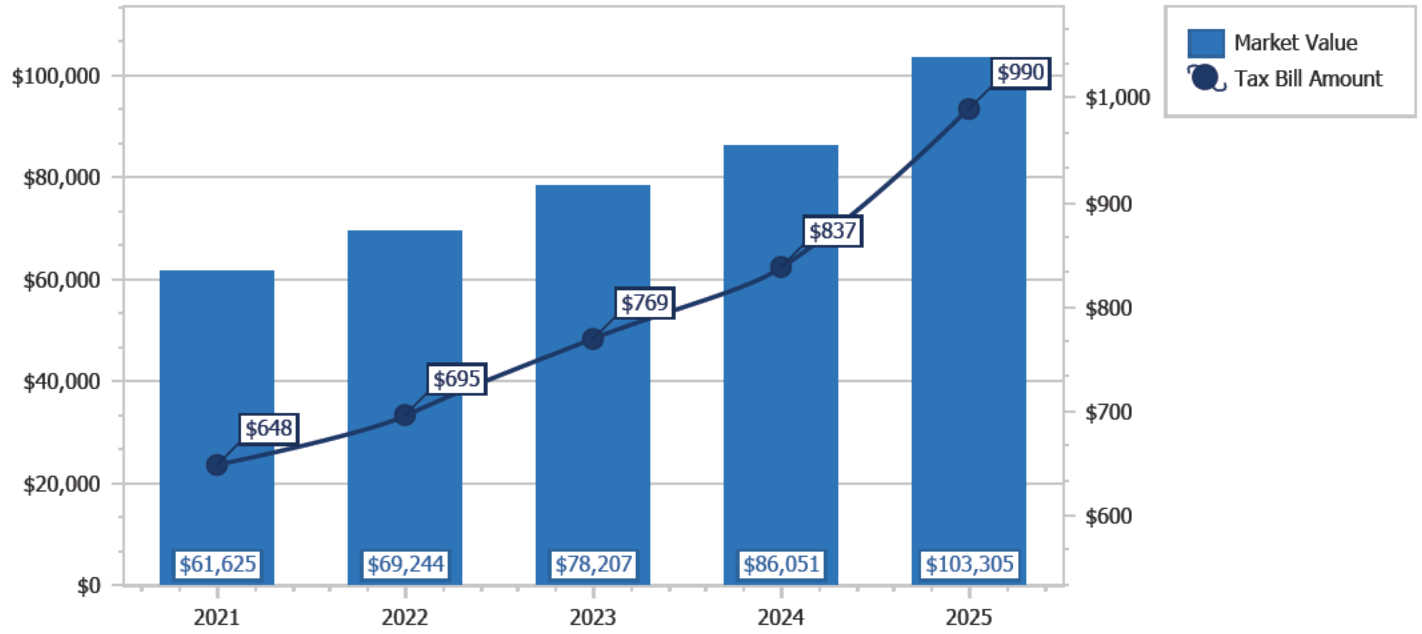
School Districts

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030B**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $122,195 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030B
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$122,195	$112,664
Land Value Agriculture	$0	$0
Just/Market Value	$122,195	$112,664
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$13,957	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$122,195	$0	$122,195
FIRE	$108,238	$0	$108,238
ROAD	$108,238	$0	$108,238
WATER MANAGEMENT DISTRICT	$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	$5/SF	$122,195	$122,195

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

Zoning

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

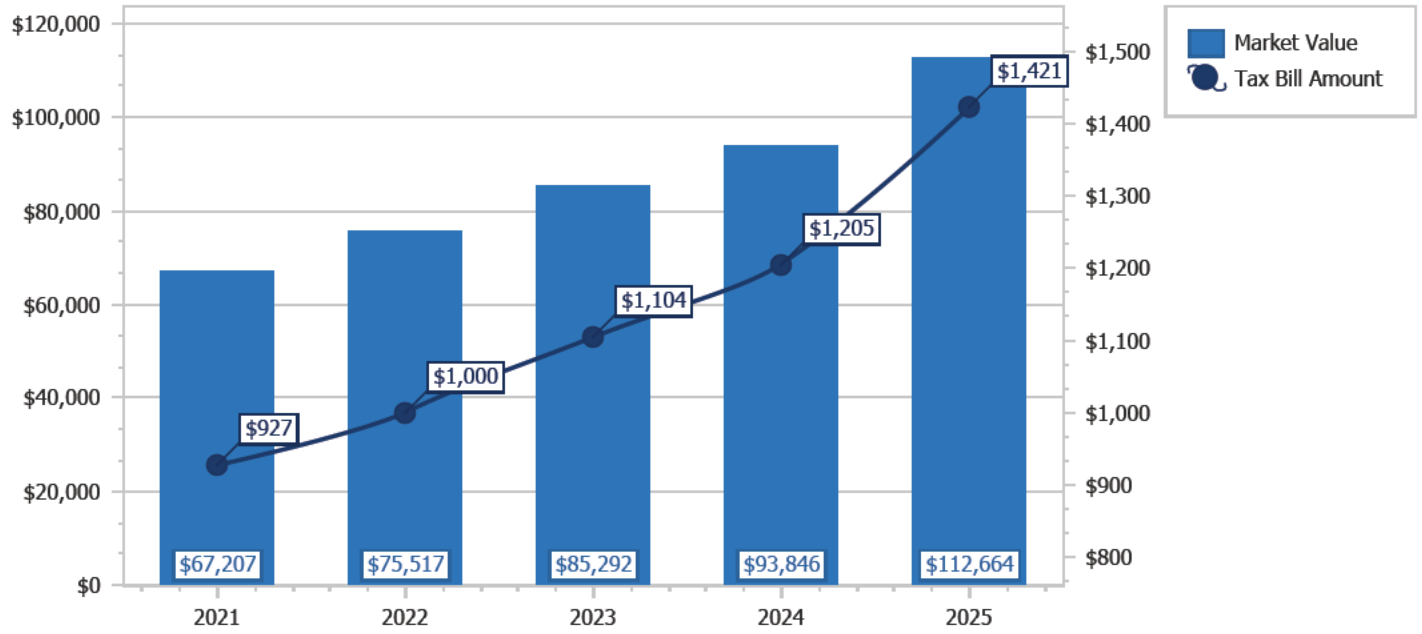
School Districts

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030C**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $55,120 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030C
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$55,120	$50,821
Land Value Agriculture	$0	$0
Just/Market Value	$55,120	$50,821
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$6,295	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$55,120	$0	$55,120
FIRE	$48,825	$0	$48,825
ROAD	$48,825	$0	$48,825
WATER MANAGEMENT DISTRICT	$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	$5/SF	$55,120	$55,120

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

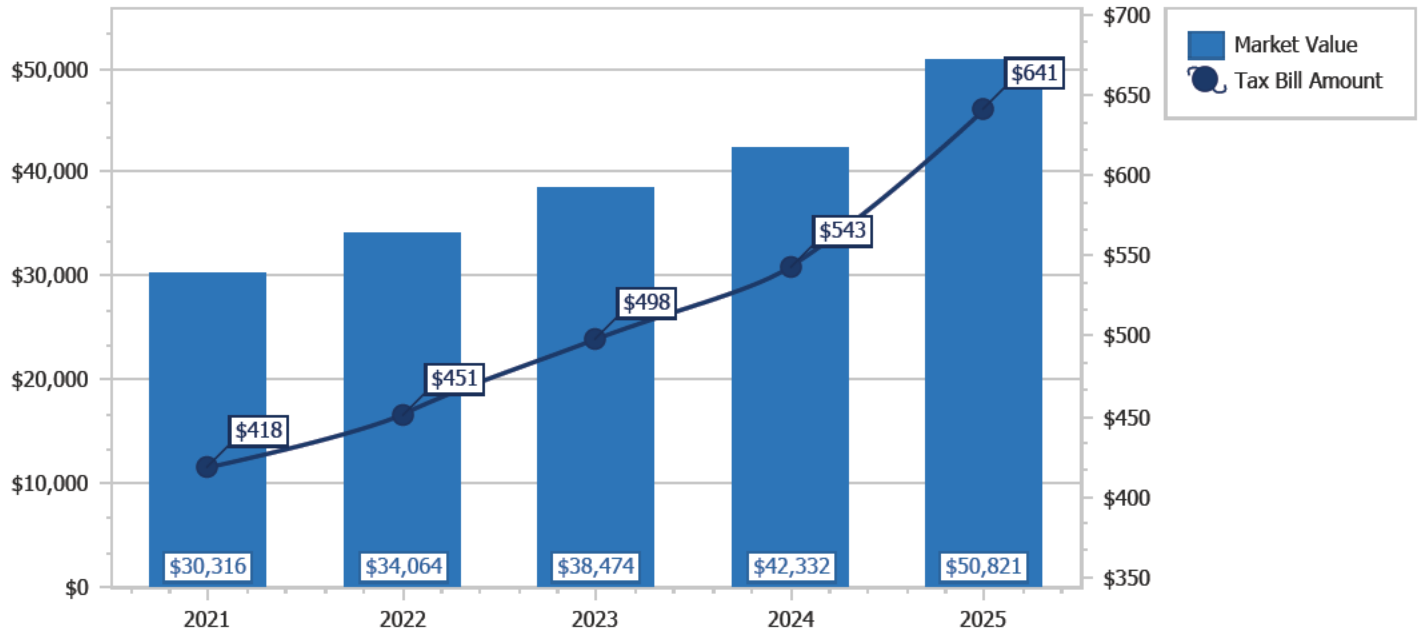
School Districts

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030D**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $99,140 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030D
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$99,140	$91,407
Land Value Agriculture	$0	$0
Just/Market Value	$99,140	$91,407
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$11,323	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$99,140	$0	$99,140
FIRE	$87,817	$0	$87,817
ROAD	$87,817	$0	$87,817
WATER MANAGEMENT DISTRICT	$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	$5/SF	$99,140	$99,140

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

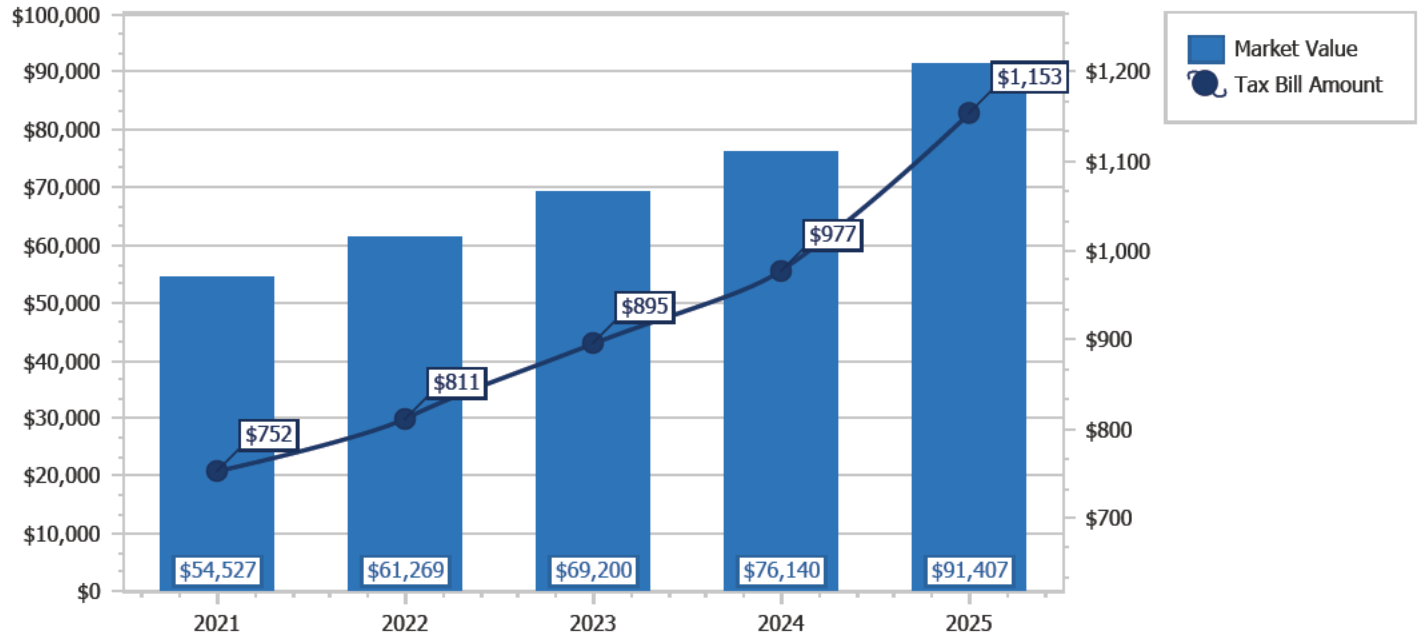
School Districts

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030E**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $48,290 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030E
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$48,290	$44,523
Land Value Agriculture	$0	$0
Just/Market Value	$48,290	$44,523
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$12,406	$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	$48,290	$0	$48,290
FIRE	$35,884	$0	$35,884
ROAD	$35,884	$0	$35,884
WATER MANAGEMENT DISTRICT	$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	$5/SF	$48,290	$48,290

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

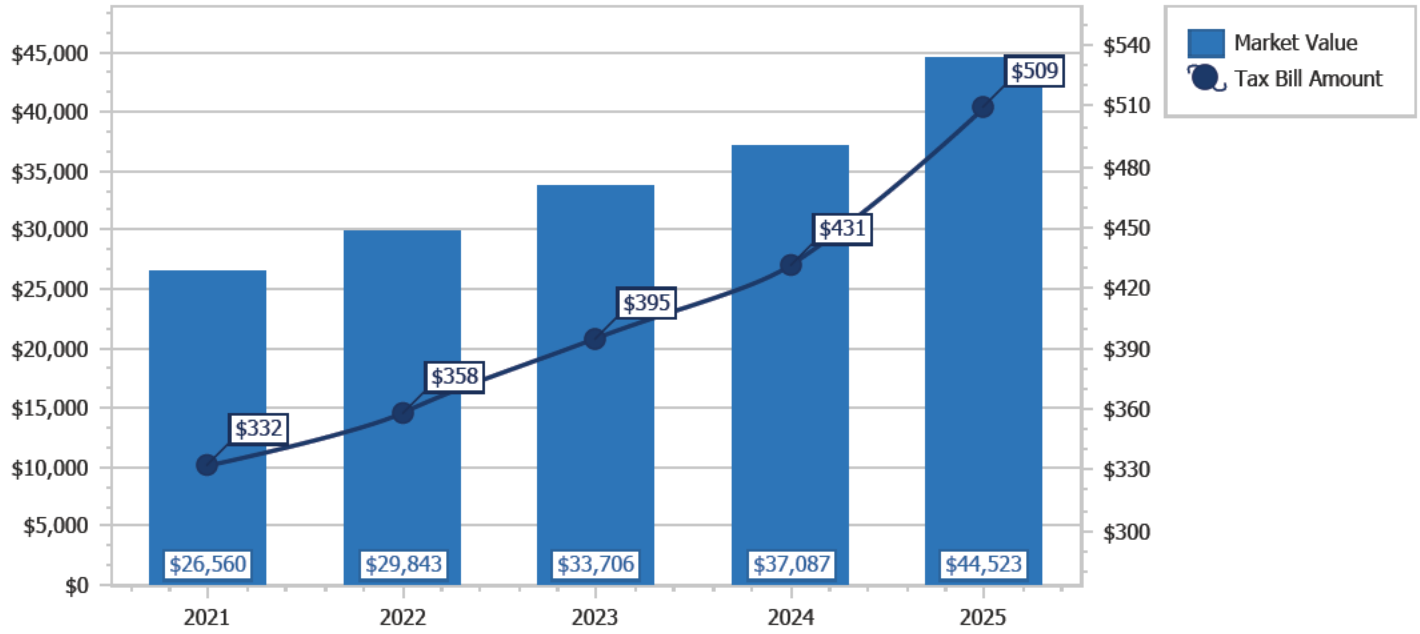
School Districts

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030F**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $36,410 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030F
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$36,410	$33,570
Land Value Agriculture	$0	$0
Just/Market Value	$36,410	$33,570
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$4,157	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$36,410	$0	$36,410
FIRE	$32,253	$0	$32,253
ROAD	$32,253	$0	$32,253
WATER MANAGEMENT DISTRICT	$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	$5/SF	$36,410	$36,410

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

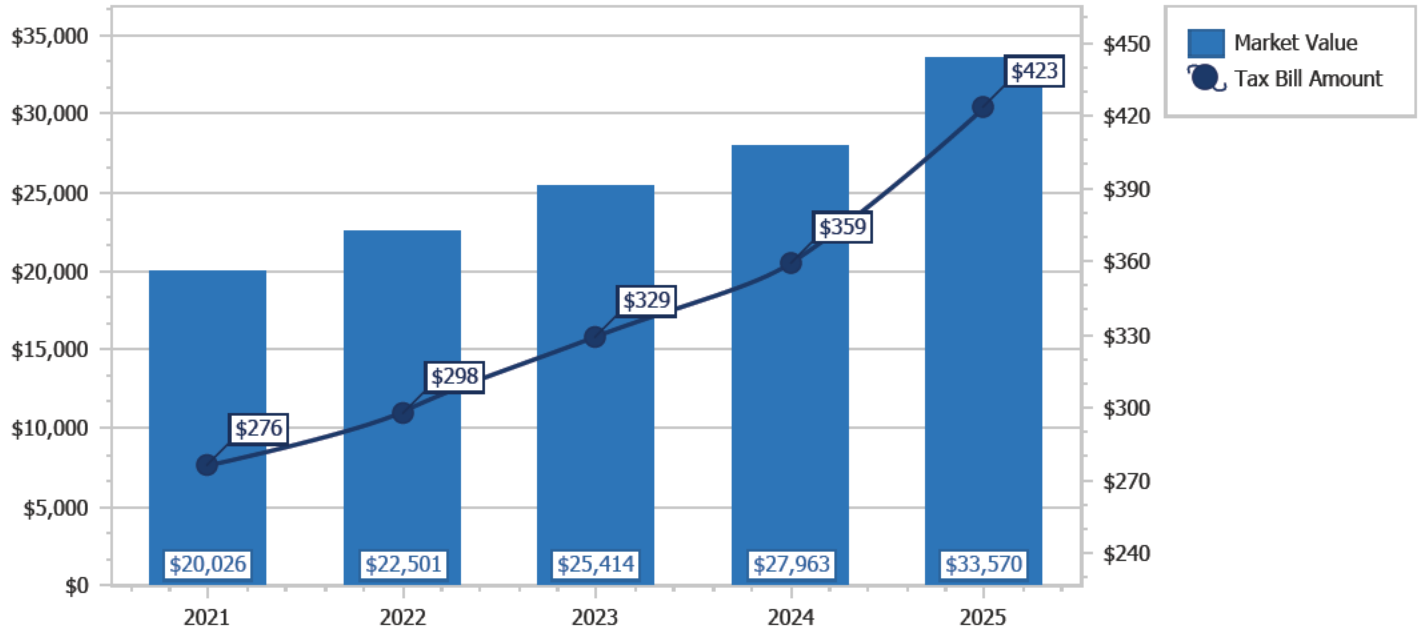
School Districts

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 #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030G**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $140,570 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

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030G
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$140,570	$129,606
Land Value Agriculture	$0	$0
Just/Market Value	$140,570	$129,606
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$44,108	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$140,570	$0	$140,570
FIRE	$96,462	$0	$96,462
ROAD	$96,462	$0	$96,462
WATER MANAGEMENT DISTRICT	$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	$5/SF	$140,570	$140,570

Permits

Permit #	Description	Value	CO Date	Permit Date
99684	.50 ARCH MOD IS FOR CONDITION	$0		2/1/2005

Extra Features

Description	Year Built	Units	Cost	Assessed

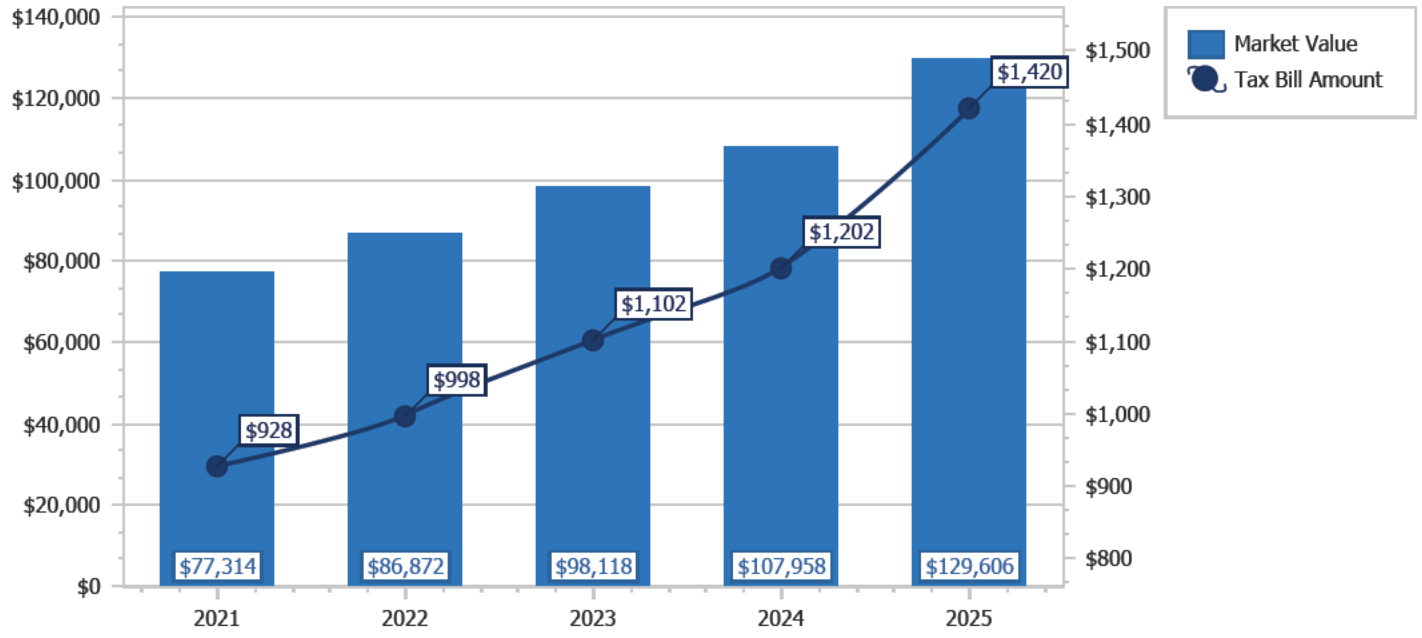
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 #	34
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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2026 Property Record CardA

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030H**
Property Address: **1000 N ELDER RD SANFORD, FL 32771**
Owners: **SRY ELDER ROAD LLC**

2026 Market Value $432,493 Assessed Value $370,899 Taxable Value $370,899

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

Current Site PictureA

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)	$316,855	$221,165
Land Value Agriculture	$0	$0
Just/Market Value	$432,493	$337,181
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$61,594	$0
P&G Adjustment	$0	$0
Assessed Value	$370,899	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
SRY ELDER ROAD LLC

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	$370,899	$0	$370,899
SCHOOLS	$432,493	$0	$432,493
FIRE	$370,899	$0	$370,899
ROAD	$370,899	$0	$370,899
WATER MANAGEMENT DISTRICT	$370,899	$0	$370,899

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

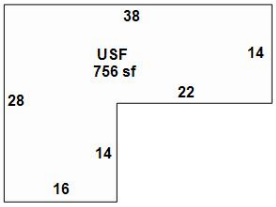
LandA

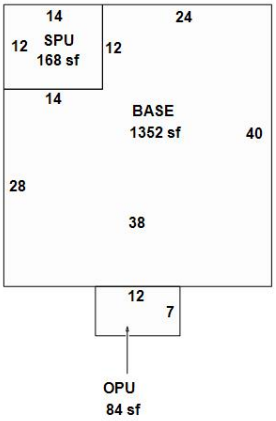
Units	Rate	Assessed	Market
63,371 SF	$5/SF	$316,855	$316,855

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	1352
Total Area (ft²)	2360
Constuction	WOOD LOGS
Replacement Cost	$147,813
Assessed	$112,338

* Year Built = Actual / Effective





Building 1

AppendagesA

Description	Area (ft^2)
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

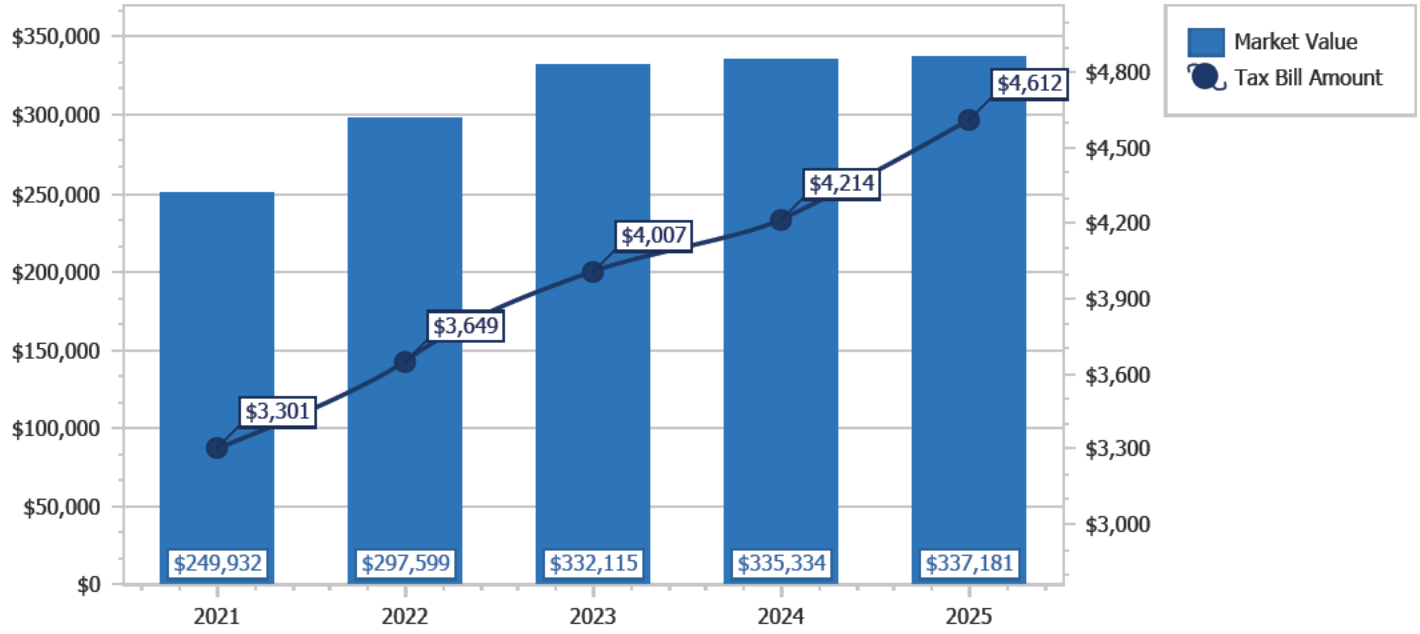
School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA

Fire Station #	34
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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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **16-19-30-5AC-0000-030K**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value $55,055 Assessed Value $45,144 Taxable Value $45,144
2025 Tax Bill $612.41 Tax Savings with Non-Hx Cap $81.95
Vac Industrial General property has a lot size of 0.25 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030K
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	$55,055	$50,761
Land Value Agriculture	$0	$0
Just/Market Value	$55,055	$50,761
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$9,911	$9,721
P&G Adjustment	$0	$0
Assessed Value	$45,144	$41,040

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$694.36
Tax Bill Amount	$612.41
Tax Savings with Exemptions	$81.95

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

Legal Description

BEG 132 FT N + 175 FT W OF
SE COR LOT 30 RUN W 155 FT
N 66 FT E 155 FT S 66 FT
TO BEG
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$45,144	$0	$45,144
SCHOOLS	$55,055	$0	$55,055
FIRE	$45,144	$0	$45,144
ROAD	$45,144	$0	$45,144
WATER MANAGEMENT DISTRICT	$45,144	$0	$45,144

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2009	$90,000	07312/1725	Vacant	No
QUIT CLAIM DEED	12/1/1992	$100	02529/0530	Vacant	No
WARRANTY DEED	7/1/1988	$5,000	01982/1757	Vacant	Yes
FEE SIMPLE DEED	8/1/1982	$2,800	01792/0793	Improved	No
CERTIFICATE OF TITLE	1/1/1974	$100	01015/0102	Improved	No

Land

Units	Rate	Assessed	Market
11,011 SF	$5/SF	$55,055	$55,055

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

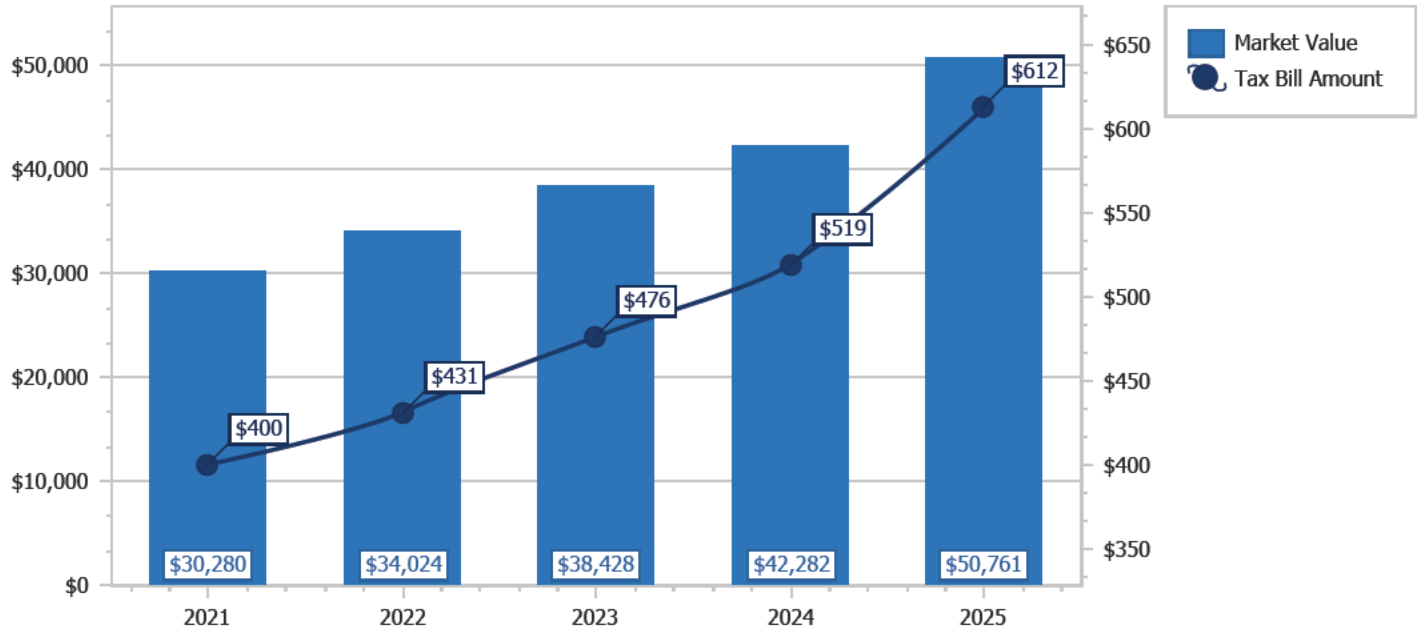
School Districts

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 #	34
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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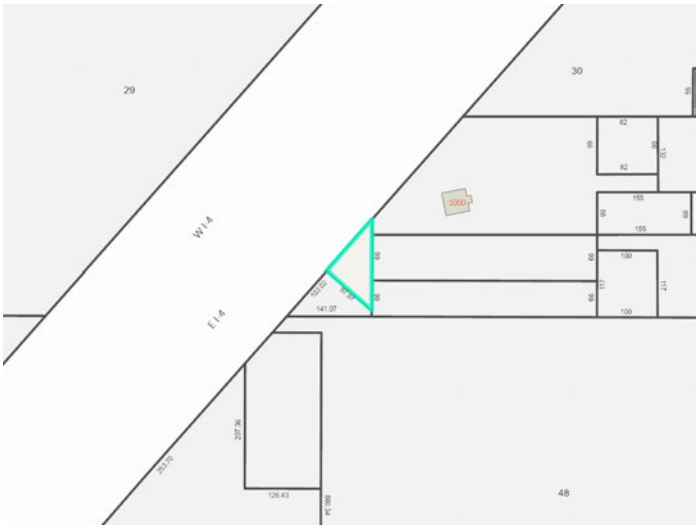
2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

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



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-029A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
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)	$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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

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	$121,327	$121,327	$0
WATER MANAGEMENT DISTRICT	$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

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

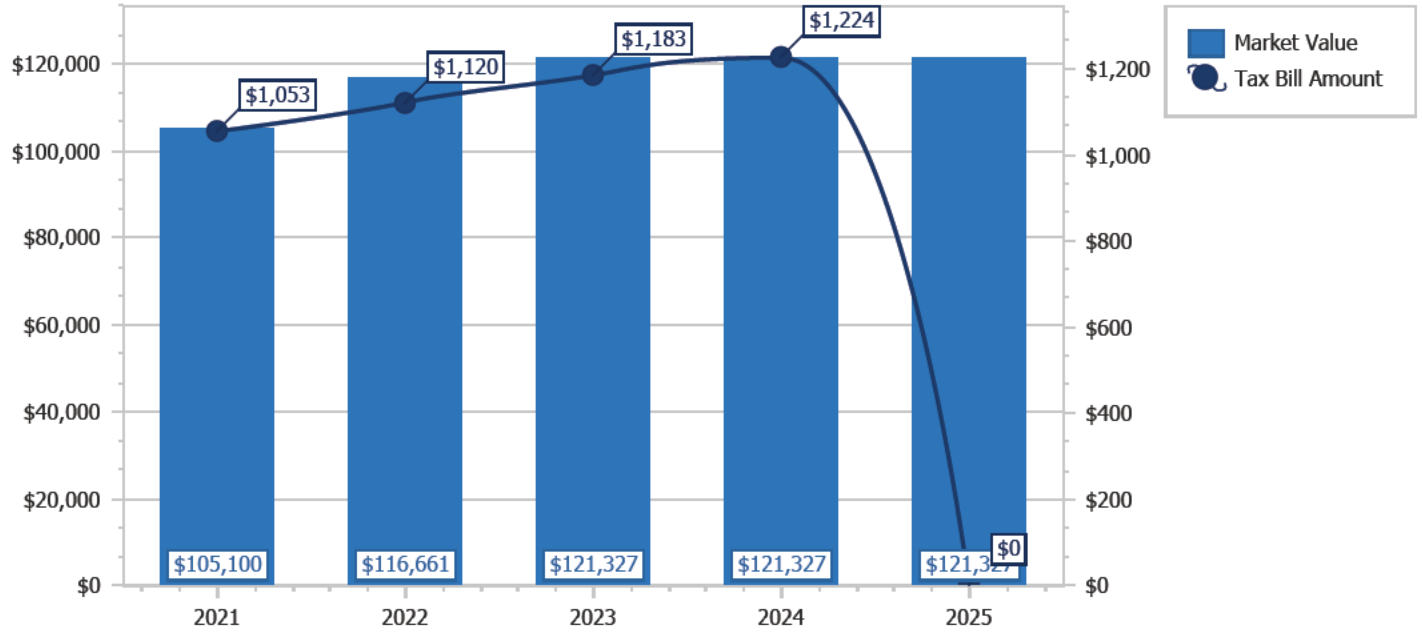
School Districts

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 #	34
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 Limited Liability Company
HCME, LLC

Filing Information

Document Number	L10000103361
FEI/EIN Number	27-3673836
Date Filed	10/04/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/18/2023

Principal Address

1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Changed: 02/18/2025

Mailing Address

1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Changed: 02/18/2025

Registered Agent Name & Address

HALL, JON M, JR
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Name Changed: 06/18/2023

Address Changed: 02/18/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

HALL, JON M, JR.
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Title MGRM

CARSON, KEITH
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Title CFO

KEEGAN, CINDA S
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Annual Reports

Report Year	Filed Date
2024	02/08/2024
2025	02/18/2025
2026	02/16/2026

Document Images

02/16/2026 -- ANNUAL REPORT	View image in PDF format
02/18/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
06/18/2023 -- REINSTATEMENT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
08/20/2013 -- REINSTATEMENT	View image in PDF format
10/04/2010 -- Florida Limited Liability	View image in PDF format

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
SRY ELDER ROAD, LLC

Filing Information

Document Number	L04000093439
FEI/EIN Number	26-2879001
Date Filed	12/27/2004
State	FL
Status	ACTIVE

Principal Address

6010 FEATHER LANE
SANFORD, FL 32771

Changed: 01/12/2022

Mailing Address

P.O. BOX 470040
LAKE MONROE, FL 32747

Registered Agent Name & Address

WHWW, Inc.
329 Park Avenue North
Second Flood
Orlando, FL 32789

Name Changed: 01/20/2014

Address Changed: 02/14/2017

Authorized Person(s) Detail

Name & Address

Title MGR

YOUNG, STEVE
P O BOX 470040
LAKE MONROE, FL 32747

Annual Reports

Report Year	Filed Date

2024	02/06/2024
2025	02/04/2025
2026	03/09/2026

Document Images

03/09/2026 -- ANNUAL REPORT	View image in PDF format
02/04/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/12/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/28/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/28/2005 -- ANNUAL REPORT	View image in PDF format
12/27/2004 -- Florida Limited Liabilites	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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date:	6/19/2026 10:40:04 AM
Project:	26-20500006
Credit Card Number:	37**********1003
Authorization Number:	284909
Transaction Number:	190626C18-D5CDFFC4-F982-4E09-975D-68D2BB651EC7
Total Fees Paid:	8210.20

Fees Paid

Description	Amount
MAJOR PD AMENDMENT 14	4525.00
LUA - SMALL SCALE 14	3500.00
CC CONVENIENCE FEE -- PZ	185.20
Total Amount	8210.20

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	**APS FACILITY - SSFLUA & PD MAJOR AMENDMENT**	**PROJ #: 26-20500006**
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	6/22/26	
RELATED NAMES:	Z2026-14; 06.26SS.02	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-030J+++	
PROJECT DESCRIPTION	PROPOSED SMALL SCALE FUTURE LAND USE AMENDMENT AND PD MAJOR AMENDMENT FOR OFFICES AND WAREHOUSES	
NO OF ACRES	7.03	
BCC DISTRICT	Andria Herr	
LOCATION	ON THE WEST SIDE OF N ELDER RD, SOUTHWEST OF SCHOOL ST	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
KEITH CARSON HCME LLC 1420 MARTIN LUTHER KING JR BLVD SANFORD FL 32771 (407) 792-1360 [redacted]	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32835 (407) 982-9878 [redacted]

The DRC Agenda can be found HERE.

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

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	STATUS
1.	Buffers and CPTED	The Land Use Intensity category based on proposed FAR and max building height is approximately VIIII. Elder road is considered a local road, School Street is considered a local road, and I-4 is considered an arterial road for the purpose of calculating buffers.	Info Only
2.	Buffers and CPTED	Buffers required are as follows: North (School Street ROW)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement East (Elder Road)- 0.4 opacity, 15 feet in width, 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement West (I-4)- 0.5 opacity, 25 feet in width, 2.7 plant unit groups per 100 linear feet with a 6 foot masonry wall enhancement Please state this on the MDP. If providing greater buffer than required, please state this on the plan so it is accounted for in evaluation.	Unresolved
3.	Buffers and CPTED	The plant unit group and composition of buffer can be determined at FDP/Final Engineering.	Info Only
4.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
5.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
6.	Building Division	- Standard building permitting will apply.	Info Only
7.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Comprehensive Planning	Please provide the attachment A text section and worksheets. https://www.seminolecountyfl.gov/departments-services/development-services/planning-	Unresolved

		development/forms-applications-resources/rezoning-l-use-amendment-application	
10.	Comprehensive Planning	Staff recommends revising the application for a Land Use amendment to Industrial rather than Planned Development. The proposed design and uses are permitted within IND and do not warrant a PD FLU. Staff understands a majority of the project area is already PD, but IND is more appropriate for the proposed project.	Info Only
11.	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" DIP potable water main running along the east side of N Elder Rd.	Info Only
12.	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
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC force main running along the west side of N Elder Rd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
14.	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only

15.	Environmental Services	Be advised that E Interstate-4 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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	The site is treed. A tree survey for the site will be required to be submitted during the engineering review. Be sure to include the type and sizes of the trees. Tree replacement or paying into the Arbor fund will be required. Please see the Arbor Section of the Land Development Code for details. The Arbor Ordinance has changed.	Info Only
18.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval.	Info Only
19.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only

20.	Planning and Development	Please provide a narrative that addresses the following criteria: STANDARDS OF REVIEW - CATEGORY I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. 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. D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act). 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. 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 site (applicable to Planned Development Future Land Use); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 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.) The Applicant needs to evaluate and submit a separate document answering the following criteria based on the Comprehensive Plan.	Unresolved
21.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting. 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. 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

22.	Planning and Development	Please note that an outdoor lighting plan will be required during the site plan review. The plan must demonstrate compliance with the outdoor lighting requirements outlined in Part 15 of the Seminole County Land Development Code	Info Only
23.	Planning and Development	Please email the legal description in a word document to kapgar@seminolecountyfl.gov	Unresolved
24.	Planning and Development	Please provide a narrative addressing the following PD criteria in accordance with SCLDC Sec. 30.8.5.3: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (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. Please also address the following goals: (1)How the proposed development addresses the goals of the Comprehensive Plan. (2)Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3)How the proposed development provides an innovative approach to land development. (4)A description of benefits to the County that cannot be achieved under the existing provisions of this Code.	Unresolved
25.	Planning and Development	Please also demonstrate compliance with the following criteria: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) (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.	Unresolved

26.	Planning and Development	Please designate one page as the Master Development Plan for the PD. Please ensure all data per SCLDC Sec. 30.8.5.5 Master development plan submittal and review., is included on the page. Additional comments will be generated based on the resubmittal of the Master Development Plan in accordance with the provisions of this section as applicable.	Unresolved
27.	Planning and Development	This PD is considered expired, in accordance with SCLDC Sec. 30.8.5.9 as substantial development in accordance with the previously approved DO has not occurred within eight (8) years of Final Development Plan Approval (September 26, 2017). In any event, the PD rezone is considered necessary due to the addition of property, regardless of expiration. Given these conditions and the nature of a PD rezone, this application is required to meet all PD criteria and reestablish zoning entitlements.	Info Only
28.	Planning and Development	Please note, the proposed project may be permitted under the M-1 zoning district and Future Land Use of Industrial.	Info Only
29.	Planning and Development	Please ensure the Master Development Plan has the following notes (in addition to required data): The developer will provide an internal pedestrian circulation system giving access to all portions of the development. Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards. Dumpster will require a separate permit. Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.15, – Outdoor Lighting Requirements. Lighting will require a separate permit. The stormwater system shall be designed in compliance with Seminole County. All project signage shall comply with the Seminole County Land Development Code.	Unresolved
30.	Planning and Development	Please specify the warehouse uses permitted/proposed.	Unresolved

31.	Public Safety - Addressing	Comments regarding addressing will be provided in subsequent reviews. These comments will pertain to Addressing Fees, Site Plan Name Approval process, Street Naming Process, posting of address numbers/street address requirements, Street Sign Requirements, address assignment, and the timeline for the issuance of new addresses.	Info Only
32.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
34.	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
35.	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
36.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only

37.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
38.	Public Safety - Fire Marshal	Proposed site plan show fueling stations. Appropriate fuel tank set backs and fire requirements shall be applicable to private fueling stations.	Info Only
39.	Public Works - County Surveyor	The legal description on the site plan is not the description of the whole property. The drawing does not label the additional right of way owned by the county on the west side	Unresolved
40.	Public Works - County Surveyor	Create a meets and bounds description for the property that can be used for the project.	Unresolved
41.	Public Works - Engineering	No specific issues with respect traffic for the proposed SSFLUA and PD Major Amendment. Please note that Development Commitment 7. D. must remain. Improvements to Elder Road will be required at final engineering.	Info Only
42.	Public Works - Engineering	No issues with respect to drainage for the proposed SSFLUA and PD Major Amendment. At final engineering the drainage will have to be addressed for onsite and for Elder Road.	Info Only
43.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must 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.	Unresolved

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Approved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Approved
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
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	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	Corrections Required

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

☒ 1st RESUBMITTAL

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

7/16/2026	The application fee allows for the initial submittal plus two resubmittals. *Note: No resubmittal fee for Small Site Plans or Special Exceptions*	Kaitlyn Apgar, Arturo Perez, Raymond Phillips, Maya Athanas, Arturo Perez

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

Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml

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.scpafl.org

SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0607

Title:

HOT POD PIZZA - PRE-APPLICATION
Project Number: 26-80000077
Project Description: Proposed Site Plan for a pizza restaurant on 1.09 acres in the C-2 zoning district located on the northeast corner of E SR 46 and Brisson Ave
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 32-19-31-505-0C00-0260
BCC District: 5-Herr
Applicant: Meghan Richards (407) 212-9884
Consultant: N/A

PM: Annie

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

PROJ. #: 26-80000077

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☑ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME: Hot Pod Pizza	
PARCEL ID #(S): 32-19-31-505-0C00-0260	
TOTAL ACREAGE: 1.08	BCC DISTRICT: 5
ZONING: C-2	FUTURE LAND USE: COM

APPLICANT

NAME: Meghan Richards	COMPANY: Hot Pod Pizza Co. LLC
ADDRESS: 1700 Ivyside Ln	
CITY: Sanford	STATE: FL ZIP: 32771
PHONE: 407-212-9884	EMAIL: [redacted]

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Take out fast artisanal pizza restaurant, intended to serve the surrounding Sanford / Midway communities through online ordering, pickup, limited outdoor seating, and in-house delivery options.

STAFF USE ONLY

COMMENTS DUE: 7/2	COM DOC DUE: 7/9	DRC MEETING: 7/22
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: C-2	FLU: Com	LOCATION: on the northeast corner of SR 46 & Brisson Ave
W/S: Midway Canaan	BCC: 5: Herr	

Agenda: 7/17

HOT POD PIZZA CO.

MASTER LOCKED DOCUMENT

Official Concept Narrative, Operational Workflow & Development Reference

This document serves as the official project "Bible" for Hot Pod Pizza Co. It consolidates the approved founder narrative, hospitality philosophy, architectural direction, operational workflow, circulation strategy, site organization, and development priorities into one unified reference document.

This file is intended to support:

SBA and financing preparation

Investor discussions

Architectural coordination

Rendering development

Consultant onboarding

Operational and site planning

This document should be retained as the official locked-current Master Locked Document.

1. Project Identity

Hot Pod Pizza Co. is a modern industrial wood-fired pizza concept centered around visible craftsmanship, hospitality-first circulation, operational intentionality, community integration, and highly disciplined workflow systems.

The project blends wood-fired artisanal production, modern architectural atmosphere, delivery integration, patio-driven social interaction, and family-oriented gathering spaces into one cohesive hospitality experience.

The concept is intentionally designed around layered movement: efficient takeout flow, visible production, operational separation, delivery-driver circulation, and emotionally grounded guest experience.

2. Founder Narrative

Hot Pod Pizza Co. was founded by Meghan Richards and Jonathan Willoughby, whose combined backgrounds were developed inside chef-driven hospitality environments focused on quality, process, consistency, operational discipline, and guest experience.

Both founders previously worked at Prato in Winter Park, a restaurant centered around seasonal ingredients, wood-fired cooking, and deeply intentional hospitality culture.

That environment shaped the operational philosophy behind Hot Pod Pizza Co.: visible craftsmanship, disciplined execution, warmth, atmosphere, and meaningful guest connection.

3. Site Orientation & Strategy

The project is positioned on a Sanford corner parcel oriented from Brisson Avenue toward a wetlands backdrop, with East 25th Street positioned to the right and residential homes positioned to the left.

Parking and primary guest arrival occur from the Brisson frontage.

The East 25th corridor functions both as an operational edge and a community-facing mural corridor supporting local artists, youth engagement, and rotating visual installations.

4. Building Organization & Exterior Hospitality

The current concept consists of:

Main modular pod approximately 46' wide by 36' deep

Right-side L-shaped operational extension approximately 14' by 50'

23' covered patio extension toward the residential edge

Continuous roof plane across hospitality zones

Exterior hospitality design emphasizes:

Matte black architectural finishes

Large glass corner conditions

Warm hospitality lighting

Visible wood-fired activity

Exterior inward-facing bar seating

Patio dining and family gathering zones

ADA-conscious circulation systems

5. Guest Experience & Circulation

Guests are visually drawn toward the illuminated glass, active production line, and visible wood-fired oven atmosphere.

The circulation strategy intentionally separates:

Main hospitality flow

Delivery-driver movement

ADA accessibility

Staff circulation

Operational/service access

The patio and lawn zones are intended to create an environment that feels active, comfortable, family-friendly, and community-oriented without becoming visually chaotic.

6. Interior Operational Workflow

The interior workflow follows a continuous production sequence: Dough staging → dough stretching → pizza build line → Palazzo wood-fired oven → finishing station → boxing → hot hold → guest pickup.

Operational organization prioritizes:

Directional workflow

Reduced circulation conflict

Visible craftsmanship

Concealed operational clutter

Efficient dough logistics

Dedicated delivery-driver pickup systems

Key operational components include:

Dough staging and prep zones

Refrigerated build line

Visible prep island

Walk-in refrigeration

Dry storage and receiving

Dish and sanitation corridor

Office and management space

7. Architectural & Hospitality Philosophy

Transparency — Controlled visibility rather than full exposure, including the potential use of concealed matte-black roll-down security shutter systems integrated into large glass hospitality areas for after-hours protection while preserving the architectural language of the project.

Atmosphere — Modern industrial warmth with layered lighting

Operations — Efficient systems without sacrificing hospitality

Community — Neighborhood integration and youth-facing creativity

Guest Experience — Comfortable, emotionally grounded movement

Scalability — Modular growth without losing operational identity

8. Rendering & Visualization Priorities

Future renderings should prioritize:

Nighttime hospitality atmosphere

Glass corner conditions

Visible oven glow

Patio and lawn interaction

Mural corridor lighting

Interior production visibility

Warm hospitality lighting against matte architectural finishes

9. Current Development Status

The project has progressed from conceptual brainstorming into structured development planning.

Current efforts include:

SBA and investor preparation

Architectural coordination

Site feasibility review

Wetland and survey consultation

Rendering development

Operational refinement

Consultant onboarding

Core operational logic, hospitality philosophy, circulation systems, and architectural direction have now been established well enough to support consultant coordination and funding discussions.

SLRA

STORM L. RICHARDS & ASSOCIATES, INC.
ENVIRONMENTAL ASSESSMENTS, FEASIBILITY STUDIES, & PERMITTING
1804 MAPLE AVENUE
SANFORD, FLORIDA 32771-3358
Email: slra@bellsouth.net
(407) 323-9021 FAX: (803) 547-3093

DR. JEANNE FILLMAN-RICHARDS, President
DR. STORM L. RICHARDS, Principal
DR. EMERSON RICHARDS, CEI

May 14, 2026

Hotpod Pizza

Attn.: Meghan Richards

Re: Wetland Report for the 1.08 acres +/- Brisson Ave site located at the northeast corner of E 25th St and Brisson Ave, Sanford, Seminole County, FL 32771(henceforth referred to as the subject site).
Parcel #: 32-19-31-505-0C00-0260

Dear Mrs. Richards:

SLRA reviewed the subject site on May 13, 2026 to determine the potential presence of federal and state jurisdictional wetlands on the subject site (See Appendix F for Site Photography). Jurisdictional wetlands were found on the site, in official documents of record, and by the onsite evaluation.

Site Description

The subject property consists of one parcel, approximately 1.08 acres in size, located to the northeast of the intersection between East 25th St and Brisson Ave., in Sanford, Florida. It is currently a vacant lot with no structures on site. The neighborhood is predominantly residential with a large Middle School to the west, single family residential to the north, and wetland to the east. The majority of the property is grassed with a noticeable vegetation change running the length of the east side of the property. This

minority part of the property is indicative of a freshwater forested/shrub wetland stretching a greater distance towards eastern lots as well as south across E 25th St (See Appendix A – Site Map).

Site Review

The subject site is approximately 75% Medium Density Residential, as determined from aerial photography, on-site evaluation, and the Florida Cooperative Land Use Classification system (see Appendix B). The remaining 25% consists of Mixed Wetland Hardwoods. On-site observations identified a swamp-like transitional margin along the eastern edge of the upland grass and shrub/forested vegetation. This area is delineated as Freshwater Forested/Shrub Wetland on the National Wetlands Inventory (NWI) map dated May 14, 2026 (see Appendix C).

The majority of the site is mapped as two primary soil types: depressional Basinger, Samsula, and Hontoon soils — typically associated with wetlands — and Urban land with 0 to 2 percent slopes, which is characteristic of upland conditions (see Appendix D – Soils Map). However, the Soils Map appears to be inverted, showing upland soils to the east and wetland soils to the west. Based on field observations of soils, vegetation, and topography, SLRA concludes that the mapping should be reversed to accurately reflect site conditions. Prior to any future development, detailed soil analysis is recommended to confirm construction suitability.

SLRA has flagged the western margins of the wetland on the east of the subject site using orange flagging tape with labels SLRA 1-4.

Flag Label	Latitude	Longitude
SLRA 1	28.78691 N	-81.23889 W
SLRA 2	28.78705 N	-81.23892 W
SLRA 3	28.78721 N	-81.23890 W
SLRA 4	28.78733 N	-81.23888 W

It can be broadly assumed that all land east of these flags indicate a wetland on the subject site. Note, the locations of these flags require an official survey be conducted to assess their official location in relation to the subject site parcel lines. This report does not represent an official survey.

Appendix F contains a FEMA Floodplain map for the site, which shows that the subject site is outside the flood zone. Based on on-site observation, the southern edge of the parcel is approximately 3-4 feet below E 25th Street and gently slopes east into the wetland.

Conclusion

In conclusion, the subject site appears to have a wetland component to the east based on current and historic information, including onsite review, Soils Map, and National Wetland Inventory Data. SLRA has flagged the wetlands which must now be surveyed to create an accurate site map.

Please do not hesitate to call if you have any questions. Respectfully submitted,

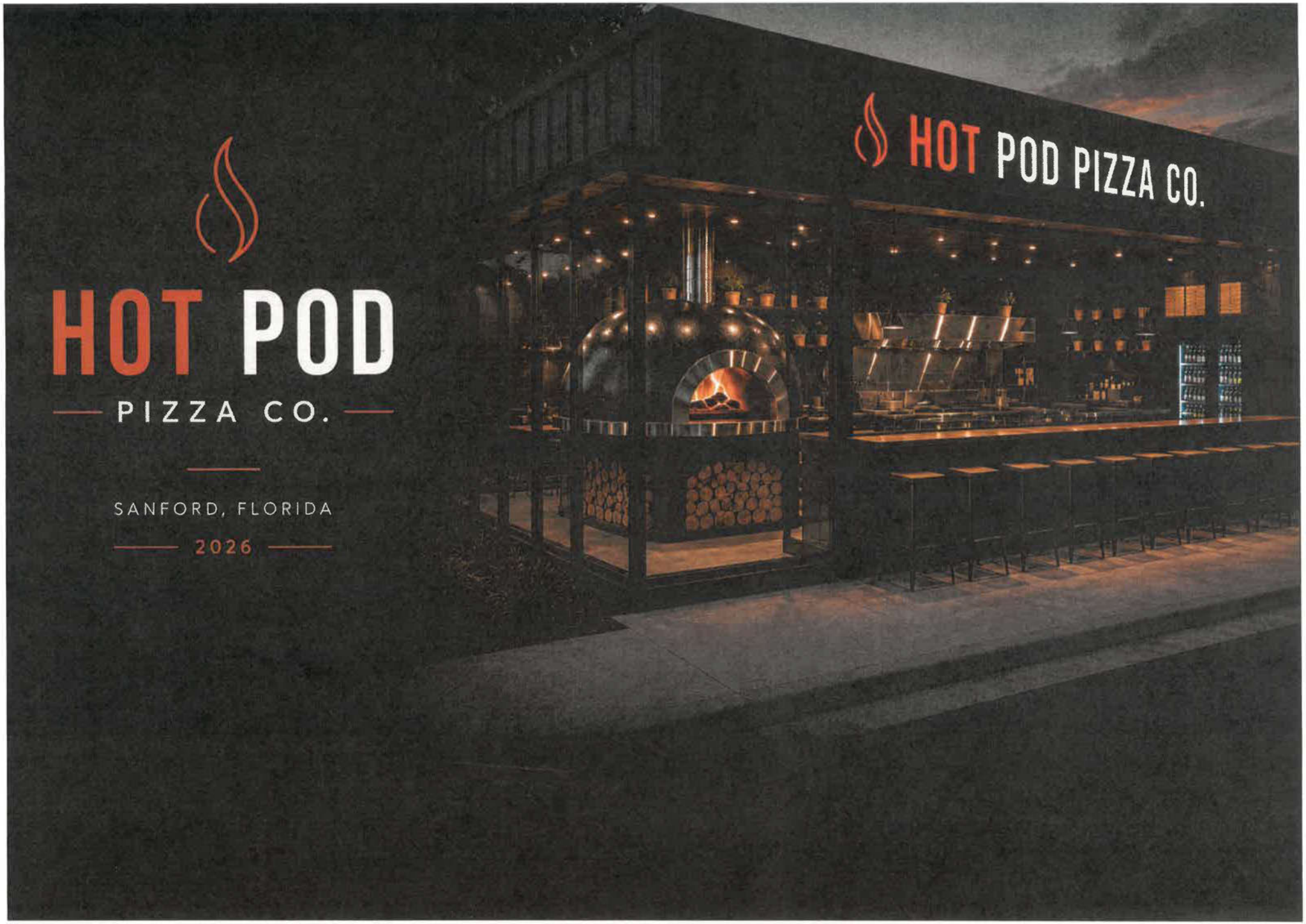
Storm L. Richards, Ph.D., C.E.C., C.E.I.
Certified Environmental Consultant Certified Environmental Inspector
Florida Association of Environmental Professionals, Member

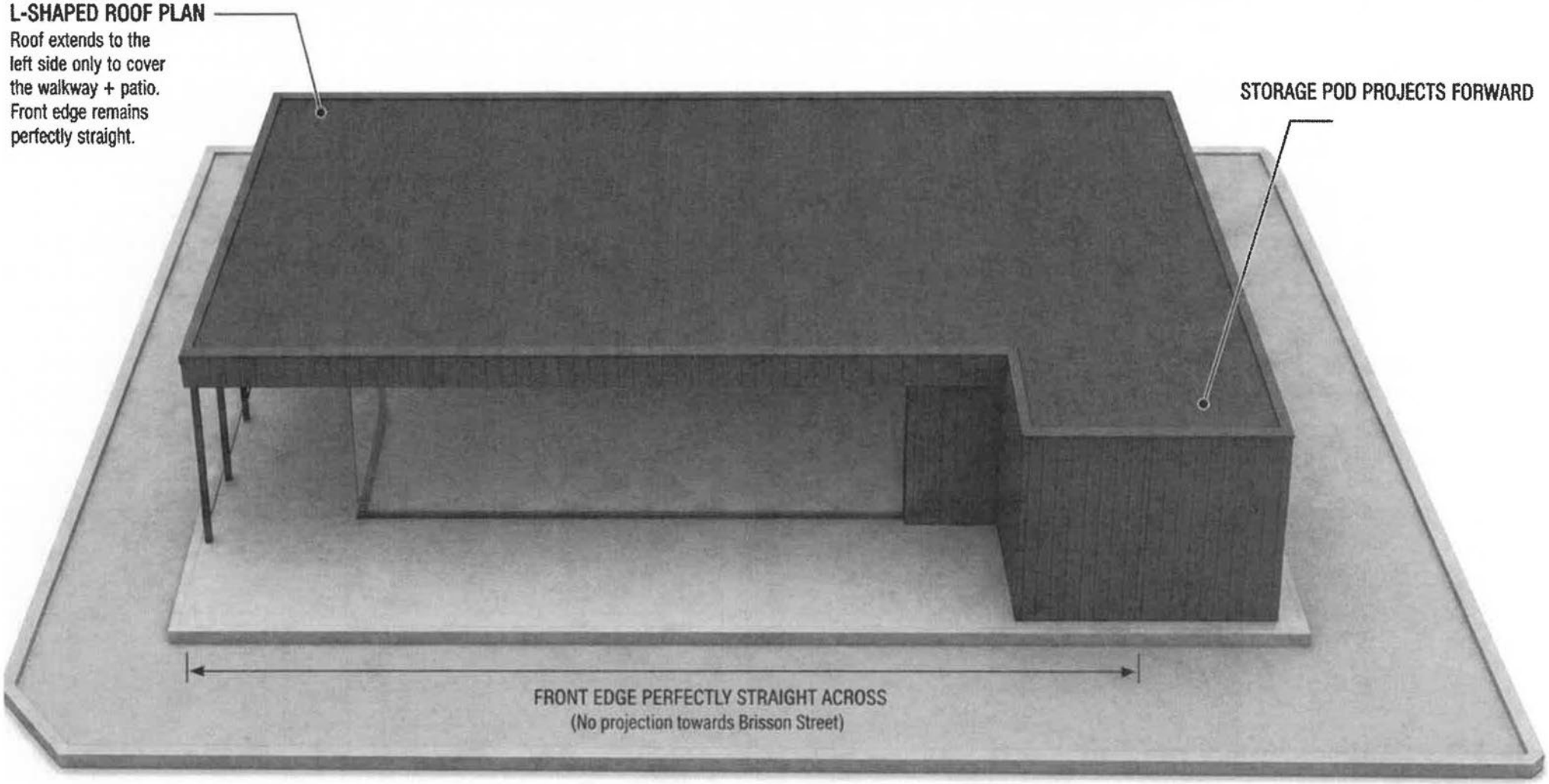
HOT POD

PIZZA CO.

SANFORD, FLORIDA

2026



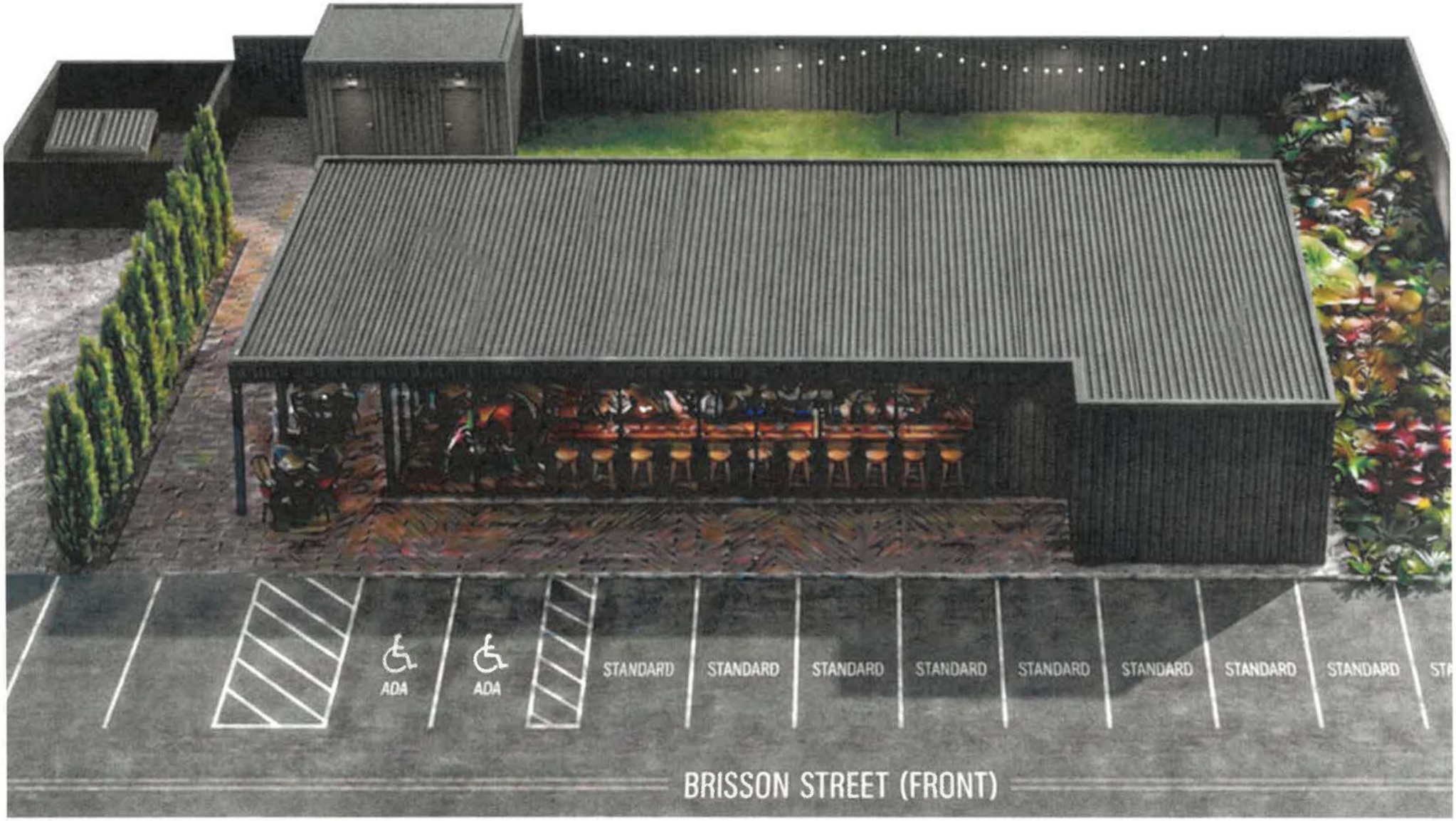


ROOF SUMMARY

- Single, monolithic Lshaped roof slab
- Extends left only (perpendicular to front)
- Front edge remains straight across
- Storage pod projects forward
- No additional roof structures

BUILDING MASS ONLY

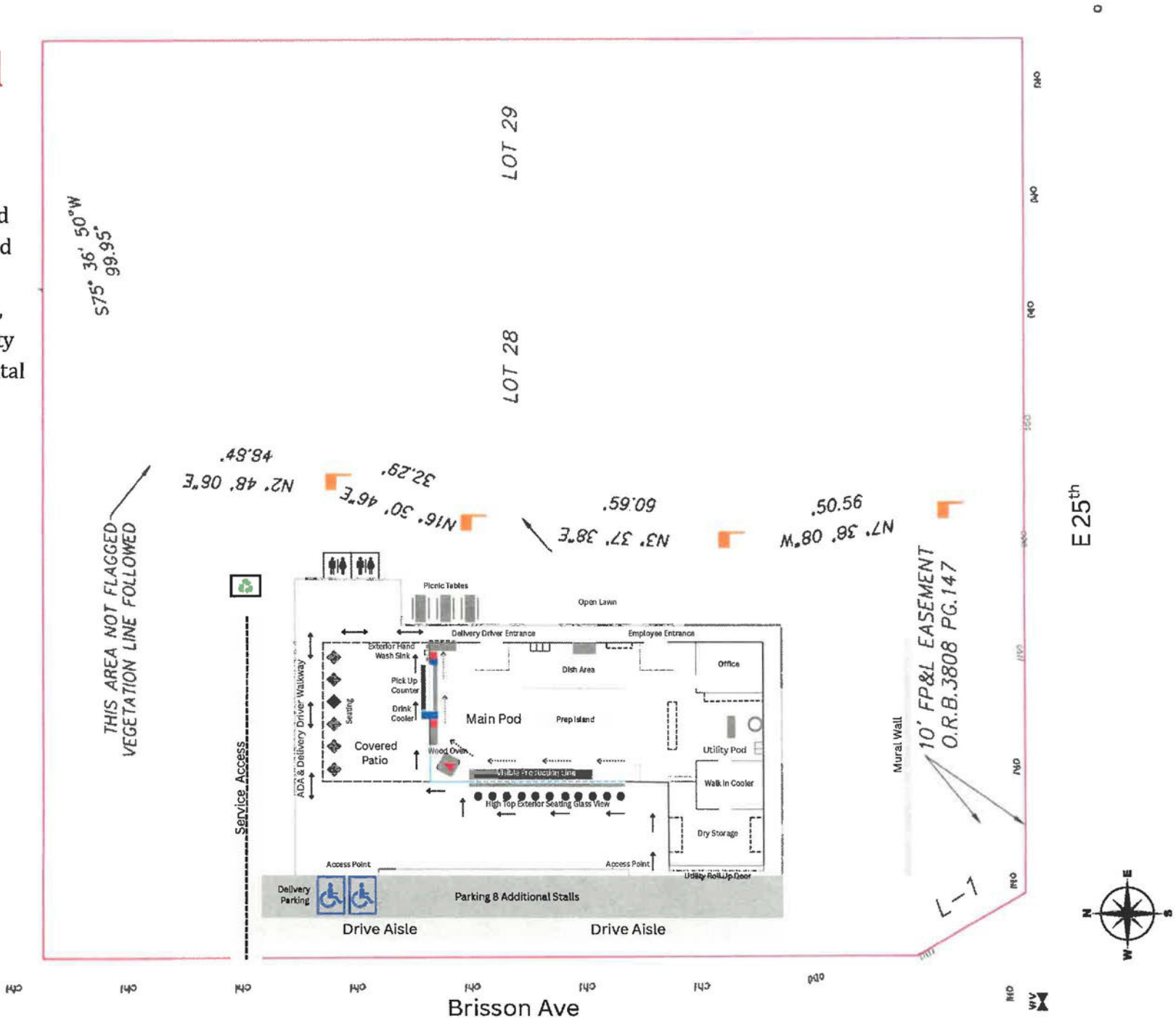
NOT TO SCALE


ADA
ADA
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
STANDARD
BRISSON STREET (FRONT)

HOT POD
PIZZA CO.
SANFORD, FL
EST. 2026
SANFORD

Conceptual Site Plan

onceptual Site Plan prepared
r pre-application review and
scussion purposes only.
ubject to survey verification,
ngineering, permitting, utility
view, and final developmental
pproval.



APPENDIX A

Site Map

WESTCOR LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT WTS-26-085122 DATED 5/6/2026
SCHEDULE BII EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. NOT A SURVEY MATTER
2. Rights or claims of parties in possession not shown by the Public Records. NOT A SURVEY MATTER
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoined land. SHOWN ON SURVEY
4. Easements or claims of easements not shown by the Public Records. EASEMENTS PROVIDED ON TITLE COMMITMENT SHOWN ON SURVEY
5. Taxes or special assessments which are not shown as existing liens by the public records. NOT A SURVEY MATTER
6. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER
7. Any lien provided by Chapter 159, Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system, or gas system serving the land described herein. NOT A SURVEY MATTER
8. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 7, at Page 38, of the Public Records of Seminole County, Florida. SHOWN ON SURVEY
9. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees. NOT A SURVEY MATTER

LEGAL DESCRIPTION:

LOTS 26,27,28 AND 29, BLOCK C, A.B. STEVENS ADDITION TO MIDWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

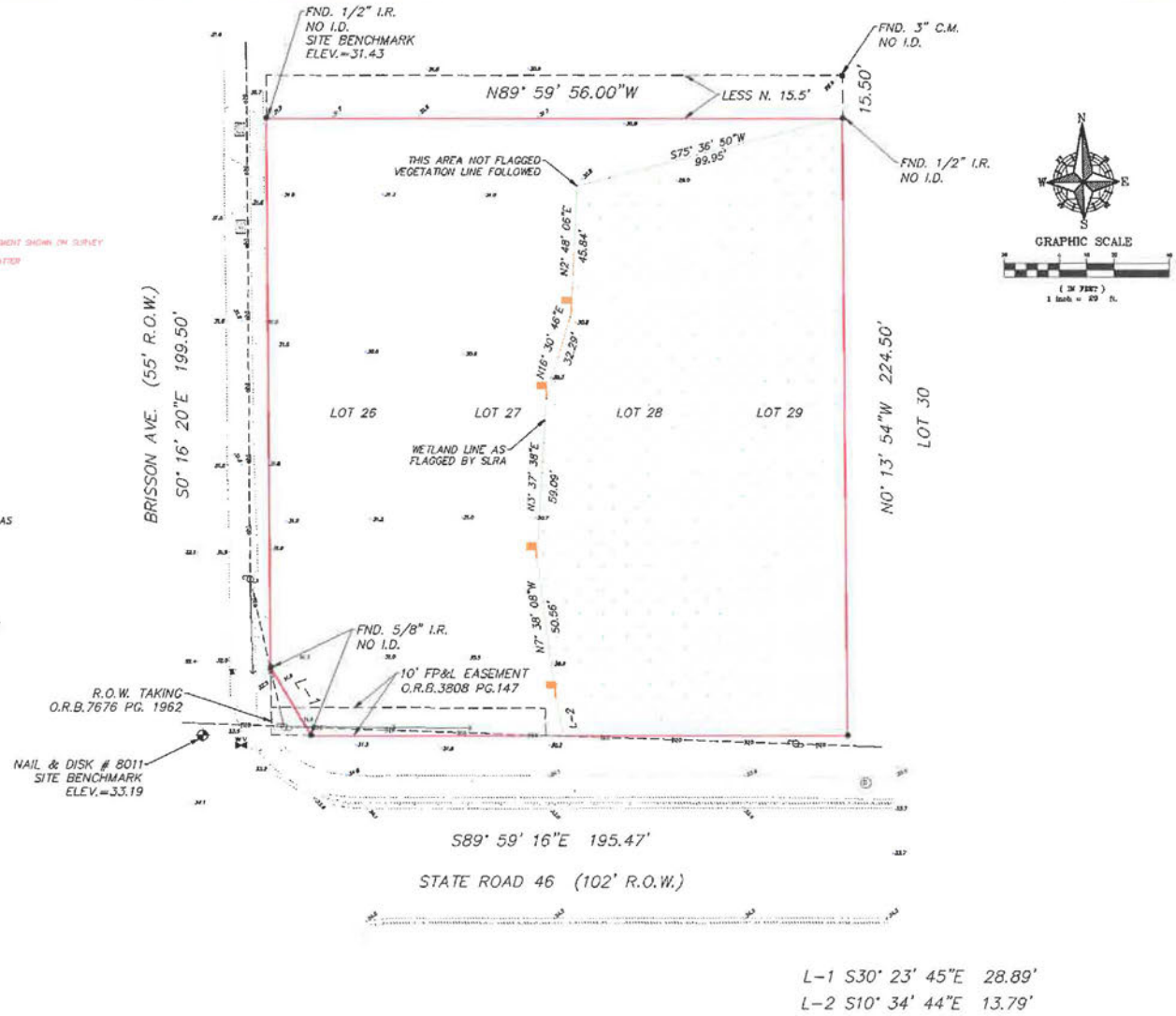
LESS AND EXCEPT:

ORDER OF TAKING RECORDED IN BOOK 7676, PAGE 1962.

LESS AND EXCEPT:

THE NORTH 15 AND 1/2 FEET OF LOTS 26,27,28 AND 29, BLOCK C, A.B. STEVENS ADDITION TO MIDWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING, AS PER FIRM COMMUNITY PANEL NO.12117C0090F, SEMINOLE COUNTY, FLORIDA, MAP DATED 9/28/2007.



L-1 S30° 23' 45"E 28.89'
L-2 S10° 34' 44"E 13.79'

LEGEND

NOTES

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF STATE ROAD 46 PER F.D.O.T. MAP 77040-2402(R).
2. THE SURVEY SHOWN HEREON WAS SURVEYED BY THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
3. FOOT OVERHANGS AND FOUNDATIONS HAVE NOT BEEN LOCATED.
4. NO EXCAVATIONS OF UNDERGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE SEAL.
6. THIS SURVEY IS NOT VALID FOR ANY REAL ESTATE TRANSACTIONS.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR TO DETERMINE OWNERSHIP OR EASEMENTS OF RIGHT-OF-WAY OF RECORD.
8. SUBSURFACE HORIZONTAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ALL BEARINGS, LINEARS AND DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
10. ELEVATIONS ARE BASED ON THE F.D.O.T. T.P.A.N. WHY CONVERSION TO NAVD 88.

BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:

MEGHAN RICHARDS
REAL ESTATE TITLE CONSULTANTS OF FLORIDA, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

ROBINSON SURVEYING
140 EAST PANAMA ROAD
WINTER SPRINGS FL. 32708
407-637-5961

I HEREBY SERVE THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PHILLIP A. ROBINSON, PSM 7140

Digitally signed by Phillip Robinson
Date: 2026.06.05 09:22:25 -04'00'

SURVEY	5/26/2026
DRAWN	
CHK'D	6/5/2026
DRAWN BY	JC
CHK'D	PAR
DATE	1" = 20'
REVISION	
NOTE	

DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 5/14/2026

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.

APPENDIX B

Florida Cooperative Land Use Classification Map

Screening Report

Area of Interest (AOI) Information

Area : 0.99 acres

May 14 2026 10:11:12 Eastern Daylight Time

1:564

0 0 0.01 0.02 m

0 0.01 0.01 0.02 km

State of Florida, Microsoft

Summary

Name	Count	Area(acres)	Length(km)
Florida Land Cover Classification (Site)	2	0.99	N/A

Florida Land Cover Classification (Site)

#	CLC SITE Class	Area(acres)
1	Mixed Wetland Hardwoods	0.24
2	Medium Density Residential	0.75

APPENDIX C

National Wetland Inventory

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands

May 14, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX D

Soils Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Seminole County, Florida

May 14, 2026

Custom Soil Resource Report
Soil Map (Subject Site)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 24, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Subject Site)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Basinger, Samsula, and Hontoon soils, depressional	0.6	57.8%
34	Urban land, 0 to 2 percent slopes	0.4	42.2%
Totals for Area of Interest		**1.0**	**100.0%**

Map Unit Descriptions (Subject Site)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

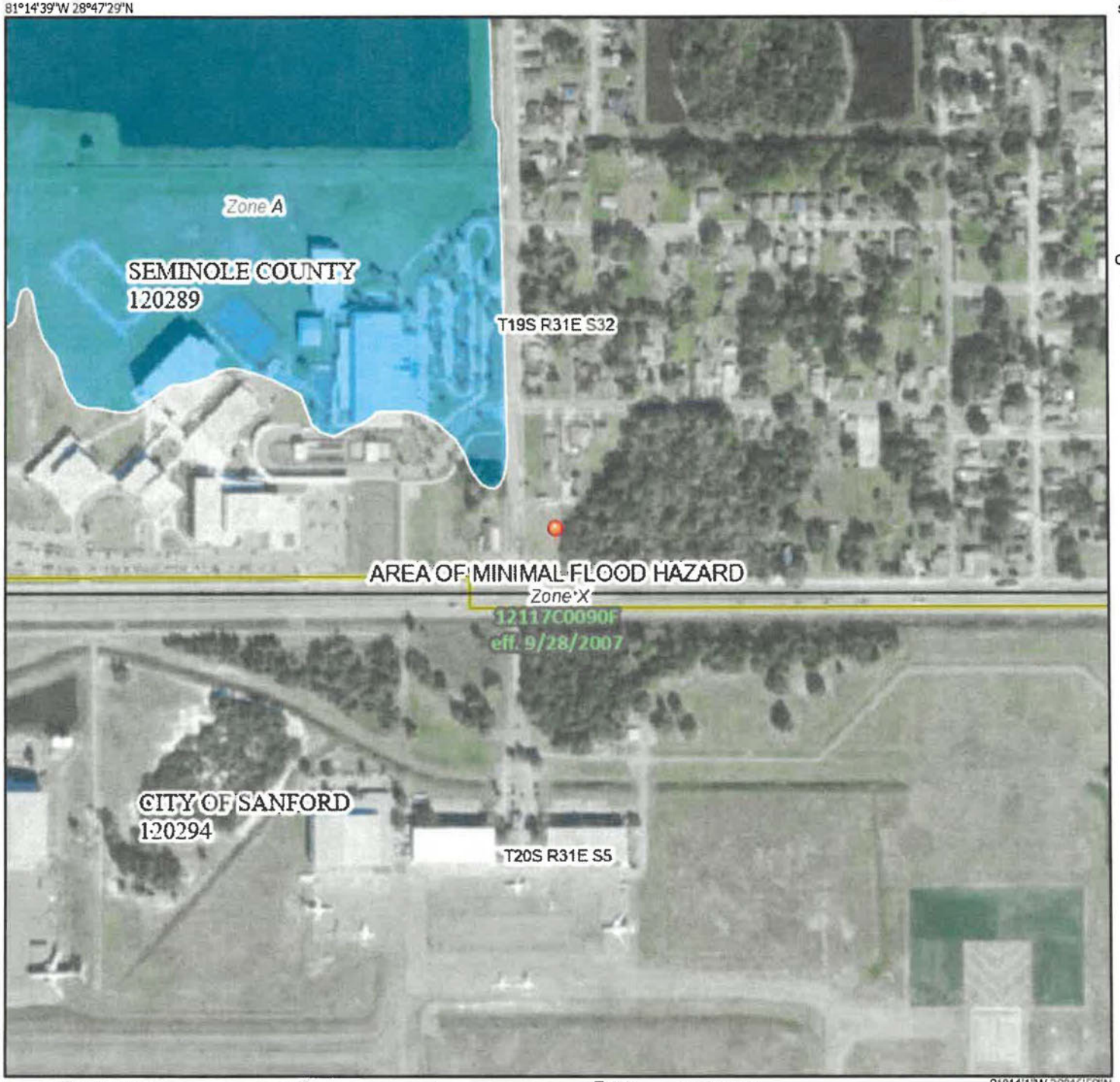
APPENDIX E

Floodplain Map

National Flood Hazard Layer FIRMette

FEMA

81°14'39"W 28°47'29"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

81°14'1"W 28°46'58"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zon*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximat point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/14/2026 at 2:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX F

Site Photography

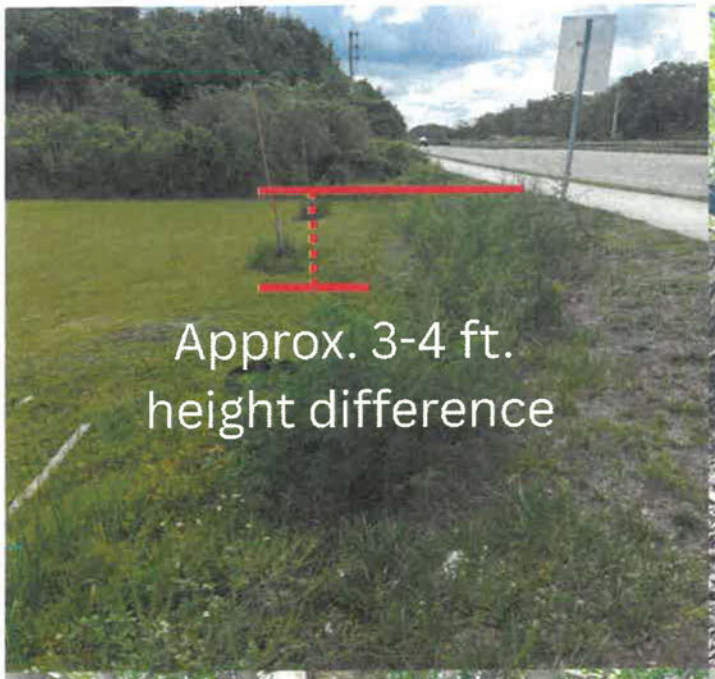
SE corner

SW corner

Subject site looking south towards E 25th St

NE corner

NW corner looking
at wetland


Approx. 3-4 ft.
height difference

Invasive mesic Brazilian
Peppertree

Wetland ferns surrounding

Southern Hackberry trees

Mixed-wetland vegetation

Example of mucky
wetland soils

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: 32-19-31-505-0C00-0260
Property Address:
Owners: MIDWAY-CANAAN COMMUNITY WATER ASSN INC
2026 Market Value $96,769 Assessed Value $96,769 Taxable Value $96,769
2025 Tax Bill $1,323.70
Vac General-Commercial property has a lot size of 1.08 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	32-19-31-505-0C00-0260
Property Address	
Mailing Address	PO BOX 1322 SANFORD, FL 32772-1322
Subdivision	STEVENS ADD TO MIDWAY
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)	$96,769	$96,769
Land Value Agriculture	$0	$0
Just/Market Value	$96,769	$96,769
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	$96,769	$96,769

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$1,323.70
Tax Bill Amount	$1,323.70
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
MIDWAY-CANAAN COMMUNITY WATER ASSN INC

Legal Description

LOTS 26 27 28 & 29 (LESS N 15.5 FT & RD) BLK C
A B STEVENS ADD TO MIDWAY
PB 7 PG 38

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$96,769	$0	$96,769
SCHOOLS	$96,769	$0	$96,769
FIRE	$96,769	$0	$96,769
ROAD	$96,769	$0	$96,769
WATER MANAGEMENT DISTRICT	$96,769	$0	$96,769

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/22/2022	$100,000	10362/1444	Vacant	No
WARRANTY DEED	4/9/2021	$100,000	09905/0823	Vacant	Yes
QUIT CLAIM DEED	6/1/2015	$100	08483/0308	Vacant	No
QUIT CLAIM DEED	2/1/2011	$100	07523/0805	Vacant	No
WARRANTY DEED	3/1/1995	$30,000	02890/1410	Vacant	No

Land

Units	Rate	Assessed	Market
46,964 SF	$3.17/SF	$96,769	$96,769

Permits

Permit #	Description	Value	CO Date	Permit Date
02517	DEMOLISH BILLBOARD W/ELECTRIC ONLY - BEECH OUTDOOR ADVERTISING; PAD PER PERMIT 2420 E SR 46	$2,500		4/7/2011

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

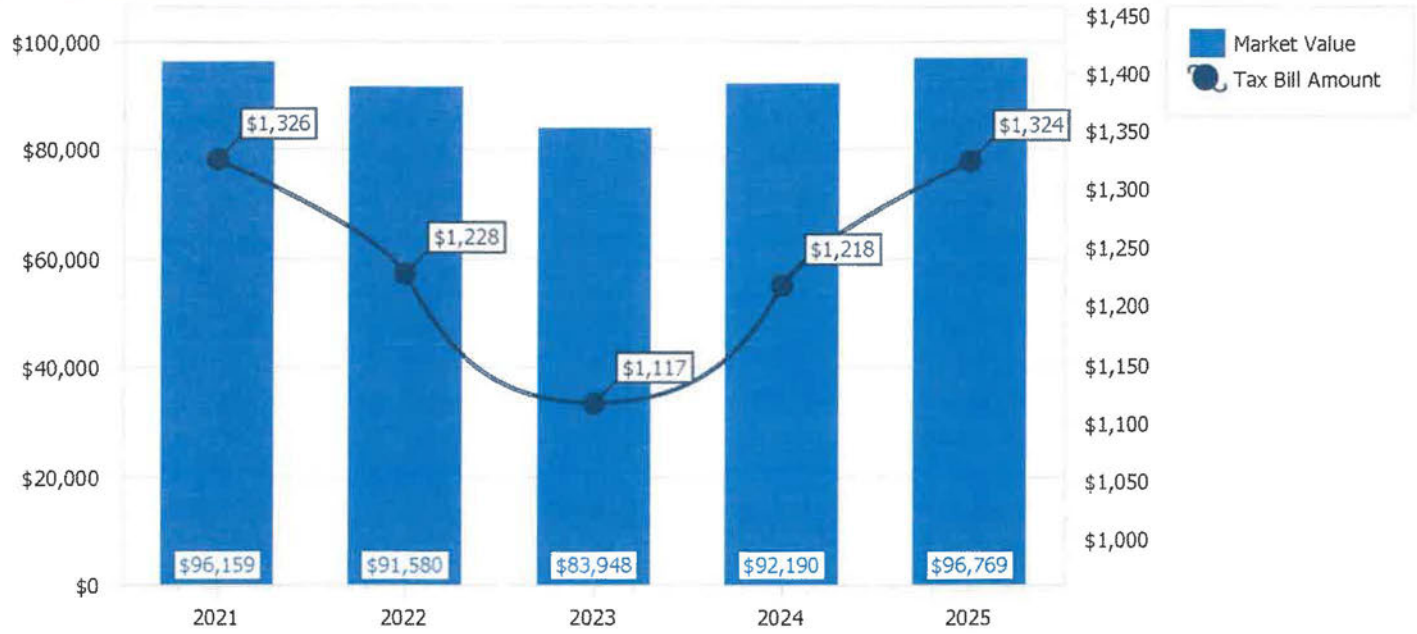
School Districts

Elementary	Region 3
Middle	Millennium
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 10

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Midway Canaan Utilities
Sewage	Midway Canaan Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

* 6/23/26 **SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT** 10:19:19

PROJ # 26-80000077 RECEIPT # 0169531

OWNER:

JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01 BALANCE DUE.....: .00

CHECK NUMBER.....: 000000000437

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: MEGHAN RICHARDS

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	**HOT POD PIZZA - PRE-APPLICATION**	**PROJ #: 26-80000077**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/23/26	
RELATED NAMES:	EP MEGHAN RICHARDS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	32-19-31-505-0C00-0260	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PIZZA RESTAURANT ON 1.09 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF E SR 46 AND BRISSON AVE	
NO OF ACRES	1.09	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTHEAST CORNER OF E SR 46 AND BRISSON AVE	
FUTURE LAND USE-	COM	

APPLICANT:	**CONSULTANT:**
MEGHAN RICHARDS HOT POD PIZZA CO, LLC 1700 IVYSIDE LN SANFORD FL 32771 (407) 212-9884 [redacted]	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has Commercial Future Land Use and C-2 (General Commercial) zoning.
- The subject property is not a parcel of record. To legalize the parcel, the Applicant will be required to complete the subdivision process.
- Once the parcel has been legalized, the Applicant will proceed with submitting a site plan application for the proposed pizza restaurant.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning

Future Land Use

Aerial

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.	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
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 Brisson and State Road 46 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	A full buffer review will be done at time of site plan review.	Info Only
7.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
8.	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc...	Info Only
9.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division Daniel Losada	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
11.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
12.	Comprehensive Planning David German	Site has a COM (Commercial) Future Land Use. Per Policy FLU 5.3.3 Commercial: The maximum intensity permitted in this designation is 0.35 floor area ratio. It appears there is existing residential development adjacent to the north of the proposed site. Per Policy FLU 5.3.3 Commercial: Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual	Info Only

		compatibility with surrounding neighborhoods.	
13.	Comprehensive Planning David German	Site is located in the Sanford JPA (Joint Planning Agreement Area). A notice to the City of Sanford of any proposed development activity will be sent.	Info Only
14.	Environmental Services Maliha Rahman	This development is not within Seminole Countys utility service area. Please coordinate with Midway Canaan Utilities to service it. No review required.	Info Only
15.	Natural Resources Christina Seckinger	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. This will need to be shown, along with the wetland line, on the final site plan for approval.	Info Only
16.	Natural Resources Christina Seckinger	At site plan approval, a threatened and endangered species report will be required.	Info Only
17.	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 Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
18.	Planning and Development Annie Sillaway	On April 9, 2021, the north 15.5' of Lot 26A was removed from the parent parcel of Lot 26, so Lot 26 and Lot 26A are not parcels of record. The Applicant has two options in order to legalize the parcel they can buy back the 15.5' of the north portion and combine Lot 26A back into Lot 26 or if the 15.5' cannot be bought and combine into Lot 26 then the Applicant would be required to go through the subdivision process.	Info Only
19.	Planning and Development Annie Sillaway	The building setbacks for the C-2 (General Commercial) zoning district are: Front Yard: Twenty-five (25) feet , Rear yard Ten (10) feet, Side Yard: Zero (0) feet, Side Street Zero (0) feet.	Info Only
20.	Planning and Development Annie Sillaway	The proposed use of a restaurant is permitted in current C-2 (General Commercial) zoning district.	Info Only
21.	Planning and Development Annie Sillaway	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-	Info Only

		requirements/index.stml	
22.	Planning and Development Annie Sillaway	The subject property is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
23.	Planning and Development Annie Sillaway	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the restaurant are: Food and Beverage (free-standing): 5 spaces / 1,000 sq. ft.	Info Only
24.	Planning and Development Annie Sillaway	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
25.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. Please refer to Sec. 30.15.1 for the lighting requirements in the Seminole County Land Development Code.	Info Only
26.	Planning and Development Annie Sillaway	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
27.	Planning and Development Annie Sillaway	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Info Only
28.	Planning and Development Annie Sillaway	Per Sec. 30.11.7 (a) Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Info Only
29.	Planning and Development Annie Sillaway	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-	Info Only

		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 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. Restaurant (free-standing) Long-Term: 1:25,000 sf, Short-Term: 1:7,500 sf (minimum 4)	
30.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
31.	Planning and Development Annie Sillaway	If a dumpster is being proposed at the time of the site plan review, a screen enclosure is required as per Sec. 30.14.15.	Info Only
32.	Planning and Development Annie Sillaway	Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces. (a) Except where otherwise specified in this Code or Federal or State law, 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, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Info Only
33.	Planning and Development Annie Sillaway	At the time of site plan review the Applicant will be required to meet the sign requirements under Sec. 30.13.3.	Info Only
34.	Planning and Development Annie Sillaway	The C-2 (General Commercial) zoning district requires a minimum of twenty-five (25) percent open space. Please refer to Sec. 30.14.2 for the open space requirements.	Info Only
35.	Planning and Development Annie Sillaway	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. Net buildable definition: Within all other areas of Seminole	Info Only

		County, 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. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	
36.	Planning and Development Annie Sillaway	Subdivision process: 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. Step 2 – 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.	Info Only
37.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38.	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
39.	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
40.	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	Info Only

		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"	
41.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Midway drainage basin.	Info Only
42.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained hydric soils.	Info Only
43.	Public Works - Engineering Andrew Broxton	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
44.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
45.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
46.	Public Works - Engineering Andrew Broxton	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
47.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
48.	Public Works - Engineering Andrew Broxton	Access driveway from Brisson Ave must have at least 200' of separation from SR-46.	Info Only
49.	Public Works - Engineering Andrew Broxton	ADA parking and access must be shown at site plan review.	Info Only
50.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required based on this project's Land Use (i.e., fast food restaurant) per the Seminole County's Traffic Impact Study (TIS) Guidelines dated 12-18-2025, section 2.0. *** VERY IMPORTANT***: A Methodology document for the TIS must 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

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	Review Complete	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger 407-665-7391 cseckinger@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2026-0608

Title:

JONES AGRICULTURAL OPERATIONS BUILDING - PRE-APPLICATION
Project Number: 26-80000078
Project Description: Proposed Site Plan for an agricultural operations building on 14.95 acres in the A-5 zoning district located on the east side of Snow Hill Rd, south of Old Mims Rd
Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)
Parcel ID: 34-20-32-300-0160-0000
BCC District: 2-Zembower
Applicant: John Jones (407) 310-0512
Consultant: Andrew Jones (407) 310-0512

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000078
PM: Annie
REC'D: 6/25/26
Paid: 6/25/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Jones Agricultural Operations Building	
PARCEL ID #(S): 34-20-32-300-0160-0000	
TOTAL ACREAGE: 14.95	BCC DISTRICT: 2: Zembower
ZONING: A-5 Agriculture	FUTURE LAND USE: R-5

APPLICANT

NAME: John Edward Jones, Trustee	COMPANY: John Edward Jones Living Trust
ADDRESS: 450 Andrews Dr.	
CITY: Longwood,	STATE: Fl. ZIP: 32750
PHONE: 407-310-0512	EMAIL: [redacted]

CONSULTANT

NAME: Andrew Jones	COMPANY: Authorized Representative for Owner
ADDRESS: 450 Andrews Dr.	
CITY: Longwood	STATE: Fl. ZIP: 32750
PHONE: 407-310-0512	EMAIL: [redacted]

PROPOSED DEVELOPMENT

Brief description of proposed development: Ag operations building and equipment barn with office and incidental support space for management of commonly owned ag and timber-managed properties

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

STAFF USE ONLY

COMMENTS DUE: 7/2	COM DOC DUE: 7/9	DRC MEETING: 7/22
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION: On the east side of Snow Hill Rd. South of Old Mims Rd
W/S: N/A	BCC: 2: Zembower	

Agenda: 7/17

AUTHORIZATION OF OWNER'S REPRESENTATIVE

Date: 6/24/26

I, John Edward Jones, as Trustee of the John Edward Jones Living Trust, owner of the real property identified as:

Parcel ID No.: 34-20-32-300-0160-0000
Property Address: Snow Hill Rd., Geneva, Florida

hereby authorize my son, Andrew "AJ" Jones, to act as my representative with respect to all matters relating to the proposed "Jones Agricultural Operations Building" and any pre-application, zoning, planning, development, or permitting discussions with Seminole County concerning the above-referenced property.

This authorization includes, but is not limited to, the authority to:
- Submit applications and supporting materials;
- Communicate with Seminole County staff and departments;
- Receive comments, correspondence, and requests for information;
- Attend meetings and conferences on my behalf;
- Discuss potential development options, zoning interpretations, and permitting requirements concerning the property.

This authorization is intended solely to allow Andrew "AJ" Jones to represent my interests concerning this proposed project and shall remain in effect until revoked by me in writing.

OWNER:

John Edward Jones, Trustee
John Edward Jones Living Trust

Date: 6/24/26

AUTHORIZED REPRESENTATIVE:

Andrew "AJ" Jones

Date: 6/24/26

JONES AGRICULTURAL OPERATIONS BUILDING NARRATIVE

Owner: John Edward Jones Living Trust
Property: Parcel ID No. 34-20-32-300-0160-0000
Approximately 14.95 Acres
Zoning: A-5 Agriculture
Future Land Use: R-5 Residential
Geneva, Florida

PURPOSE OF REQUEST

The owner seeks guidance from Seminole County concerning the construction of an Agricultural Operations Building and Equipment Barn on the above-referenced property. The proposed building would serve as the operational base for the management of approximately 41.7 acres of commonly owned agricultural and timber-managed properties located in Geneva and Osteen, Florida.

EXISTING AGRICULTURAL AND FORESTRY USE

The subject property is actively utilized for bona fide agricultural and forestry purposes and is subject to an active Timber Management Plan prepared by the Florida Forest Service. The Timber Management Plan has previously been submitted to the Seminole County Property Appraiser's Agricultural Classification Team and is available for review upon request. The property contains mature timber and large trees managed in accordance with the Timber Management Plan. The property is further improved with a five-strand barbed-wire perimeter fence, gated entrance, and security cameras utilized to monitor and protect the property and agricultural activities occurring thereon. The subject property is part of a larger agricultural and forestry operation consisting of approximately 41.7 acres of commonly owned agricultural and timber-managed property located in Geneva and Osteen.

PROPOSED AGRICULTURAL OPERATIONS BUILDING

The proposed structure will function primarily as an Agricultural Operations Building and Equipment Barn. The precise dimensions of the building have not yet been determined and are subject to further planning and County guidance. The structure is anticipated to include two large equipment bays capable of accommodating agricultural equipment, enclosed trailers, and support vehicles utilized in the management of the subject property and related commonly owned agricultural and timber-managed properties.

The building is proposed to house and protect:

- Skid steer
- Tractor
- Timco sprayer
- Side-by-side
- Agricultural trailers and implements
- Forestry and land management equipment
- Fencing materials, tools, and supplies

The proposed building is also anticipated to include a modest enclosed office, bathroom facilities, and limited incidental support space for persons engaged in the management and maintenance of the agricultural operation.

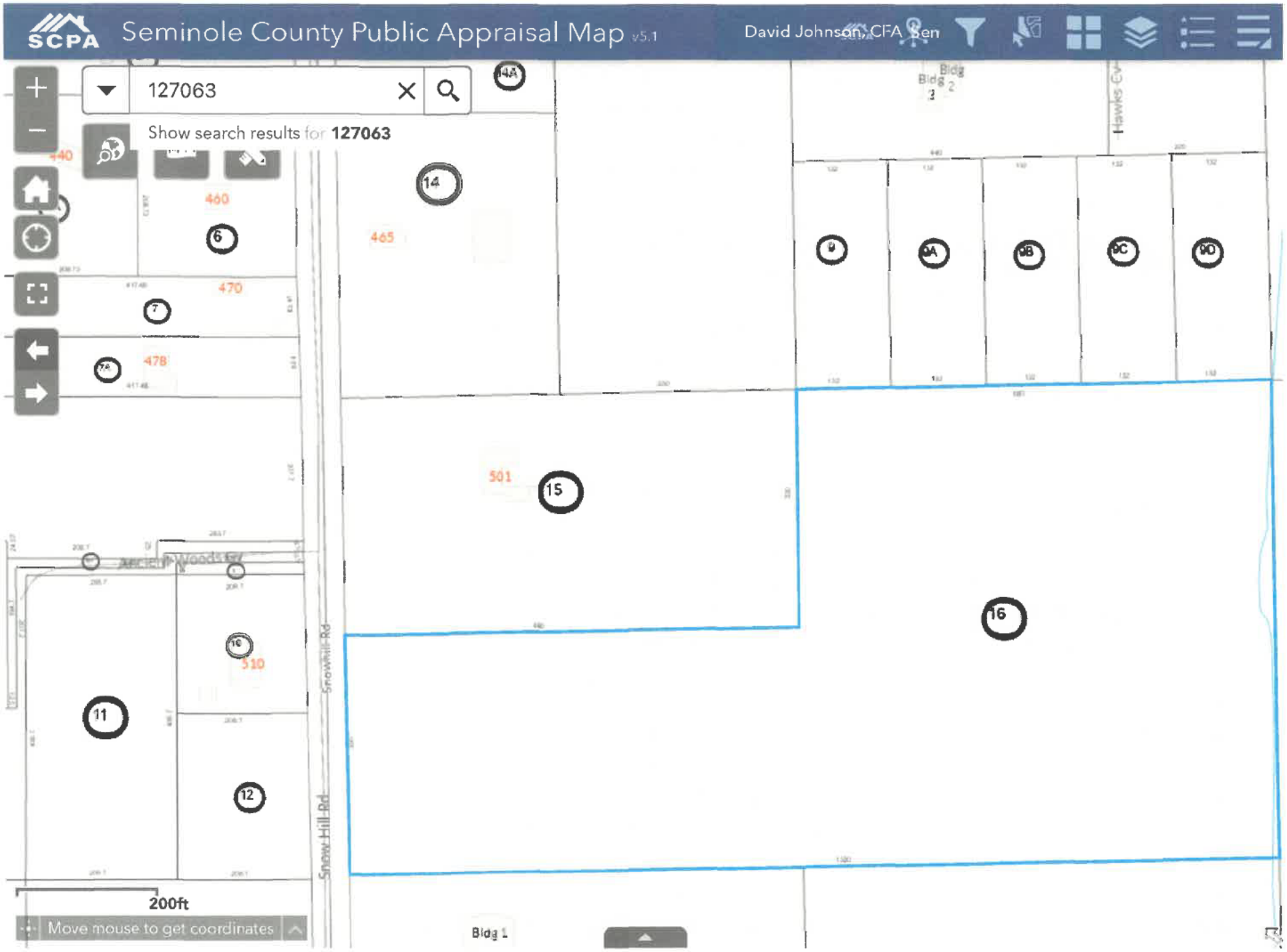
PURPOSE OF THE PROPOSED BUILDING

- Timber management activities
- Agricultural land management
- Equipment storage and security
- Storm response and cleanup
- Wildfire monitoring and response
- Fence and gate maintenance
- Contractor coordination and supervision
- Prevention of trespass and illegal dumping

EXISTING PROPERTY IMPROVEMENTS AND AGRICULTURAL INFRASTRUCTURE

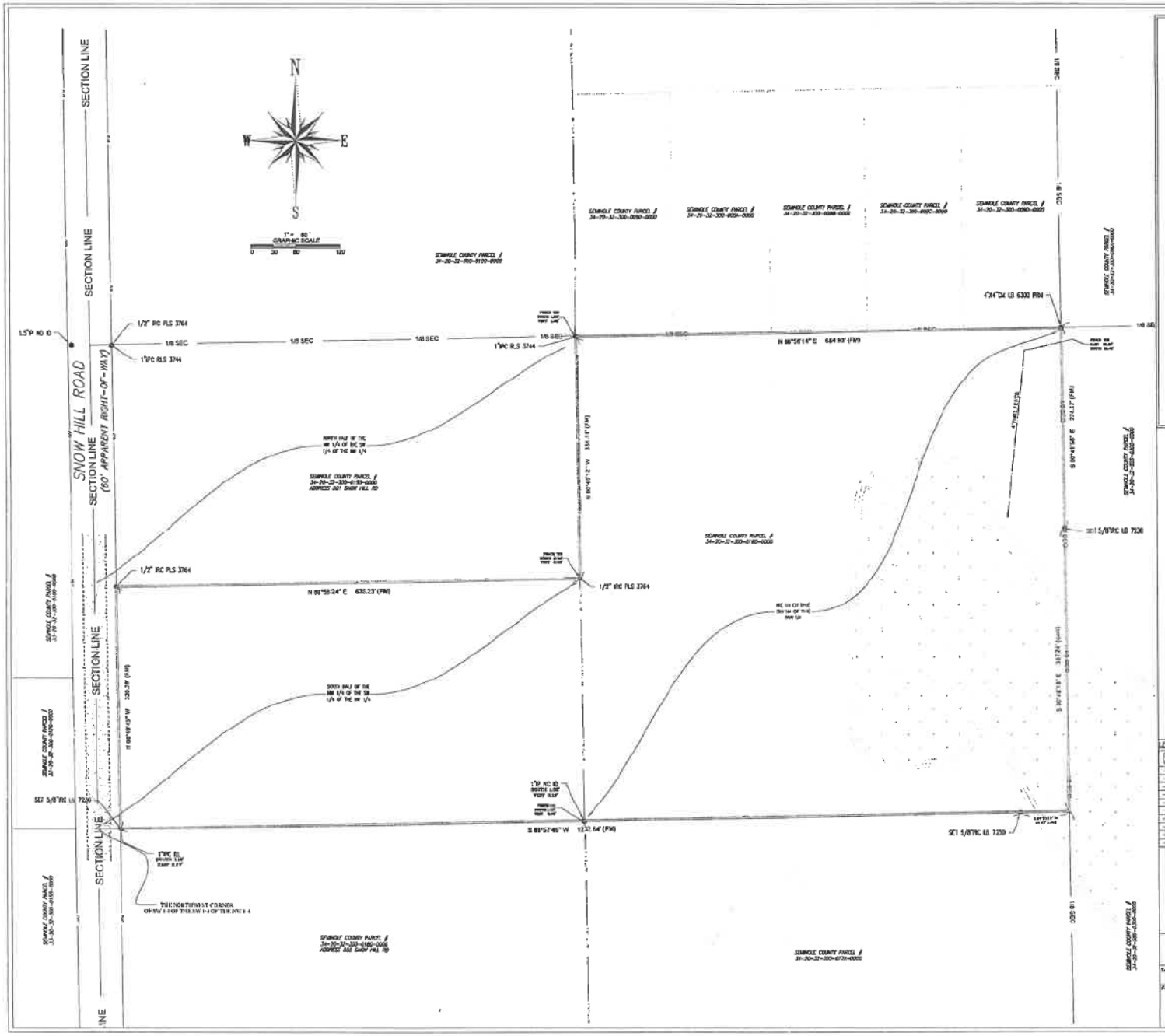
- A-5 Agricultural zoning designation.
- Agricultural classification of the property.
- Active Timber Management Plan prepared by the Florida Forest Service and previously submitted to the Seminole County Property Appraiser's Agricultural Classification Team.
- Mature timber and large trees managed pursuant to the Timber Management Plan.
- Five-strand barbed-wire perimeter fence.
- Gated entrance and existing access drive.
- Security cameras monitoring the property.
- Ongoing agricultural and forestry management activities.
- Property serves as part of approximately 41.7 acres of commonly owned agricultural and timber-managed properties in Geneva and Osteen.

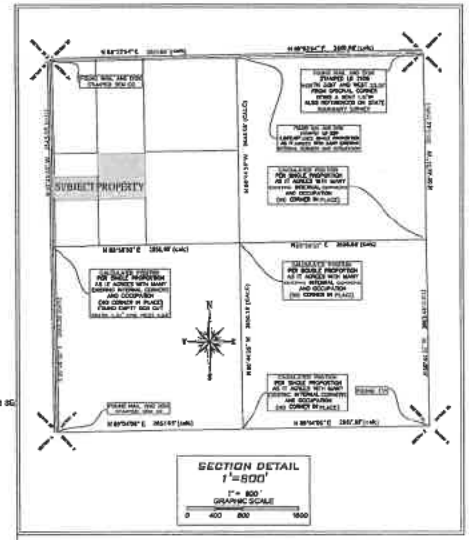
Suggested Attachments: Property Appraiser Map, Aerial Photograph with Proposed Building Location and Access Route, Survey (if available), Equipment Photographs, and Timber Management Plan upon request.


SCPA
Seminole County Public Appraisal Map v5.1
David Johnson, CFA, Sen
127063
Show search results for 127063
440
460
465
470
478
501
510
14A
14
6
7
9
9A
9B
9C
9D
15
16
11
12
Snow Hill Rd
Hawks Cv
Bldg 2
Bldg 3
Bldg 1
200ft
Move mouse to get coordinates

Approximate Proposed Agricultural Operations Building Location
Approximate Proposed Access Drive
For Discussion Purposes Only - Not surveyed/engineered site plan

- white dot (proposed) barn location
- black dots w/in boundary are security cameras
- timber is picture on aerial
- red boundary line is also location of fence
- black dot on Snowhill is location of gate
- gold line will be pathway to barn (proposed)





DESCRIPTION: OFFICIAL RECORDS BOOK 9788 PAGE 1349

NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 (LESS THE NORTH 1/2 OF THE WEST 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA

NOTE:

THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, OF THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHATSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH UNLESS OTHERWISE NOTED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THE SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH, A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LB OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS ASSUMED FROM PLAT, DEED, LEGAL DESCRIPTION.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, SEMINOLE COUNTY COMMUNITY #120289, PANEL #1211700205 F DATED 9/28/2007. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.

LEGEND:

ASPHALT PAVEMENT	COVERED	SAND	CONCRETE
BRICK PAVER AREA			

BUILDING SETBACK LINE	CHAIN LINK FENCE
OVERHEAD ELECTRIC LINE	BARBWIRE FENCE
SANITARY SEWER LINE	WOOD FENCE
SANITARY FORCE MAIN	WATERLINE
RECLAIM WATER	CONCRETE WALL
LOT LINE	CENTERLINE
EASEMENT	CAUTIONAL
TOP OF BANK	RIGHT OF WAY
BOTTOM OF BANK	WOODSLINE
DRAINAGE PIPE	FLOODZONE

EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date	Drawing Number	Scale
4-6-26	26-0078	1"=60'
		Drawn By jrc

For:

JOHN EDWARD JONES LIVING TRUST

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIED IN FORM WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

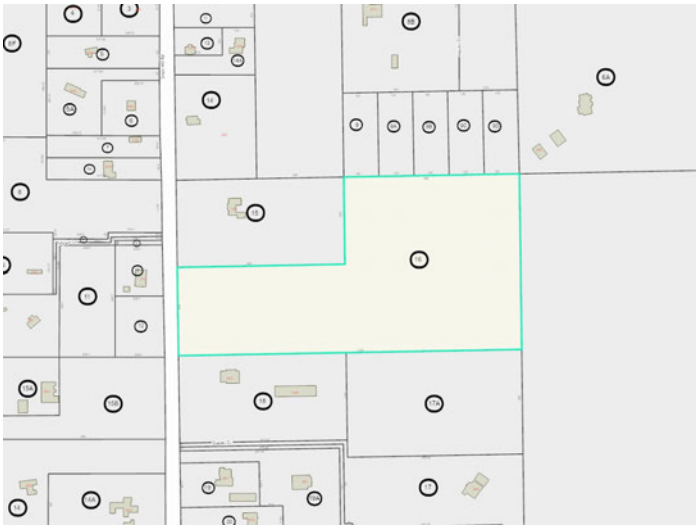
LARRY D. EFIRD JR.
Professional Surveyor & Mapper No. 3660

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **34-20-32-300-0160-0000**
Property Address:
Owners: **JONES JOHN E LIVING TRUST**
2026 Market Value $645,000 Assessed Value $2,670 Taxable Value $2,670
2025 Tax Bill $28.85 Tax Savings with Exemptions $7,749.60
Timberland property has a lot size of 14.95 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	34-20-32-300-0160-0000
Property Address	
Mailing Address	450 ANDREWS DR LONGWOOD, FL 32750-6156
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	55:Timberland
Exemptions	None
AG Classification	Yes

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)	$645,000	$720,000
Land Value Agriculture	$2,670	$2,670
Just/Market Value	$645,000	$720,000
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	$2,670	$2,670

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$7,778.45
Tax Bill Amount	$28.85
Tax Savings with Exemptions	$7,749.60

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
JONES JOHN E LIVING TRUST

Legal Description

SEC 34 TWP 20S RGE 32E
N 1/2 OF SW 1/4 OF NW 1/4
(LESS N 1/2 OF W 1/2)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$2,670	$0	$2,670
SCHOOLS	$2,670	$0	$2,670
WATER MANAGEMENT DISTRICT	$2,670	$0	$2,670

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/2/2020	$100	09788/1349	Vacant	No
QUIT CLAIM DEED	2/1/2014	$100	08214/1615	Vacant	No
WARRANTY DEED	1/1/1973	$35,000	01005/0119	Vacant	Yes
WARRANTY DEED	1/1/1970	$100	00790/0084	Vacant	No

Land

Units	Rate	Assessed	Market
15 Acres	$43,000/Acre Market, $178/Acre AG	$2,670	$645,000

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

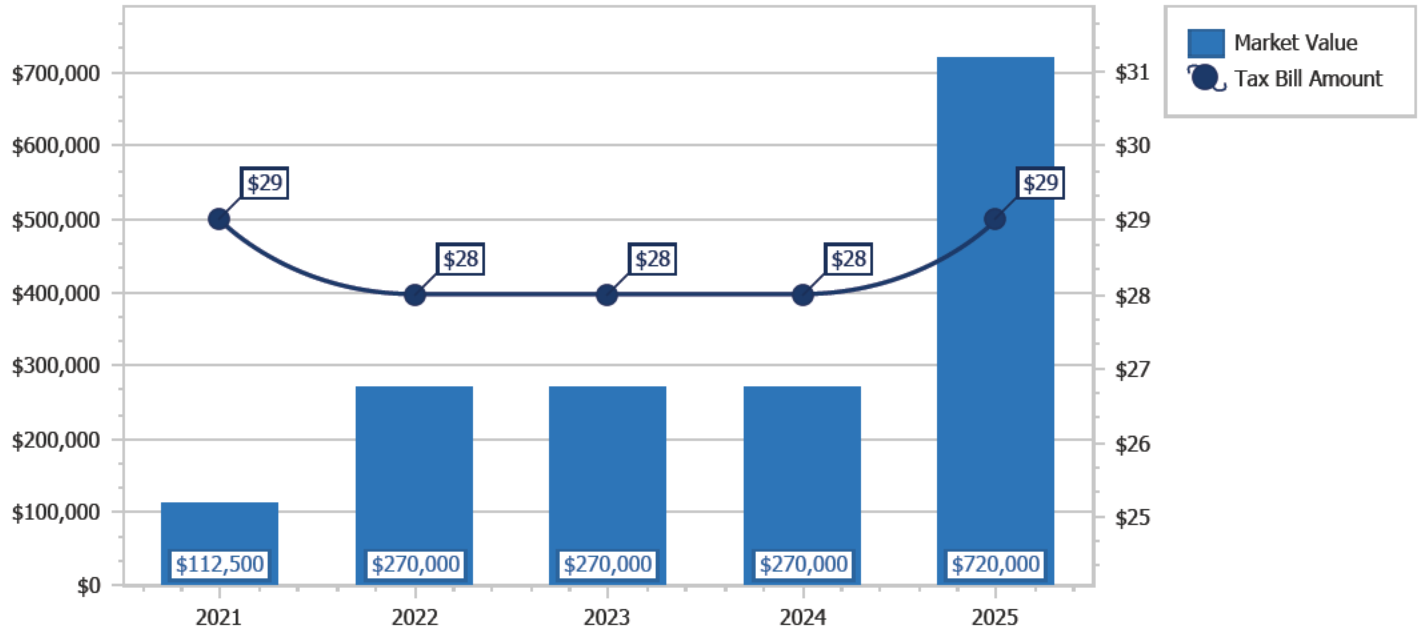
School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

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 73

Utilities	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

*

6/25/26 **SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT** 09:44:12

PROJ # 26-80000078 RECEIPT # 0171392

OWNER:

JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01 BALANCE DUE.....: .00

CHECK NUMBER.....: 000000009176

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: JOHN EDWARD JONES

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	**JONES AGRICULTURAL OPERATIONS BUILDING - PRE-APPLCIATION**	**PROJ #: 26-80000078**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/25/26	
RELATED NAMES:	EP ANDREW JONES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	34-20-32-300-0160-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AGRICULTURAL OPERATIONS BUILDING ON 14.95 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE EAST SIDE OF SNOW HILL RD, SOUTH OF OLD MIMS RD	
NO OF ACRES	14.95	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE EAST SIDE OF SNOW HILL RD, SOUTH OF OLD MIMS RD	
FUTURE LAND USE-	R5	

APPLICANT:	**CONSULTANT:**
JOHN JONES 450 ANDREWS DR LONGWOOD FL 32750 (407) 310-0512 [redacted]	ANDREW JONES 450 ANDREWS DR LONGWOOD FL 32750 (407) 310-0512 [redacted]

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

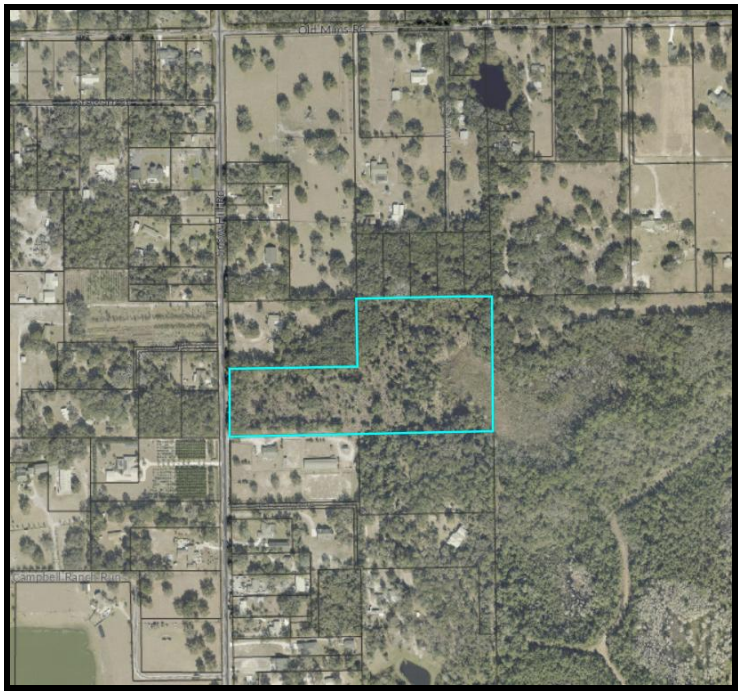
- **The subject property has a Future Land Use of Rural-5 and A-5 (Rural) zoning district.**
- **A barn that will be used for agriculture equipment and supplies is permitted in the A-5 (Rural) zoning district.**
- **A farm office that is an accessory to the tree farm is permitted.**

PROJECT AREA

Zoning

Future Land Use

Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Comprehensive Planning David German	Site has an R5 (Rural-5) Future Land Use. Per Policy FLU 3.5.2 Rural-5: The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to: a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.). The Rural-5 Future Land Use Designation permits the following uses: - Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; Based on this, the proposed use appears consistent with the R5 Future Land Use. The use and structures proposed will also need to be consistent with the underlying zoning.	Info Only
2.	Comprehensive Planning David German	Site is located in the Snow Hill Rd Scenic Corridor Overlay. Per Policy FLU 3.2.4 Roadway Corridor Overlay District for Roadways in East Seminole County: For the purposes of this policy the term "major roadway system" means County Road 419, State Road 46, County Road 426, and Snowhill Road, to the extent that they are located in East Seminole County. For major roadways, the overlay corridor classification shall extend 200 feet on each side of the road right-of-way which will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity that is located upon property assigned the classification uniquely re-enforces the rural character of the area.	Info Only
3.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed agricultural building.	Info Only
4.	Environmental Services Maliha Rahman	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon),	Info Only

		follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	
5.	Environmental Services Maliha Rahman	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. 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 development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
6.	Environmental Services Maliha Rahman	This development is located outside of the urban utility service boundary, 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
7.	Natural Resources Christina Seckinger	Please note that there appears to be wetlands and/or surface water on the site. A wetlands evaluation will be required along with any wetland/surface water line displayed on the site plan. Please note that there are a 15' minimum and a 25' average wetlands buffer required.	Info Only
8.	Natural Resources Christina Seckinger	At site plan approval, a threatened and endangered species report will be required.	Info Only
9.	Natural Resources Christina Seckinger	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
10.	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	Info Only

		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/	
11.	Planning and Development Annie Sillaway	The subject property is located within the Scenic Corridor Overlay in East Seminole County. Snow Hill Road is designated as a major roadway within the overlay. As a result, a 200-foot scenic corridor setback, measured from the centerline of the right-of-way, applies along Snow Hill Road. No structures, parking areas, or outdoor storage are permitted within this 200-foot setback.	Info Only
12.	Planning and Development Annie Sillaway	Florida State Statute 604.50 (1) Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes, not including those lands used for urban agriculture, is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations. 604.50 (d) Nonresidential farm building means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73 (10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.	Info Only
13.	Planning and Development Annie Sillaway	A tree farm is permitted in the A-5 (Rural Agriculture) zoning district.	Info Only
14.	Planning and Development Annie Sillaway	Accessory building such as a barn are permitted in A-5 (Rural Agriculture). Per Sec. 30.6.1.4 (b) Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.	Info Only
15.	Planning and	Per Sec. 60.11 Logging (a) Except as to activity	Info Only

	Development Annie Sillaway	conducted on land classified as agricultural land pursuant to Section 193.461, Florida Statutes (2023), as this statute may be amended from time to time, no person may engage in logging operations without first obtaining a logging permit. However, if the property has an agricultural exemption then a logging permit is not required.	
16.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	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
18.	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
19.	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
20.	Public Safety - Fire Marshal Matthew	Additional requirements may or may not be required based on FSS and agricultural exemptions.	Info Only

	Maywald		
21.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
22.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
23.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
24.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
25.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
26.	Public Works - Engineering Andrew Broxton	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
27.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
28.	Public Works - Engineering Andrew Broxton	The site lies within the Econ River Protection Area (ECON) Protection Zone.	Info Only
29.	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
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Review Complete	Christina Seckinger
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Building Division	Review Complete	Daniel Loada 407-665-7468 dlosada@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2026-0609

Title:

DUPLEX COMMUNITY - PRE-APPLICATION
Project Number: 26-80000079
Project Description: Proposed Rezone from A-1 to R-AH, Subdivision, and Site Plan for a 13 unit duplex community on 4.46 acres located on the east side of Alafaya Trl, southeast of Remington Dr
Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)
Parcel ID: 27-21-31-300-0360-0000
BCC District: 1-Dallari
Applicant: Arturs Bergs (206) 483-6049
Consultant: N/A

PM KAITLYN

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000079

RECEIVED 06/26/2026
PAID 06/29/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME: Proposed Duplex Residential Community	
PARCEL ID #(S): 27-21-31-300-0360-0000	
TOTAL ACREAGE: 4.46	BCC DISTRICT: District 1
ZONING: A1	FUTURE LAND USE: LDR

APPLICANT

NAME: Arturs Bergs	COMPANY: Hugo Berg Development	
ADDRESS: 2232 Westbourne Dr		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 206 483 6049	EMAIL [redacted]	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: A 26-unit community of 13 duplexes on ±4.46 acres in Seminole County, fronting a single internal drive with a retention pond and open space at each end.

STAFF USE ONLY

COMMENTS DUE: 07/10	COM DOC DUE: 07/16	DRC MEETING: 07/22/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the east side of Alafaya Trl, southeast of Remington Dr
W/S: SEMINOLE COUNTY UITILITIES	BCC: 1: DALLARI	

AGENDA 07/17

PROJECT NARRATIVE

Statement of Development & Site Plan Description

Proposed Duplex Residential Community

Parcel ID 27-21-31-300-0360-0000 | Unincorporated Seminole County, Florida

Project Data

Applicant / Developer	Hugo Berg Development
Parcel ID	27-21-31-300-0360-0000
Location	*Unincorporated Seminole County, FL*
Gross Site Area	*±4.46 acres*
Existing Future Land Use	LDR
Existing Zoning	A1
Proposed Zoning / Use	*R-AH (Affordable Housing); attached two-family (duplex) residential*
Proposed Dwelling Units	26 units (13 duplex buildings × 2 units)
Proposed Gross Density	5.83 dwelling units per acre
Date	6/25/2026

1. Project Overview

The Applicant proposes to develop a small-scale attached single-family (duplex) residential community on a **±4.46-acre** parcel in unincorporated Seminole County (Parcel ID 27-21-31-300-0360-0000). The project consists of **13 duplex buildings containing 26 dwelling units**, organized along a single internal private drive, with stormwater management and landscaped open space integrated into the site. As drawn, the project yields a gross density of **5.83 dwelling units per acre**.

The community is intended to deliver attainable, fee-simple-style attached housing consistent with the goals of the R-AH (Affordable Housing) classification. The Applicant is a self-performing certified general contractor, which supports cost-efficient delivery and consistent construction quality across the community.

2. Existing Conditions & Surroundings

The subject property is an irregular (“flag”) parcel located in unincorporated Seminole County. Site access is taken from the adjoining public roadway via the flag stem, with internal circulation provided by a private drive serving all units.

3. Proposed Development & Request

The Applicant requests approval to develop the property with 13 duplex buildings (26 attached dwelling units) under the R-AH classification. Each duplex is a two-unit-attached structure sharing a common wall, with each unit having its own driveway and frontage onto the internal drive. The request includes the associated site improvements: the private drive, sidewalks, driveways, stormwater retention, landscaping, and utility connections shown on the accompanying conceptual site plan.

4. Site Plan Description

4.1 Overall Organization

The community is arranged as a single-loaded layout: all 13 duplex buildings front the same side of one internal, two-way private drive that runs the length of the site. The west end of the property is reserved as a landscaped open-space tract, and the east end is anchored by a stormwater retention pond set within its own landscaped tract. A continuous landscaped buffer with a sidewalk runs along the side of the drive opposite the buildings. Each duplex sits on its own building lot, with a private driveway extending from the front of the building to the drive aisle.

4.2 Typical Lot & Building

Each building lot measures **68′ wide by 106’ deep** (approximately 7,208 square feet). The duplex building measures **48′-0″ wide by 44′-0″ deep** (a 2,112-square-foot footprint, approximately 1,056 square feet of ground-floor area per unit) and is centered on the lot. This produces **10′-0″ side setbacks** on both sides of each building. The lot depth is composed of a **42’ rear yard, the 44′-0″ building, and a 20′-0″ front yard** (42″ + 44′-0″ + 20′-0″ = 106’).

The front yard contains a **24′-0″-wide by 20′-0″-deep driveway** (approximately 480 square feet of paved apron) centered between two 22′-0″ landscaped strips (22′ + 24′ + 22′ = 68′). The building footprint occupies approximately **29.5%** of the lot area, leaving the balance for yards, driveway, and landscaping.

4.3 Internal Drive & Pedestrian Circulation

The internal drive is a **20′-0″-wide, two-way paved aisle** with a striped centerline (functioning as two approximately 10′ travel lanes). Between the front lot line and the edge of pavement, each frontage includes an **8′-0″ landscape strip, a 5′-0″ sidewalk, and an 8′-0″ landscape strip**, so the pedestrian walk is buffered from both the building lots and the travel lane. This arrangement provides a continuous, separated pedestrian route serving all units.

4.4 Stormwater & Open Space

Stormwater management is provided by a retention pond located at the east end of the site within a dedicated landscape tract. The west end of the site is reserved as landscaped open space. Together with the perimeter and frontage landscaping, these areas provide the project’s required open space and visual buffering.

5. Dimensional Summary

The following dimensional standards apply to the typical lot and building, as shown on the conceptual site plan:

Standard	Dimension	Notes
Lot width	68′-0″	10′ + 48′ building + 10′
Lot depth	106′-0″	42′-0″ rear + 44′ building + 20′ front
Lot area (typical)	±7,208 sf	0.165 acre
Building footprint	48′-0″ × 44′-0″	2,112 sf (duplex)
Side setback (each)	10′-0″	building centered on lot
Rear setback	42′-0″	
Front setback (to building)	20′-0″	driveway zone within lot
Driveway	24′-0″ × 20′-0″	±480 sf apron
Building coverage	≈29.5%	of typical lot area

Internal Drive Section

Element	Dimension	Notes
Drive pavement	20′-0″	two-way, striped centerline
Sidewalk (each side)	5′-0″	
Landscape strips	8′-0″	between lot/walk and walk/pavement

6. Density & Unit Summary

Item	As Drawn
Duplex buildings	13
Dwelling units	26
Gross site area	±4.46 ac
Gross density	5.83 du/ac
Lot frontage (total)	±884 ft (13 × 68′)

7. Access, Utilities & Compatibility

7.1 Access & Parking

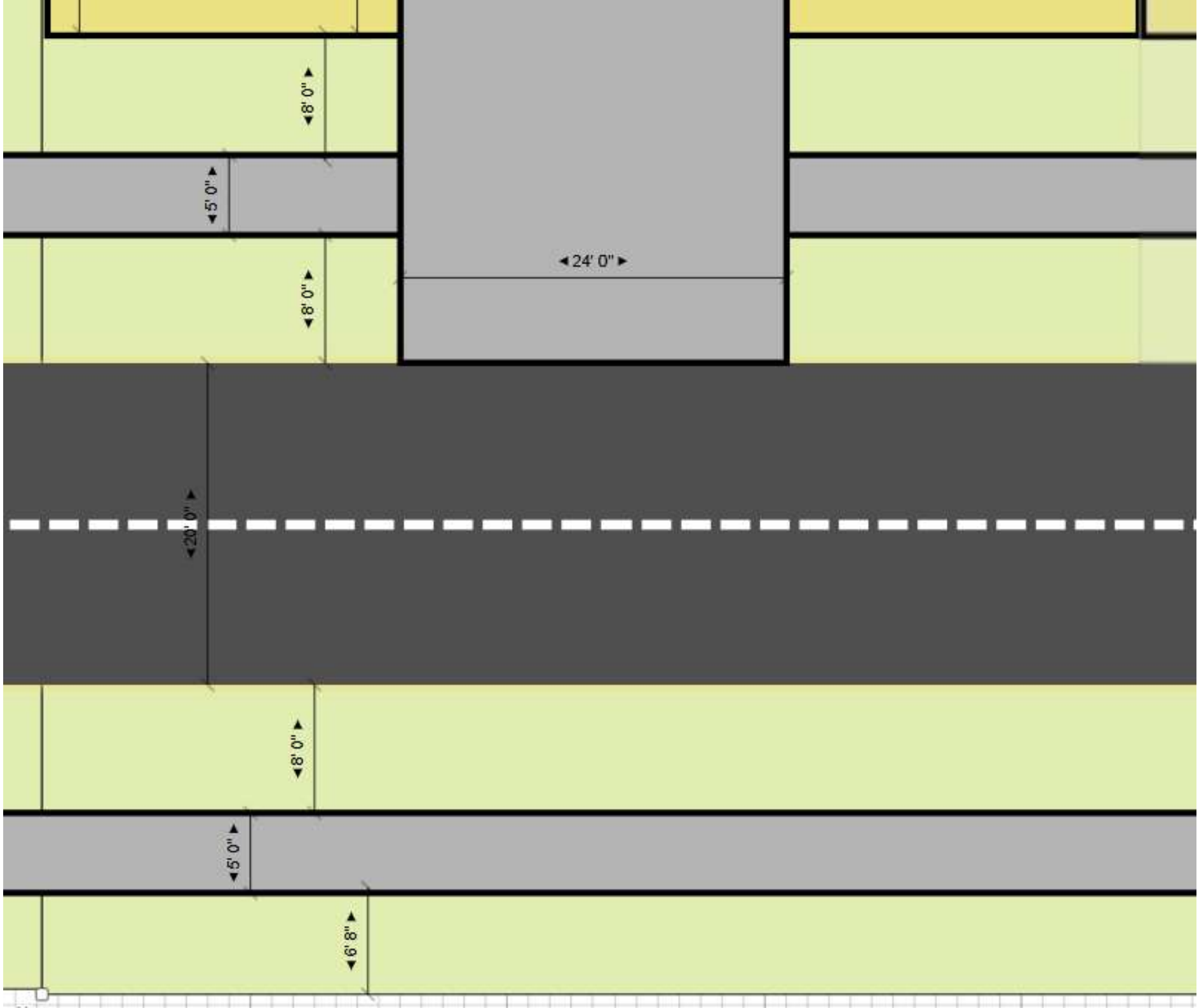
Vehicular access to the site is taken from the adjoining public roadway via the flag stem and is distributed internally by the private drive. Each unit is served by a private driveway providing off-street parking; on street/visitor parking and any required guest spaces should be tabulated against the applicable code ratio.

7.2 Comprehensive Plan Consistency & Compatibility

The proposed duplex community is intended to be consistent with the goals, objectives, and policies of the Seminole County Comprehensive Plan and compatible with surrounding development. The single-loaded layout, perimeter landscaping, and buffer tracts are designed to provide an appropriate transition to adjacent properties.

8. Conclusion

The proposed development provides a well-organized, attainable attached-housing community on an infill flag parcel, with internal circulation, pedestrian connectivity, stormwater management, and landscaped open space integrated into a compact site. The Applicant respectfully requests approval of the conceptual site plan and the associated R-AH development as described herein.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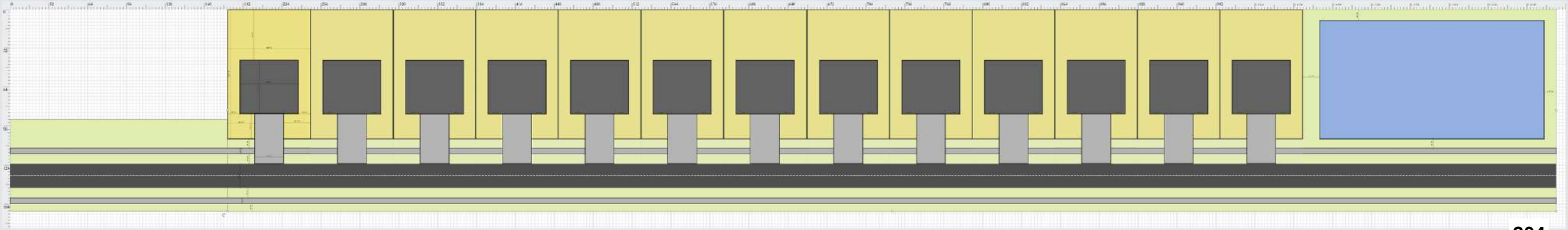
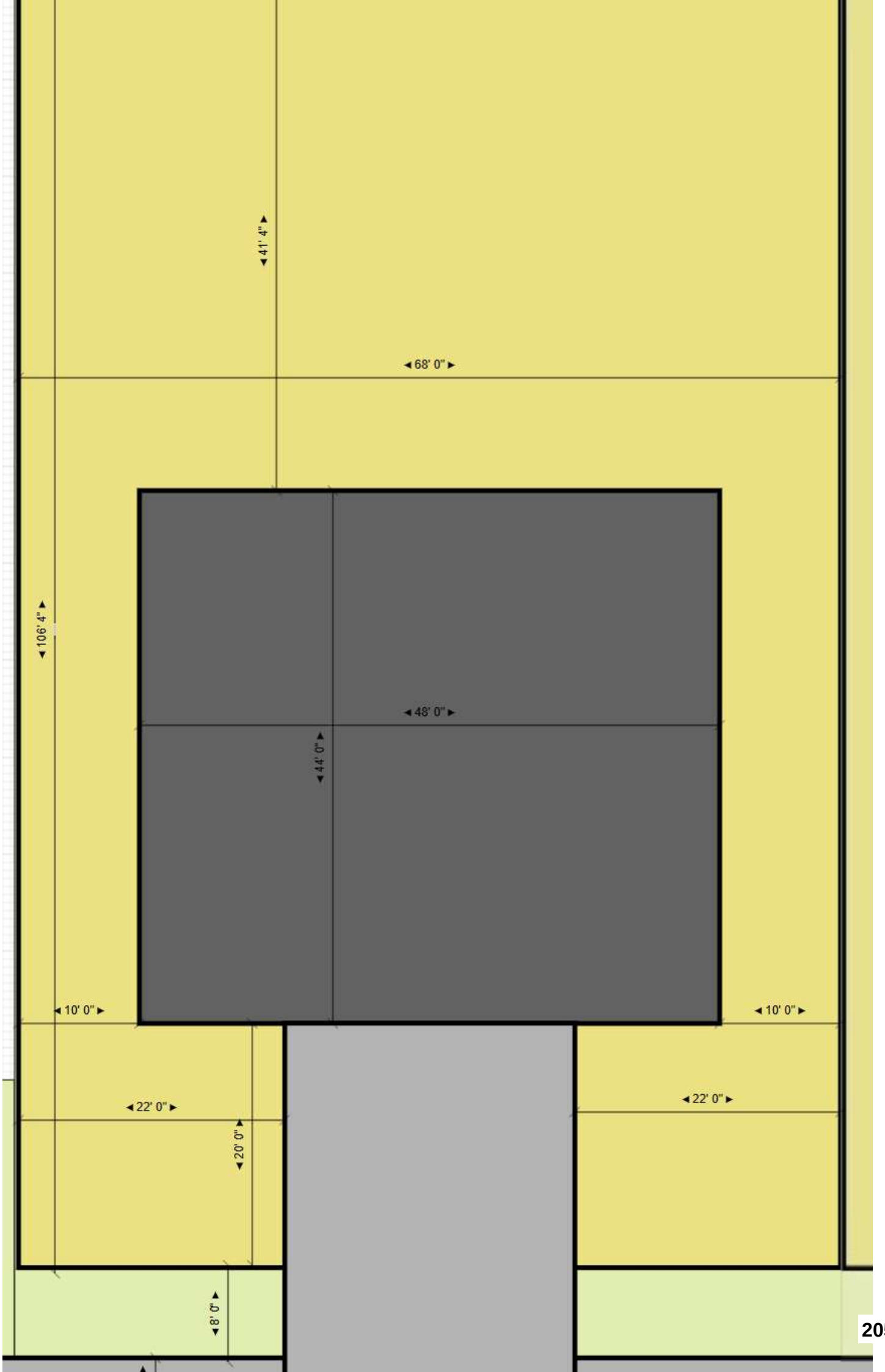
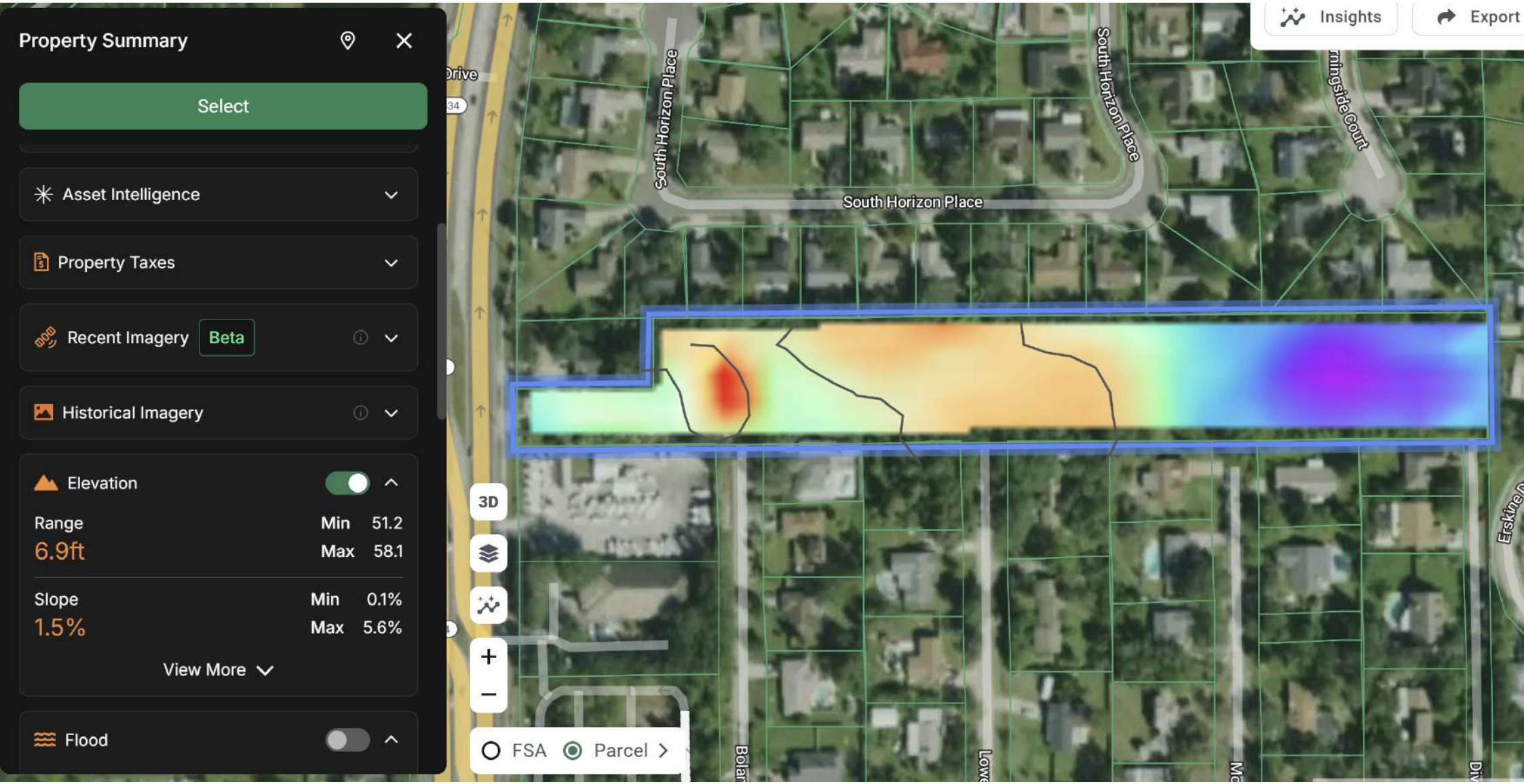
8' 0"
24' 0"
20' 0"
8' 0"
5' 0"
6' 8"




41' 4"
68' 0"
106' 4"
48' 0"
44' 0"
10' 0"
10' 0"
22' 0"
22' 0"
20' 0"
8' 0"


Property Summary
Select
Asset Intelligence
Property Taxes
Recent Imagery
Beta
Historical Imagery
Elevation
Range
6.9ft
Min 51.2
Max 58.1
Slope
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Flood
Insights
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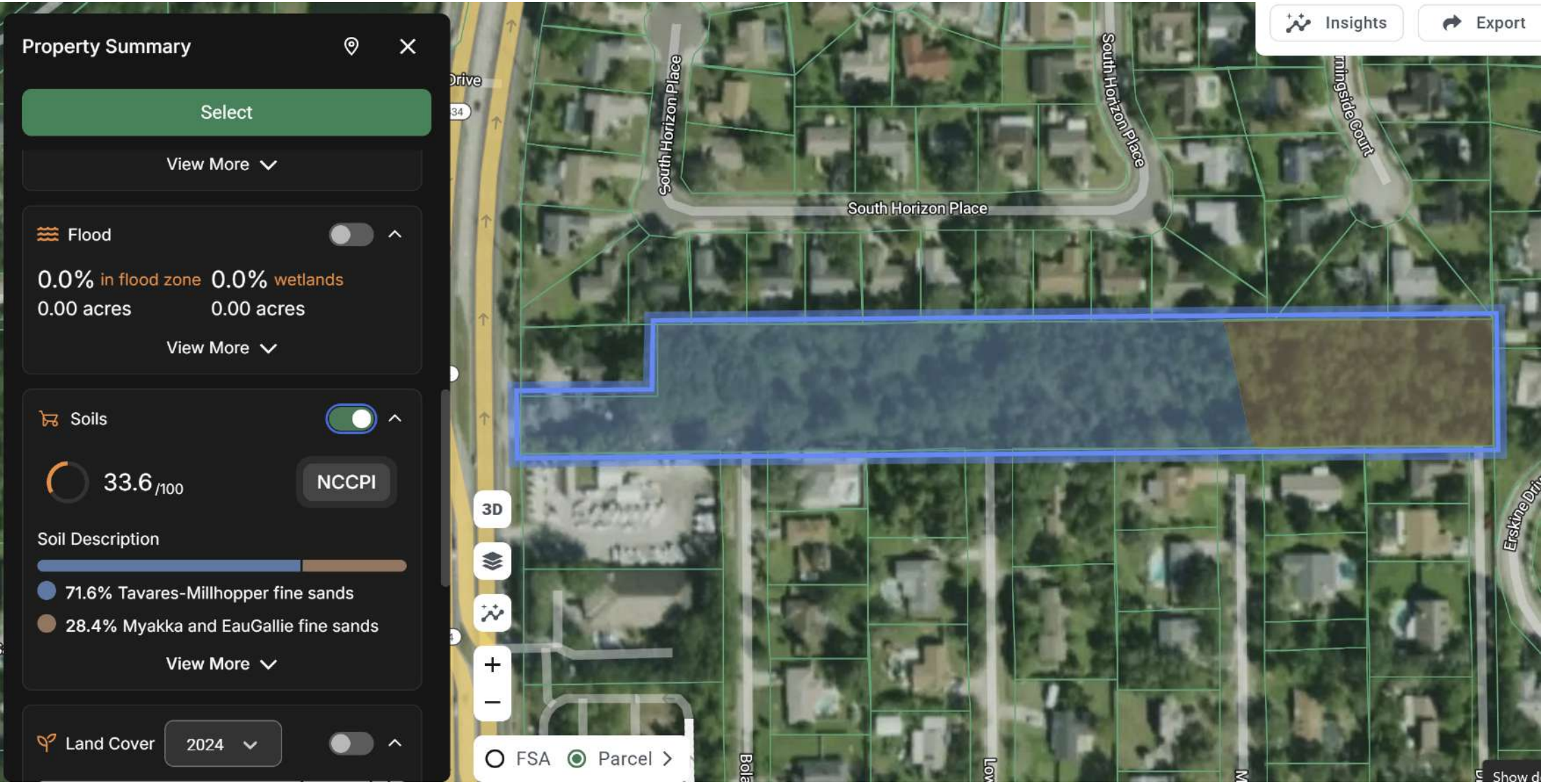
3D
FSA
Parcel


Property Summary
Select
View More
Flood
0.0% in flood zone
0.0% wetlands
0.00 acres
0.00 acres
View More
Soils
33.6 /100
NCCPI
Soil Description
71.6% Tavares-Millhopper fine sands
28.4% Myakka and EauGallie fine sands
View More
Land Cover
2024
Insights
Export
South Horizon Place
South Horizon Place
South Horizon Place
3D
FSA
Parcel

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **27-21-31-300-0360-0000**
Property Address:
Owners: **DUDA, MELANIE G J; DUDA, PATRICIA A**
2026 Market Value $369,931 Assessed Value $327,385 Taxable Value $327,385
2025 Tax Bill $4,146.60 Tax Savings with Non-Hx Cap $121.11
Vacant Residential property has a lot size of 4.46 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	27-21-31-300-0360-0000
Property Address	
Mailing Address	PO BOX 806 BOKEELIA, FL 33922-0806
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	$369,931	$311,990
Land Value Agriculture	$0	$0
Just/Market Value	$369,931	$311,990
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$42,546	$14,367
P&G Adjustment	$0	$0
Assessed Value	$327,385	$297,623

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$4,267.71
Tax Bill Amount	$4,146.60
Tax Savings with Exemptions	$121.11

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DUDA, MELANIE G J - Tenants in Common :50
DUDA, PATRICIA A - Tenants in Common :50

Legal Description

SEC 27 TWP 21S RGE 31E
N 1/8 OF SE 1/4 OF SW 1/4
(LESS N 90 FT OF W 180 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$327,385	$0	$327,385
SCHOOLS	$369,931	$0	$369,931
FIRE	$327,385	$0	$327,385
ROAD	$327,385	$0	$327,385
WATER MANAGEMENT DISTRICT	$327,385	$0	$327,385

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	5/15/2023	$100	10455/0271	Vacant	No
WARRANTY DEED	8/19/2019	$100	09423/1077	Improved	No
WARRANTY DEED	1/1/1976	$100	01101/1986	Vacant	No
WARRANTY DEED	1/1/1974	$124,500	01030/0164	Vacant	No

Land

Units	Rate	Assessed	Market
4.46 Acres	$83,000/Acre	$369,931	$369,931

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	LDR
Description	Low Density Residential

School Districts

Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

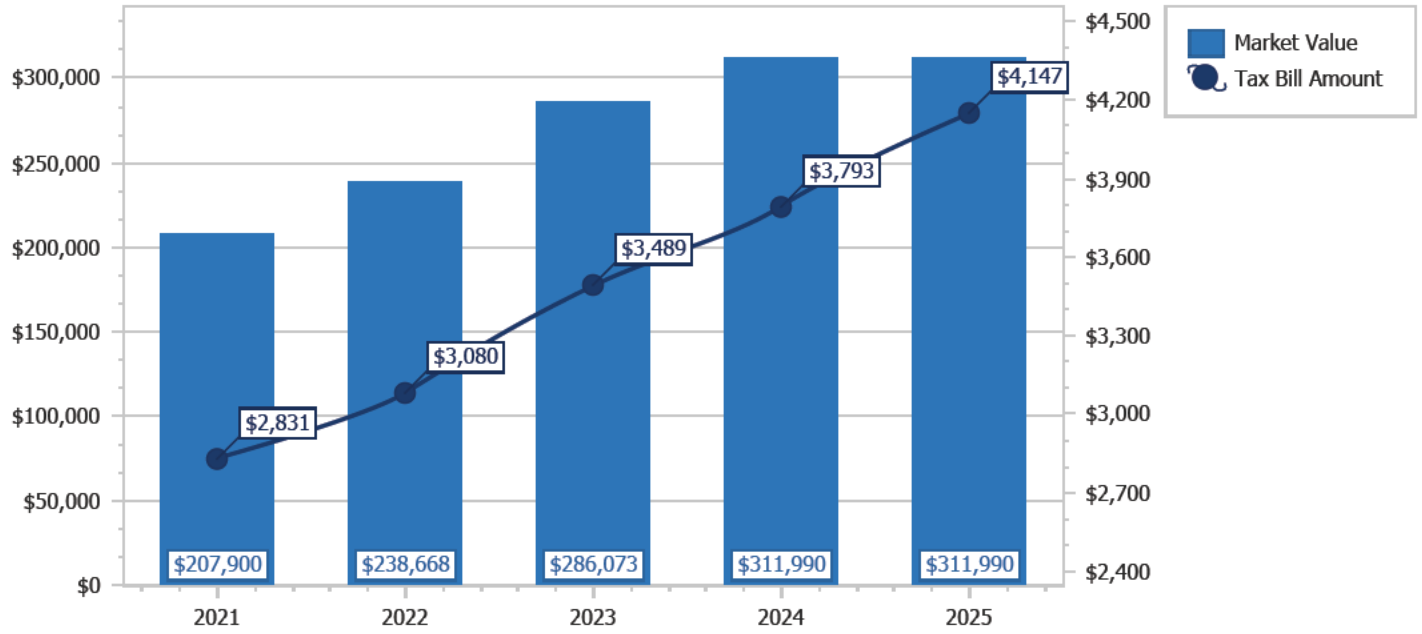
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities

Fire Station #	65
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date:	6/27/2026 8:42:19 PM
Project:	26-80000079
Credit Card Number:	44**********7261
Authorization Number:	06526C
Transaction Number:	270626C52-156AC1C4-F391-443B-8056-BD4B23501881
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:	**DUPLEX COMMUNITY - PRE-APPLICATION**	**PROJ #: 26-80000079**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/29/26	
RELATED NAMES:	EP ARTURS BERGS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-300-0360-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-AH, SUBDIVISION, AND SITE PLAN FOR A 13 UNIT DUPLEX COMMUNITY ON 4.46 ACRES LOCATED ON THE EAST SIDE OF ALAFAYA TRL, SOUTHEAST OF REMINGTON DR	
NO OF ACRES	4.46	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF ALAFAYA TRL, SOUTHEAST OF REMINGTON DR	
FUTURE LAND USE-	LDR	

APPLICANT:	**CONSULTANT:**
ARTURS BERGS HUGO BERG DEVELOPMENT 2232 WEST BOURNE DR OVIEDO FL 32765 (206) 483-6049 [redacted]	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

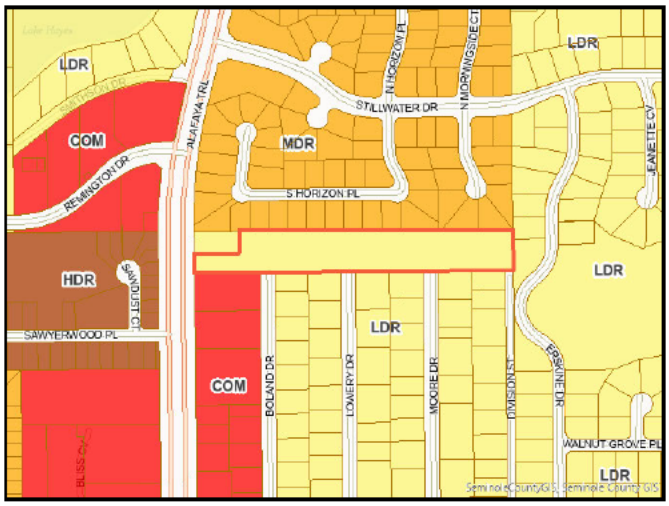
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

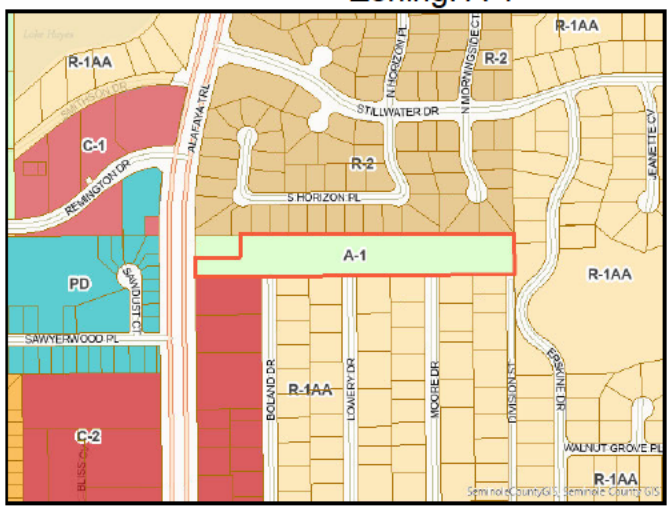
- The subject property has a Future Land Use designation of Low Density Residential and is zoned A-1 (Agriculture).
- The minimum size parcel to be assigned the R-AH zoning classification shall not be less than five (5) acres. This parcel does not meet the minimum acreage size per Seminole County Property Appraiser records.
- The LDR Future Land Use allows for a density bonus for up to seven (7) dwelling units per net buildable acre when pursuing affordable housing.
- It may be possible to pursue a rezoning to Missing Middle (MM) in order to achieve duplexes under the density bonus provided for affordable housing projects in LDR.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	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 The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of Preliminary Subdivision Plan and/or Final Engineering. 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. Density. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers.	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	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. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
5.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
6.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
7.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

8.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f) Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
9.	Buffers and CPTED	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
10.	Buffers and CPTED	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.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre. Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: 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, the proposed use of Duplex Housing is consistent with LDR Future Land Use as an affordable housing project or Missing Middle typology and needs to also be consistent with the underlying zoning.	Info Only

12.	Comprehensive Planning	Affordable Housing Density information is in Comprehensive Plan Policy FLU 5.6.1 Affordable and Workforce Housing Density Bonuses. Per FLU Policy 5.6.1: - Providing density incentives on a sliding scale based upon the percent of units priced for low and very low income households provided on the development site; - Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks or build-to lines, zero-lot line as well as clustered developments; - Allowing reduced lot sizes, reduced open space requirements for shared community recreational amenities, reduced setbacks, zero-lot line, duplex, triplex, quad-plex and low rise (two-story) apartments, as well as clustered developments; - Ensuring that units intended to be affordable are not distinguishable from the market rate units; - Requiring compatibility of the development with surrounding residential uses; - Requiring a binding agreement to ensure that the percentage of units intended to meet the housing needs of the low and very low income buyers and renters are delivered and remain available to qualified households when units change occupancy; and - Enabling centrally located child day care, community center, small scale (neighborhood scale) business, tutoring and office uses as accessory uses to the development when intended to serve the needs of the occupants of a development containing affordable and/or workforce housing units within Moderate Density Residential; allowing these centrally located uses as permitted uses for developments with affordable units within the High Density Residential and Mixed Development Future Land Use designations, and within the Urban Centers and Corridors Overlay.	Info Only
13.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only

14.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment. Site is located in the Remainder Area of the Urban centers and corridors overlay. Per Comprehensive Plan Policy FLU 4.2.3 Urban Centers and Corridors Overlay: - Higher Intensity FLU (Future Land Use designations of COM; HDR; MXD; HIPTI; IND; or PD) may have up to 50 du/ac 1.0 FAR with Rezoning to MUCD Zoning District or compliance with Missing Middle Alternative Standards (Policy 4.2.1). If requesting MUCD, please note "Urban Centers and Corridors Bonus Program." requirements in the FLU policy. - Lower Intensity FLU (Future Land Use designations of MDR; LDR; or PD) may have up to 20 du/ac when there is compliance with Missing Middle Alternative Standards (Policy 4.2.1). This site is currently LDR Future Land Use and qualifies for the urban centers and corridors overlay Lower intensity FLU up to 20 du/ac density. The site may consider seeking Missing Middle (MM) or MUCD (Mixed Development) standards.	Info Only
15.	Environmental - Impact Analysis	Seminole County is the Potable and Reclaimed Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	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 20" DIP potable water main running along the west side of Alafaya Trl.	Info Only

17.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 24" PVC force main running along the east side of Alafaya Trl. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
18.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trl.	Info Only
19.	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
20.	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
21.	Natural Resources	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.	Info Only
22.	Natural Resources	At site plan approval, a threatened and endangered species report will be required.	Info Only

23.	Natural Resources	From preliminary investigation, there are concerns that the property may contain wetland habitat. Please provide evidence, by a qualified environmental scientist, of the absences of wetland habitats on the property. If wetland habitats are found on the site, please indicate the jurisdictional wetland line as well as the location of the 15-foot minimum, 25-foot average undisturbed upland buffer landward of the wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor.	Info Only
24.	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
25.	Planning and Development	Please feel free to reach out to the Community Development Attainable Housing Program Manager for information about what is required in order to meet affordable housing standards. LaShay Henderson Phone: 407-665-2506 email: lhenderson@seminolecountyfl.gov	Info Only
26.	Planning and Development	The building setbacks for the proposed R-AH zoning district are: ten (10) feet Front Yard, Fifteen (15) feet Rear yard, Five (5) Side Yard, Fifteen (15) Side Street. The building setbacks for the A-1 (Agriculture) zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street.	Info Only

27.	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
28.	Planning and Development	The Low Density Residential (LDR) Future Land Use designation has a maximum density of four (4) dwelling units per acre or 7 DU/acre if pursuing affordable housing.	Info Only
29.	Planning and Development	Per Sec. 35.64 (b)(4) Street Access. The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles.	Info Only
30.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • 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).	Info Only

31.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
32.	Planning and Development	Subdivision Process: • 1st step is approval of the Rezone. This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. • 2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • 3rd step is approval of the Final Engineering Plans; may be submitted once step 1 has been approved by BCC and step 2 is under review. • 4th step is approval of the Final Plat; may be submitted once PSP is approved and Final Engineering Plans are in for review.	Info Only
33.	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
34.	Planning and Development	Please advise, per SCLDC Sec. 30.8.4.3 Minimum Project Size. The minimum size parcel to be assigned the R-AH zoning classification shall not be less than five (5) acres. If the R-AH District is to include a combination of non-residential uses and residential uses, the parcel shall contain a minimum of ten (10) acres and the nonresidential portion shall not exceed five (5) percent of the net developable acreage of the district. This parcel is not meeting minimum acreage size per Seminole County Property Appraiser record.	Info Only

35.	Planning and Development	Considering this development is affordable housing, it may be compatible to pursue a rezone to Missing Middle with the density bonus for affordable housing allowing a maximum density of seven (7) dwelling units per net buildable acre.	Info Only
36.	Planning and Development	Standards for Missing Middle zoning are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST **Please note, Land Development Code updates are expected to be in effect as of August 1, 2026. The criteria stated within this pre-app are subject to change. The LDC updates are published through the update ordinance adopted as of July 14, 2026, and are available for review prior to effective date online.**	Info Only
37.	Planning and Development	In accordance with SCLDC Sec. 30.8.3.3, a concept plan and building elevations are required to be submitted at time of Rezone for projects developing under Missing Middle.	Info Only
38.	Planning and Development	Per SCLDC Sec. 30.8.3.7 Site Regulations: (a)Missing Middle typologies may be clustered or distributed throughout the project. (b)No single Missing Middle typology may exceed five (5) acres of developable land. (c)Development includes a connected street grid which is accomplished by meeting the following conditions: (1)No portion of the project may be gated. (2)Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces. (3)Sidewalks are required on both sides of every street.(4)Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections. (5)The development must provide connections to all adjoining public streets and trails and existing "stub-outs" on	Info Only

		adjacent properties. (6)The development must provide "stub-outs" for future connectivity to adjacent vacant lots (7)Pedestrian or vehicular connections to existing commercial uses should be provided where feasible. (d)Restrictions near development boundaries: (1)Buildings are limited to two stories within one hundred (100) feet of a district boundary with an existing single-family development or single-family residential zone.(2)The lowest intensity typologies within the project shall abut boundaries with an existing single-family development or single-family residential zone.	
39.	Planning and Development	For Missing Middle, developments with greater than eight (8) units and a minimum of two (2) acres, a minimum eight (8) percent of net buildable acreage shall be set aside as Open Space that meets the standards described below: Open Space may be provided in multiple locations subject to the following requirements. Each qualifying Open Space must be: a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. b. A minimum of .20 contiguous acres. c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty (20) feet in width from the top of berm to the public right of way or lot line or a dog park. d. Open Space shall be proximate to Missing Middle units.	Info Only
40.	Planning and Development	In Missing Middle, Development includes a connected street grid which is accomplished by meeting the following conditions: (1)No portion of the project may be gated. (2)Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed two thousand (2,000) feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces. (3)Sidewalks are required on both sides of every street. (4)Dead end streets, hammerheads, and culs-de-sac are prohibited except where specifically approved by the Development Services Director when wetlands, water bodies, or infrastructure corridors prevent connections. (5)The development must provide connections to all adjoining public streets and trails and existing	

		"stub-outs" on adjacent properties. (6)The development must provide "stub-outs" for future connectivity to adjacent vacant lots. (7)Pedestrian or vehicular connections to existing commercial uses should be provided where feasible.	
41.	Planning and Development	Per SCLDC Sec. 30.8.3.8 (b), Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments in accordance with standards provided within the section.	Info Only
42.	Planning and Development	Missing Middle Minimum Parking Requirements: (1)Two parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit. (2)On-street parking is required on streets adjacent to missing middle units. (3)Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.	Info Only
43.	Planning and Development	In Missing Middle, Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail. Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards. Up to six (6) lots may be accessed by a commonly held easement drive that is non-gated and designed to allow fire access (aka parking court).	Info Only
44.	Planning and Development	Dimensional standards for duplexes in the Missing Middle zoning district are as follows: Setbacks- Front yard- ten (10) feet, Side yard- five (5) feet, Side Street yard- ten (10) feet, and Rear Yard- five (5) feet. Minimum lot size requirements are not applicable to Missing Middle units. Duplexes structures may be located on a common lot. Where units are located on a common lot, minimum separation between structures must be ten (10) feet.	Info Only

45.	Planning and Development	Proposed MM developments are also evaluated for compatibility with the existing community context, neighborhood character, and housing attainability objectives, availability of public facilities and infrastructure, and other applicable policies and designated areas within the County. Applicants must demonstrate consistency with Section 30.8.3.1 of the Land Development Code and Policy FLU 4.2.1 of the Comprehensive Plan. See Attached Supplemental Application which supplements the standard rezoning application and is intended to: • Demonstrate compliance with the adopted MM standards. • Provide a consistent format for conceptual development plans. • Illustrate compatibility with surrounding development. • Document the proposed housing typologies. • Improve the quality and consistency of MM applications.	
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	Public Safety - Fire Marshal	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
48.	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
49.	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	Info Only

		be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
50.	Public Safety - Fire Marshal	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
51.	Public Works - County Surveyor	Unless the units are going to be rented and under one ownership the lots will need to be platted. I do not know the means for ownership of duplexes in this instance.	Info Only
52.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
53.	Public Works - Engineering	A minimum five 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
54.	Public Works - Engineering	An FDOT permit will be required for access to SR-434 (Alafaya Trl).	Info Only
55.	Public Works - Engineering	A portion of the site lies within the Econ River Protection Area (ECON) Protection Zone.	Info Only

56.	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.	Info Only
57.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east and west from the drainage basin boundary.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
59.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
60.	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
61.	Public Works - Engineering	The proposed project is located within the Howell Creek and Little Econlockhatchee drainage basins.	Info Only
62.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issuses exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
63.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 26 MF DU subdivision with new external trip generation total of 22 Peak Hour trips (less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines).	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	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647

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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2026-0610

Title:

SUN MART - PRE-APPLICATION
Project Number: 26-80000080
Project Description: Proposed Site Plan to extend the parking lot to add two more spaces on 1.18 acres in the CN zoning district located on the northeast corner of Ronald Reagan Blvd and Longwood Lake Mary Rd
Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)
Parcel ID: 29-20-30-300-0030-0000
BCC District: 4-Lockhart
Applicant: Sanket Patel (859) 940-1824
Consultant: N/A

PM: Chad

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000080
Received & paid: 6/30/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ **PRE-APPLICATION**	$50.00

PROJECT

PROJECT NAME:	SUN MART		
PARCEL ID #(S):	29-20-30-300-0030-0000		
TOTAL ACREAGE:	1.18	BCC DISTRICT:	4: Lockhart
ZONING:	CN	FUTURE LAND USE:	Com

APPLICANT

NAME:	SANKET PATEL	COMPANY:	JAY AMBE MAA 2 LLC.
ADDRESS:	1823 LONGWOOD LAKE MARY RD.		
CITY:	LONGWOOD	STATE: FL	ZIP: 32750
PHONE:	859-940-1824	EMAIL:	[redacted]

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

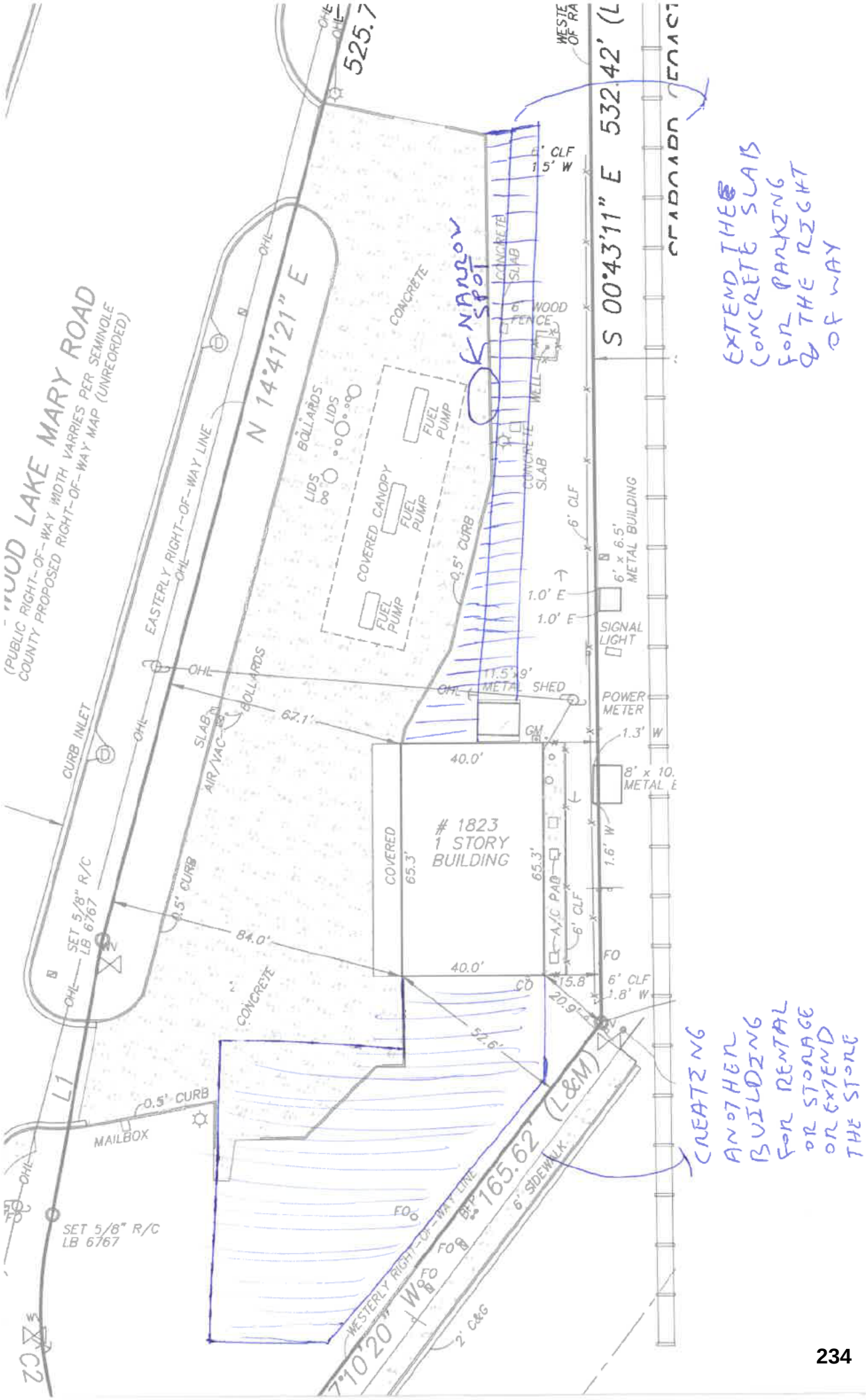
☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☑ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

Description of proposed development: _____

STAFF USE ONLY

COMMENTS DUE: 7/10	COM DOC DUE: 7/16	DRC MEETING: 7/22
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: CN	FLU: Com	LOCATION: on the northeast corner of Ronald Reagan Blvd & Longwood Lake Mary Rd
W/S: Seminole County	BCC: 4: Lockhart	

Agenda: 7/17


WOOD LAKE MARY ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARRIES PER SEMINOLE COUNTY PROPOSED RIGHT-OF-WAY MAP (UNRECORDED)
EASTERLY RIGHT-OF-WAY LINE
N 14°41'21" E
S 00°43'11" E 532.42' (L
525.7
CONCRETE
NARROW SPOT
CONCRETE SLAB
6' CLF 1.5' W
6' WOOD FENCE
WELL
BOLLARDS
LIDS
COVERED CANOPY
FUEL PUMP
0.5' CURB
6' CLF
6' x 6.5' METAL BUILDING
1.0' E
SIGNAL LIGHT
11.5' x 9' METAL SHED
POWER METER
1.3' W
8' x 10. METAL
67.1'
40.0'
1823
1 STORY
BUILDING
COVERED
65.3'
A/C PAD
1.6' W
84.0'
SET 5/8" R/C LB 6767
CURB INLET
SLAB
AIR/VAC
FO
CO
15.8'
6' CLF 1.8' W
20.9'
52.6'
L1
MAILBOX
SET 5/8" R/C LB 6767
WESTERLY RIGHT-OF-WAY LINE
165.62' (L&M)
6' SIDEWALK
2' C&G
C2
EXTEND THE CONCRETE SLAB FOR PARKING @ THE RIGHT OF WAY
CREATING ANOTHER BUILDING FOR RENTAL OR STORAGE OR EXTEND THE STORE

MY PLAN IS TOO BUILD/EXTEND TO THE LEFT OF THE EXISTING BUILDING WITH AS MUCH OF SQFT I CAN GET. ALSO TO INCREASE AND EXTEND THE CONCRETE SLAB FOR PARKING SPACE AND ALLOW CUSTOMERS A SMOOTH PASSAGE AROUND THE FUEL PUMP.

2026 Property Record CardA

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **29-20-30-300-0030-0000**
Property Address: **1823 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750**
Owners: **GHANESHAY INVESTMENT LLC**

2026 Market Value $913,776 Assessed Value $835,306 Taxable Value $835,306

2025 Tax Bill $10,429.94 Tax Savings with Non-Hx Cap $68.30

Convenience Store With Gas property w/1st Building size of 2,600 SF and a lot size of 1.18 Acres

Parcel LocationA

Current Site PictureA

Parcel InformationA

Parcel	29-20-30-300-0030-0000
Property Address	1823 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750
Mailing Address	2418 HYATT CREEK LN PORT ORANGE, FL 32128-3533
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
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	$187,528	$171,439
Depreciated Other Features	$77,866	$44,907
Land Value (Market)	$648,382	$551,125
Land Value Agriculture	$0	$0
Just/Market Value	$913,776	$767,471
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$78,470	$8,102
P&G Adjustment	$0	$0
Assessed Value	$835,306	$759,369

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	$10,498.24
Tax Bill Amount	$10,429.94
Tax Savings with Exemptions	$68.30

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
GHANESHAY INVESTMENT LLC

Legal DescriptionA

SEC 29 TWP 20S RGE 30E ALL SW 1/4 OF NE 1/4 BET LAKE MARY RD + RY + NLY OF NEW ST RD 427 & SLY OF BR RD (1.1 AC)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$835,306	$0	$835,306
SCHOOLS	$913,776	$0	$913,776
FIRE	$835,306	$0	$835,306
ROAD	$835,306	$0	$835,306
WATER MANAGEMENT DISTRICT	$835,306	$0	$835,306

SalesA

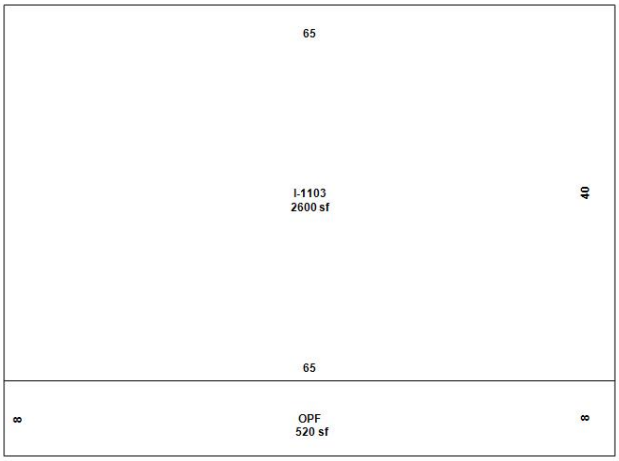
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/11/2022	$725,000	10282/1142	Improved	Yes
SPECIAL WARRANTY DEED	10/1/2005	$600,000	05986/1258	Improved	No
QUIT CLAIM DEED	9/1/2003	$100	05063/1537	Improved	No
WARRANTY DEED	9/1/2003	$710,700	05063/1533	Improved	No
WARRANTY DEED	5/1/1993	$392,900	02628/0786	Improved	No
WARRANTY DEED	4/1/1986	$336,200	01729/1264	Improved	No
WARRANTY DEED	5/1/1982	$100	01401/0740	Vacant	No
WARRANTY DEED	11/1/1980	$50,000	01308/0672	Vacant	No
QUIT CLAIM DEED	1/1/1975	$100	01046/0049	Vacant	No

LandA

Units	Rate	Assessed	Market
46,313 SF	$14/SF	$648,382	$648,382

	1
	1982
	2600
	CONCRETE BLOCK-STUCCO - MASONRY
	$187,528

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	520

PermitsA

Permit #	Description	Value	CO Date	Permit Date
01371	1823 LONGWOOD LAKE MARY RD: GAS - COMMERCIAL	$0		2/17/2026
02967	1823 LONGWOOD LAKE MARY RD: SIGN (POLE,WALL,FACIA)-Install 2 sets of exxonChannel letters	$2,000		7/10/2023
04770	1823 LONGWOOD LAKE MARY RD: REROOF COMMERCIAL-Commercial Laundry Mat	$27,545		4/17/2023
17412	1823 LONGWOOD LAKE MARY RD: SITE LIGHTING-	$400		1/27/2020
05318	WIRE SERVICE FOR HOOD SYSTEM	$1,200		7/6/2010
04381	DRY CHEMICAL FIRE SYSTEM	$1,900		6/2/2010
03631	MECHANICAL & CONDENSOR	$7,800		5/6/2010
09095	INSTALL UNDERGROUND GAS TANKS	$190,000		8/14/2007
02962	CANOPY - SUNOCO	$30,000		3/23/2007
10843	REMOVE UNDERGROUND GAS TANKS	$0		9/25/2003
06501	ELECTRICAL; CIRCLE K	$12,000		9/1/1997
03587	INSTALL POLLUTION REMEDIATION	$32,000		5/1/1997
05039	CIRCLE K #7434 INT FIRE WALL	$1,500		7/1/1996
03607	CIRCLE K C O S 400 AMPS-600 AMPS	$0		5/1/1996

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1982	14384	$89,900	$53,940
CANOPY AVG COMM	2007	1872	$33,696	$20,218
POLE LIGHT 1 ARM	2007	2	$3,708	$3,708

ZoningA

Zoning	CN
Description	Restricted Neighborhood Com.
Future Land Use	COM
Description	Commercial

Political RepresentationA

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

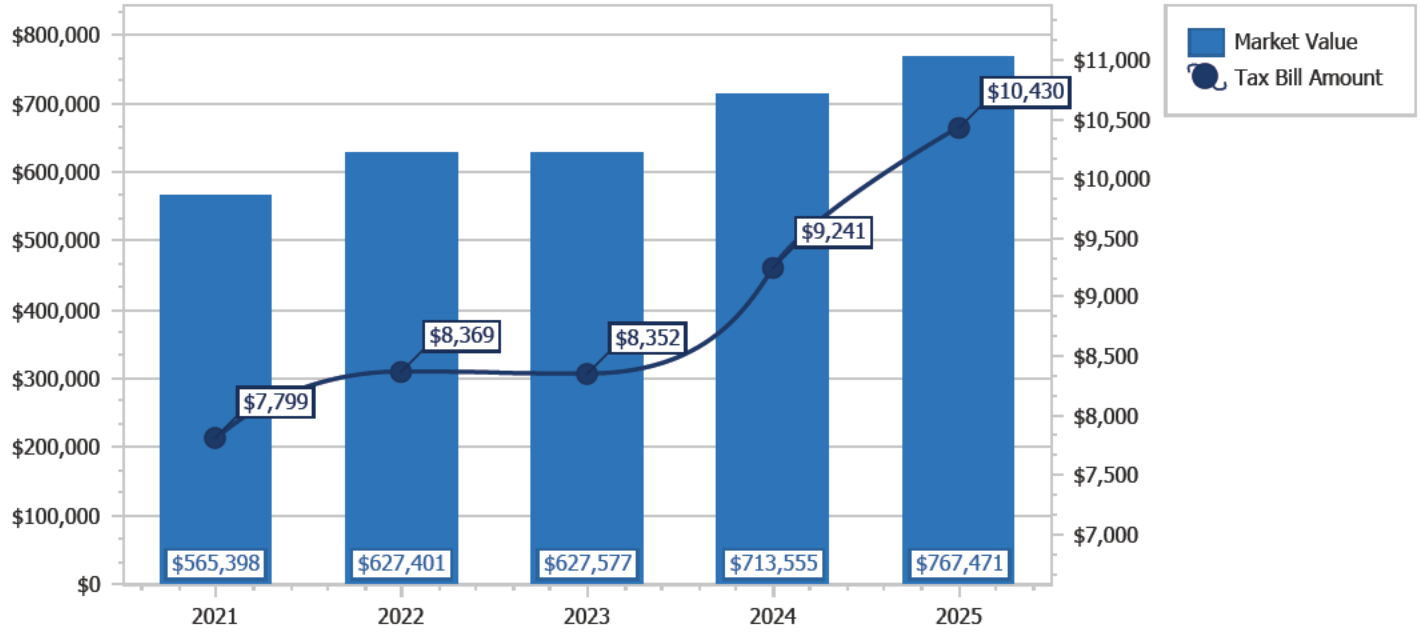
School DistrictsA

Elementary	Longwood
Middle	Greenwood Lakes
High	Lake Mary

UtilitiesA

Fire Station #	15
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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6/30/26 **SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT** 14:01:19

PROJ # 26-80000080 RECEIPT # 0175712

OWNER:

JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01 BALANCE DUE.....: .00

CHECK NUMBER.....: 000000001276

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: SHIVA 1 INC

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

Document date:

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	**SUN MART - PRE-APPLICATION**	**PROJ #: 26-80000080**
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/30/26	
RELATED NAMES:	EP SANKET PATEL	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	29-20-30-300-0030-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO EXTEND THE PARKING LOT TO ADD TWO MORE SPACES ON 1.18 ACRES IN THE CN ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF RONALD REAGAN BLVD AND LONGWOOD LAKE MARY RD	
NO OF ACRES	1.18	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	CN	
LOCATION	ON THE NORTHEAST CORNER OF RONALD REAGAN BLVD AND LONGWOOD LAKE MARY RD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	

APPLICANT:	**CONSULTANT:**
SANKET PATEL JAY ANBE MAA 1 LLC 1823 LONGWOOD LAKE MARY RD LONGWOOD FL 32750 (859) 940-1824 [redacted]	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County's logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

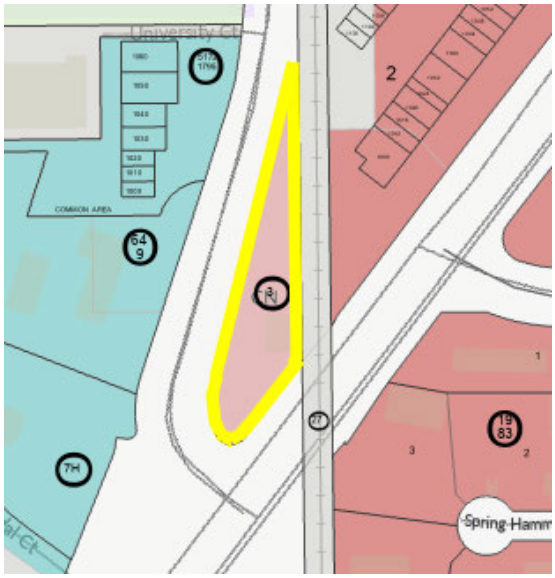
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

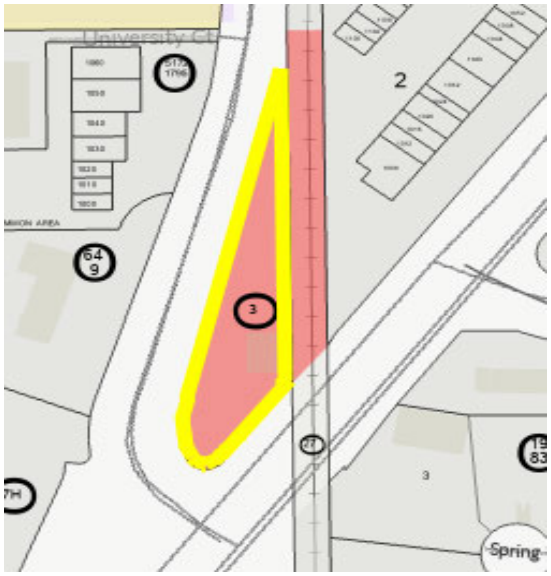
- The zoning designation of this property is CN (Restricted Neighborhood Commercial) and the Future Land Use (FLU) is Commercial.
- Any additions or alterations to the existing convenience store or expansion of the concrete surface/ driveway area on this property would require the owner to rezone this property to C-1 (Retail Commercial).

PROJECT AREA ZONING AND AERIAL MAPS

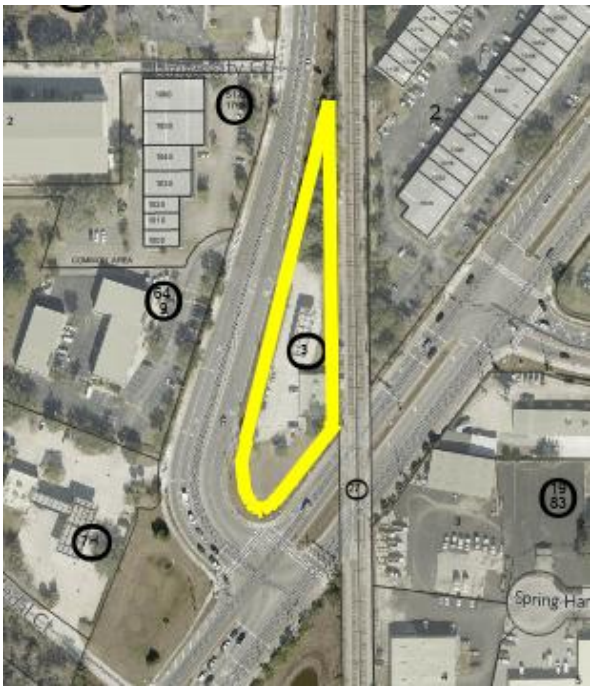
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE
1.	Buffers and CPTED Chad Harvey	A full buffer review will be done at time of site plan review if it is determined that a site plan is required for the proposed use.
2.	Buffers and CPTED Chad Harvey	On the landscape plan, please show the existing trees on the project site.
3.	Buffers and CPTED Chad Harvey	Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.
4.	Buffers and CPTED Chad Harvey	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.
5.	Buffers and CPTED Chad Harvey	Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
6.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7.	Buffers and CPTED Chad Harvey	Off-site trees do not count towards the landscape buffer requirements.
8.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.
9.	Buffers and CPTED Chad Harvey	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
10.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code.
11.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.
12.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each structure.
13.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.
14.	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster

		enclosure, signage, fence/ gate systems, access control, retaining walls, etc…
15.	Comprehensive Planning David German	Site has COM (Commercial) Future Land Use. Per Policy FLU 5.3.3 Commercial of Comprehensive Plan: The maximum intensity permitted in this designation is 0.35 floor area ratio. Uses: • Neighborhood convenience store • Community, regional and subregional shopping center • Retail sales, restaurants and commercial services • Highway oriented businesses and outdoor advertising Special Provisions: • A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility Based on this, the use appears consistent with the COM Future Land Use and will need to meet the Floor Area Ratio of 0.35 and also be consistent with the underlying zoning
16.	Environmental – Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.
17.	Environmental Services Maliha Rahman	Seminole County Utilities will continue to be the provider for water/sewer. Existing utility connections can be reused. If increased water/sewer demands are required, connections may need to be upsized to meet new demands. Further review will be reserved for site plans/final engineering.
18.	Environmental Services Maliha Rahman	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. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. 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.
19.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730.

		You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml
20.	Natural Resources Christina Seckinger	It appears that there are some trees on the site. An arbor permit will be required at final site plan. A survey showing the size and type of trees will be required. Please see the Arbor Ordinance as there are size and type requirements and exclusions.
21.	Natural Resources Christina Seckinger	At site plan approval, a threatened and endangered species report will be required.
22.	Planning and Development Chad Harvey	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
23.	Planning and Development Chad Harvey	The current zoning of this property is CN (Restricted Neighborhood Commercial) with a Future Land Use of Commercial. Convenience Stores are not a permitted use in the CN Zoning district.
24.	Planning and Development Chad Harvey	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30.
25.	Planning and Development Chad Harvey	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)
26.	Planning and Development Chad Harvey	If additional outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC.
27.	Planning and Development Chad Harvey	At the time of site plan review, please show site dimensions of the existing and proposed area to scale for this site.
28.	Planning and Development Chad Harvey	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
29.	Planning and Development Chad Harvey	Convenience stores are not a permitted use in the CN Zoning District. The current use on this property is permitted to remain in its current status as a non-conforming use. **Per Section 30.3.10 – Nonconforming Uses:** **30.3.10.1 In General**

		(a) A nonconforming building may be maintained and repairs and alterations may be made, except that, in a building which is nonconforming as to use regulations, no structural alterations shall be made except those required by law. Repairs such as plumbing or the changing of partitions or other interior alterations are permitted. (b) Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. (c) When a nonconforming use of land has been discontinued for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. (d) A nonconforming building or structure, which is hereafter damaged or destroyed to the extent of fifty(50) percent or more of its value by flood, fire, explosion, earthquake, war, riot, or force majeure shall not be reconstructed or restored for the same use except in compliance with all applicable provisions of the Code. If the use is to be expanded in any way (i.e. additional parking, larger building, etc.) then the applicant would need to submit a rezoning request to change the zoning of this property from CN to C-1 (Retail Commercial).
30.	Planning and Development Chad Harvey	The following steps will be required in order to pursue the proposed improvements on this property: 1st Step: Rezone – This process requires a public hearing before the Planning and Zoning Commission (P&Z), followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4-6 months depending on staff review timelines and Board agenda scheduling. 2nd Step: Submittal of a Site plan for the proposed improvements that will be reviewed by Seminole County Staff.
31.	Planning and Development Chad Harvey	**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. **A Rezone requires the Applicant to conduct a Community Meeting Section 30.3.5.3** • 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).
32.	Planning and Development Chad Harvey	The subject property is required to maintain a minimum open space of twenty-five (25) percent in the CN (Restricted Neighborhood Commercial) zoning district. This will be required to be shown at the time of site plan review.
33.	Planning and Development Chad Harvey	The building setbacks in the CN (Restricted Neighborhood Commercial) are: Fifty (50) foot Front Yard, Zero (0) foot Side yard, Zero (0) foot side street that abuts a street or road *Footnote 6 – Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or a land use designation. Ten (10) foot rear yard.
34.	Planning and Development Chad Harvey	The maximum building height is thirty-five (35) feet.
35.	Planning and Development Chad Harvey	Staff is concerned about the proposed expansion of the building that it would disrupt the traffic flow in and out of the property off of Longwood Lake Mary Road, and the impervious encroachment into the existing stormwater system on the site.
36.	Planning and Development Chad Harvey	The minimum number of required parking spaces for this site is: General Business/ Retail/ Office: First 10,000 square feet: four (4) spaces per 1,000 square feet.
37.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.
38.	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.
39.	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.
40.	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
41.	Public Works Engineering Andrew Broxton	The drainage for this site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm even onsite without discharge if it is determined to be land locked.
42.	Public Works Engineering Andrew Broxton	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 even onsite without discharge.
43.	Public Works Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.
44.	Public Works Engineering Andrew Broxton	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
45.	Public Works Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) permit is required for all projects that disturb greater than one (1) acre.
46.	Public Works Engineering Andrew Broxton	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.
47.	Public Works Engineering Andrew Broxton	ADA parking and access will have to be shown at the site plan review.
48.	Public Works Engineering Andrew Broxton	There appears to be drainage swale serving Longwood Lake Mary Rd on the south side of the property. No construction will be permitted within County easements.
49.	Public Works - Impact Analysis Arturo Perez	No Review Required.

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033	Info Only
Environmental – Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-5716	Info Only
Natural Resources	Christina Seckinger	cseckinger@seminolecountyfl.gov	407-665-7391	Info Only
Public Works – County Surveyor	Arturo Perez	aperez07@seminiolecountyfl.gov	407-665-5716	Info Only

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/WevikaRiverAreaConsistencyFormNovember2024ADA.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