



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, July 8, 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

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

**9:20 AM (IN PERSON) CRAFT DISTILLERY AT E ECON CIR -
PRE-APPLICATION**[2026-0555](#)**Project Number:** 26-80000071**Project Description:** Proposed Rezone to amend the current PD to add alcoholic beverage establishment on 1.06 acres located on the east side of S Econ Cir, south of Econ River Pl**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 33-21-31-509-0000-0020**BCC District:** 1-Dallari**Applicant:** Donald Snyder (815) 382-0021**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (IN PERSON) JOURNEY CHURCH - SITE PLAN**[2026-0544](#)**Project Number:** 26-06000019**Project Description:** Proposed Site Plan for a church on 12.61 acres in the C-2 zoning district located on the northeast corner of US Hwy 17-92 and Fernwood Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 17-21-30-510-0000-0030**BCC District:** 4-Lockhart**Applicant:** Joseph Vasquez (689) 283-9798**Consultant:** William Zeh (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00 AM (TEAMS) INTERNATIONAL FOODS SOLUTION OFFICE - SITE
PLAN**[2026-0545](#)**Project Number:** 26-06000021**Project Description:** Proposed Site Plan for an office building on 0.88 acres in the PD zoning district on the west side of Elmhurst Cir, on the east side W SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 31-21-31-300-004A-0000**BCC District:** 1-Dallari**Applicant:** Chris Cho (714) 803-4100**Consultant:** Johnny Herbert (407) 376-1777**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20 AM (TEAMS) MARSDEN BUILDING - SITE PLAN[2026-0547](#)**Project Number:** 26-06000023**Project Description:** Proposed Site Plan for a retail and showroom building on 0.47 acres in the C-2 zoning district on the southeast corner of Wells Ave and Division St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 18-21-30-515-0B00-0060**BCC District:** 4-Lockhart**Applicant:** Dan Marsden**Consultant:** Johnny Herbert (407) 376-1777**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**HEATHROW SQUARE - SITE PLAN****[2026-0546](#)****Project Number:** 26-06000017**Project Description:** Proposed Site Plan for a retail building and improvements on 11.93 acres in the PD zoning district located on the northwest corner of International Pkwy and Lake Mary Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-0060-0000**BCC District:** 5-Herr**Applicant:** Ryan Stahl (407) 628-0077**Consultant:** Brent Lenzen (407) 427-1610**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LYMAN RD - SITE PLAN****[2026-0548](#)****Project Number:** 26-06000025**Project Description:** Proposed Site Plan for offices and warehouse facility on 2.48 acres in the M-1 zoning district on the southeast side of Lyman Rd, west of Anchor Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 07-21-30-521-0000-0040+**BCC District:** 4-Lockhart**Applicant:** Bryan Potts (407) 982-9878**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HIDDEN WOODS RESERVE - FINAL ENGINEERING PLAN****[2026-0549](#)****Project Number:** 26-55200001**Project Description:** Proposed Final Engineering Plan for 22 single family residential lots on 9.37 acres in the PD zoning district on the south side of Hidden Woods Cv, east of Virginia Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 11-21-29-300-0040-0000**BCC District:** 3-Constantine**Applicant:** Maleia Smiferugo (407) 661-4710**Consultant:** Nick Peet (407) 605-5616**Attachments:** [APPLICATION](#)
[COMMENTS](#)

PARSONS SUBDIVISION - PSP[2026-0550](#)**Project Number:** 26-55100004**Project Description:** Proposed Preliminary Subdivision for 2 single family lots on 5.64 acres on the south side of E Chapman Rd, northwest of Onslow Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 27-21-31-300-003A-0000**BCC District:** 1-Dallari**Applicant:** Clifford & Maria Parsons (407) 925-8279**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SUMMERLAND SENIOR LIVING EXPANSION - PRE-APPLICATION**[2026-0551](#)**Project Number:** 26-80000067**Project Description:** Proposed Special Exception for an expansion of a senior living facility on 0.61 acres in the RC-1 zoning district located on the east side of Tuskawilla Rd, north of Lake Dr**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 13-21-30-502-0A00-0230**BCC District:** 2-Zembower**Applicant:** Erik Schlichenmaier (407) 314-1845**Consultant:** William Voll (407) 383-6361**Attachments:** [APPLICATION](#)
[COMMENTS](#)**FGUA - PRE-APPLICATION**[2026-0552](#)**Project Number:** 26-80000068**Project Description:** Proposed Site Plan for a shipping container on 0.14 acres in the R-1 zoning district located on the south side of E 7th St, east of S CR 419**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CF-5700-0020**BCC District:** 1-Dallari**Applicant:** Charlotte Worsfold (727) 848-8292**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

NURSERY & LANDSCAPING - PRE-APPLICATION[2026-0553](#)**Project Number:** 26-80000069**Project Description:** Proposed Special Exception for a nursery and landscaping company on 1.99 acres in the A-1 zoning district located on the west side of Mellonville Ave, north of Palm Way**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 17-20-31-5AZ-0000-008C**BCC District:** 2-Zembower**Applicant:** Brandon Dees (407) 968-8235**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**VEHICLE DETAILING CONCEPT - PRE-APPLICATION**[2026-0556](#)**Project Number:** 26-80000072**Project Description:** Proposed Site Plan for an appointment only car detailing business on 0.08 acres in the C-1 zoning district located on the southwest corner of Southwest Rd and 18th St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-19-30-517-0100-0100**BCC District:** 5-Herr**Applicant:** Treyous Jarrells (407) 773-9551**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HEATHROW MULTIFAMILY - PRE-APPLICATION**[2026-0565](#)**Project Number:** 26-80000073**Project Description:** Proposed Site Plan for a 302 multifamily unit apartment complex for the live local act on 15.26 acres in the PD zoning district located on the east side of Bayvista Ln, north of Wilson Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-19-30-517-0000-0020**BCC District:** 5-Herr**Applicant:** Brent Lenzen (407) 898-1511**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

ANTOJITOS FOOD TRUCK - PRE-APPLICATION**[2026-0567](#)****Project Number:** 26-80000075**Project Description:** Proposed Site Plan for a permanent food truck at an existing gas station on 0.55 acres in the C-2 zoning district located on the northeast corner of SR 436 and Jewel Dr**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 17-21-29-501-0D00-019A**BCC District:** 3-Constantine**Applicant:** Deire Rodriguez (407) 353-8825**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**WALMART STORAGE - PRE-APPLICATION****[2026-0568](#)****Project Number:** 26-80000076**Project Description:** Proposed Special Exception for an enclosed bale and pallet storage on 5.20 acres in the PD zoning district on the northeast corner of Red Bug Lake Rd and Dodd Rd**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 24-21-30-519-0000-0010**BCC District:** 2-Zembower**Applicant:** Desiree Govitz (479) 273-7780**Consultant:** Bo Ebbrecht (479) 273-7780**Attachments:** [APPLICATION](#)
[COMMENTS](#)



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



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

| | |
|---|---------|
| <input checked="" type="checkbox"/> 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)

| | | | | |
|---|---|---------------------------------|------------------------------------|--|
| <input checked="" type="checkbox"/> SUBDIVISION | <input type="checkbox"/> LAND USE AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL EXCEPTION |
| Description of proposed development: <u>We wish to discuss a proposed 27 lot single family subdivision.</u> | | | | |

STAFF USE ONLY

| | | |
|---|--------------------|--|
| COMMENTS DUE: 06/19 | COM DOC DUE: 06/25 | DRC MEETING: 07/08/2026 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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 | |



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

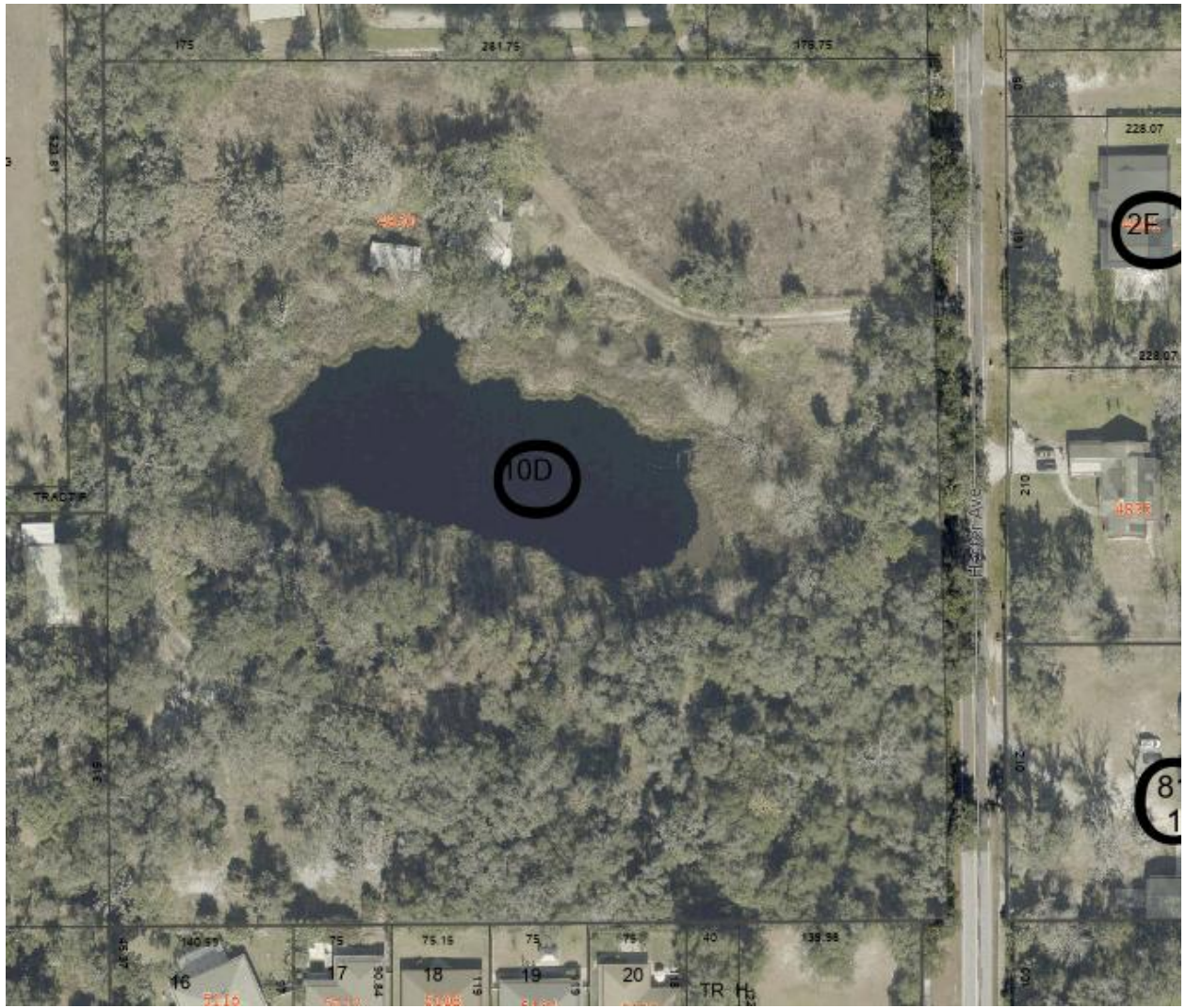
June 10, 2026

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

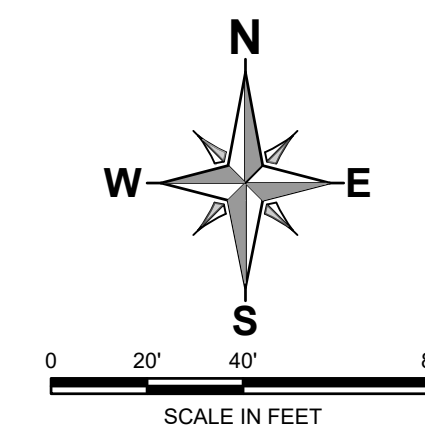
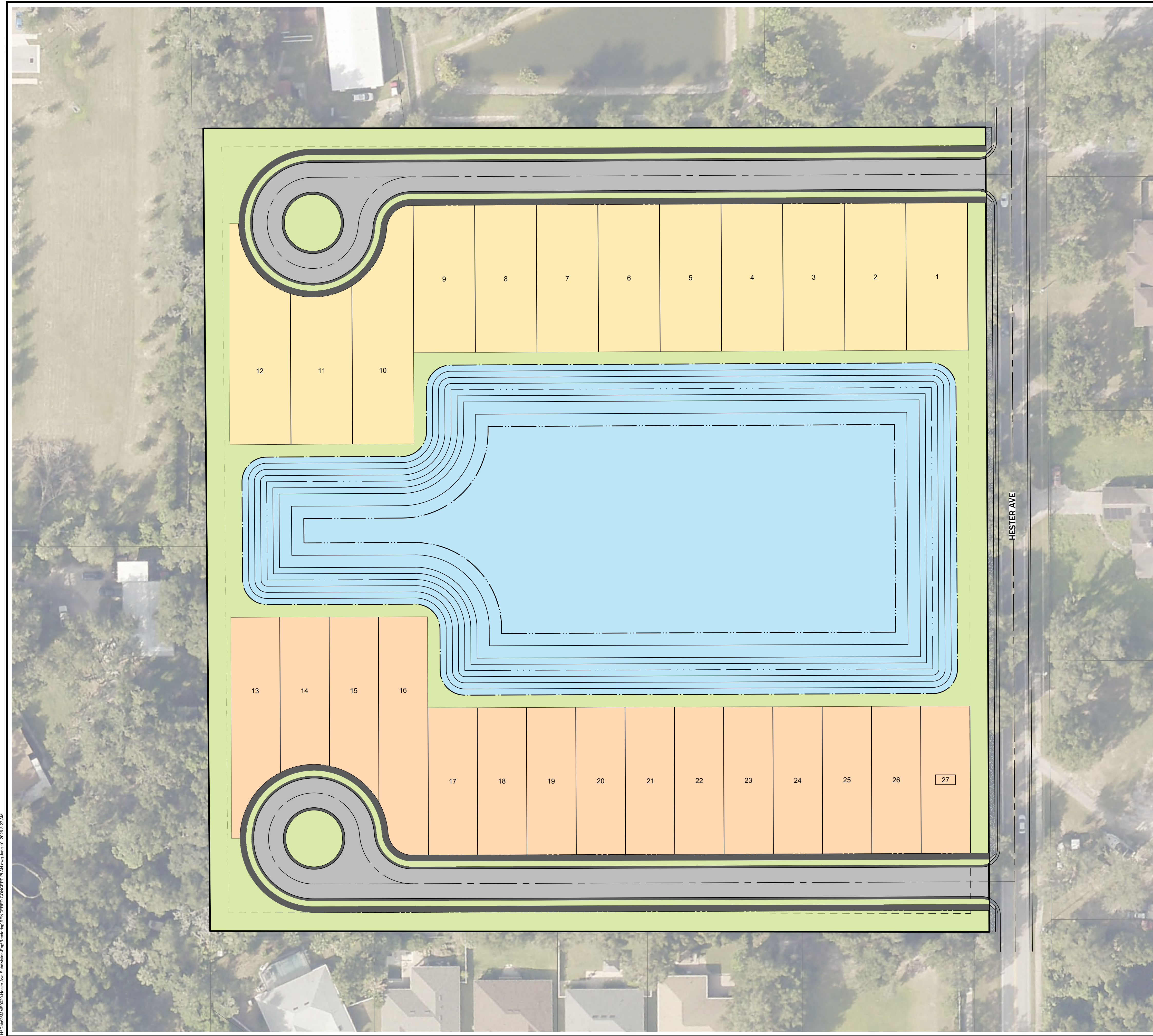
Narrative: We wish to discuss a proposed 27 lot single family subdivision.

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





H:\04\26\18\0029\Hester Ave Subdivision\Engineering\RENDERED CONCEPT PLAN.dwg June 10, 2026 8:27 AM

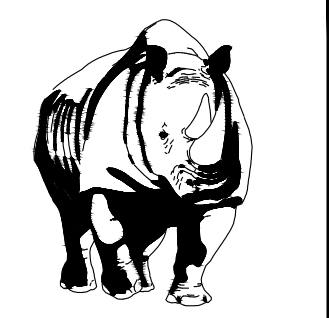


SITE DATA

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. |

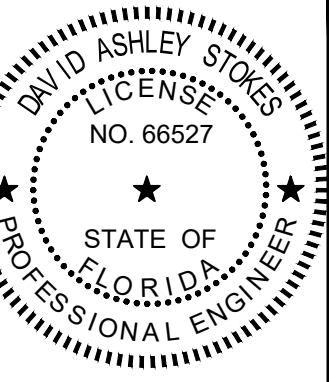


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN
FOR
HESTER AVE SUBDIVISION
FLORIDA
SEMINOLE COUNTY

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

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |



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

2026 Property Record Card



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 |

Owner(s)

Name - Ownership Type
 MAY LAND DEVELOPMENT

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Appendages

| Description | Area (ft²) |
|---------------------------|------------|
| 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 |

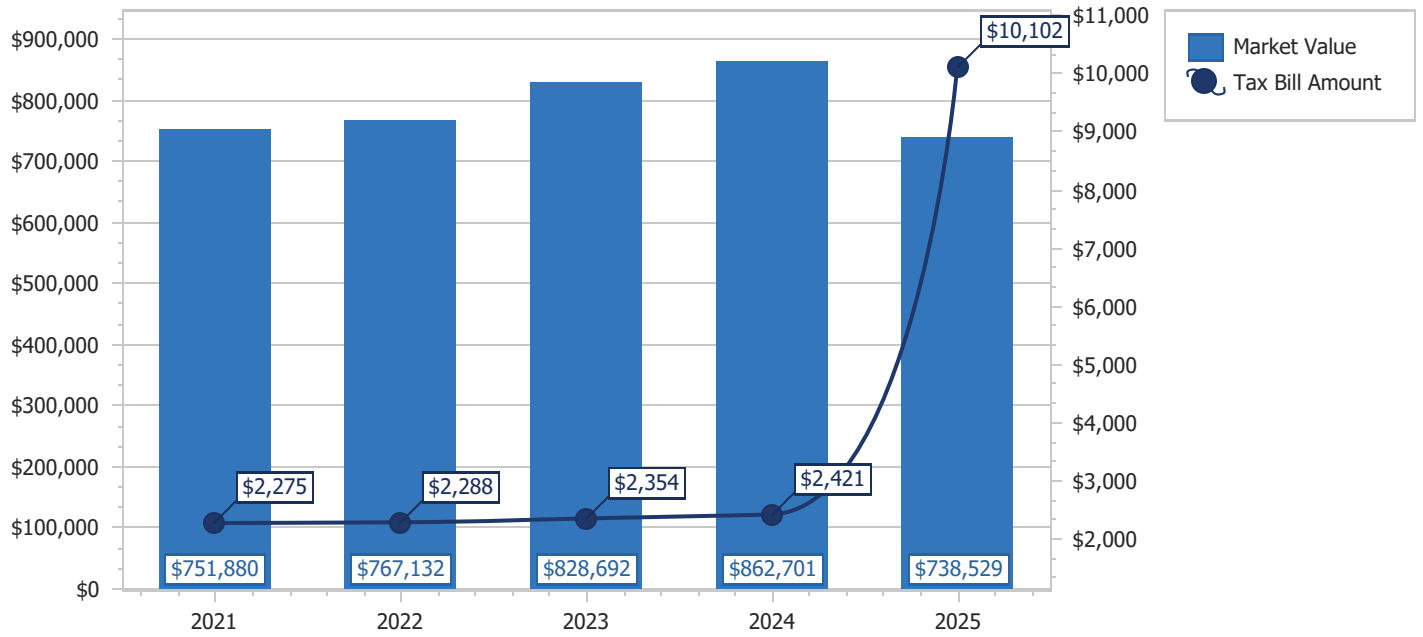
School Districts

| | |
|------------|------------|
| 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



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 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 #: 26-8000070 |
| 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 NORTHWEST 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 | DAVID A STOKES MADDEN, MOOREHEAD, & STOKES 431 E HORATIO AVE MAITLAND FL 32751 (407) 629-8330 | |

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

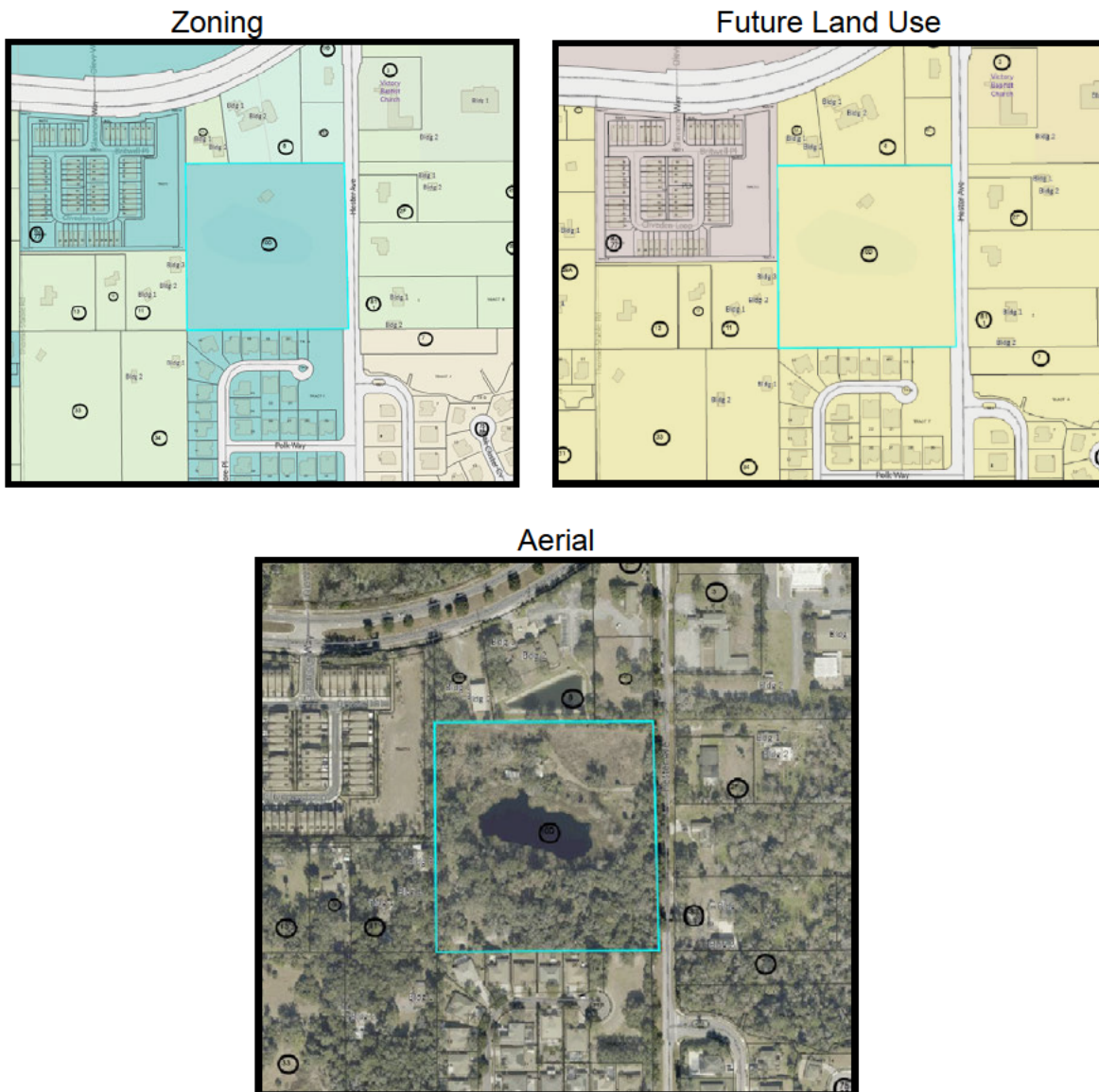
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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



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=SECO_LADECO_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 | <p>STRAIGHT REZONE PROCESS</p> <p>Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission and final approval or denial by the Board of County Commissioners.</p> <p>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.</p> <p>Step 3 – Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that is reviewed administratively.</p> <p>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.</p> | Info Only |
| 24. | Planning and Development Annie Sillaway | <p>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/</p> | 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.shtml | 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.shtml | Info Only |
| 27. | Planning and Development Annie Sillaway | <p>PLANNED DEVELOPMENT PROCESS</p> <p>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).</p> <p>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).</p> <p>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).</p> | Info Only |

| | | | |
|-----|--|---|-----------|
| | | <p>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.</p> <p>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.</p> <p>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.</p> | |
| 28. | <p>Planning and Development Annie Sillaway</p> | <p>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).</p> | Info Only |
| 29. | <p>Planning and Development Annie Sillaway</p> | <p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 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</p> | 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 |

| | | | |
|--|--|---|--|
| | | <p>household.</p> <p>(6) Transit-oriented development.</p> <p>(7) Provision of new multimodal connectivity.</p> <p>(8) Innovation in water or energy conservation.</p> <p>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(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.</p> <p>(d) The PD application shall include a narrative addressing the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p> <p>(e) Residential PD Design Standards:</p> <p>(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.</p> <p>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</p> <p>(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.</p> <p>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by</p> | |
|--|--|---|--|

| | | | |
|--|--|---|--|
| | | <p>the Board of County Commissioners.</p> <p>(f) Required Residential Neighborhood Improvements:</p> <p>(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:</p> <ul style="list-style-type: none"> 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. Be 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. <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <ul style="list-style-type: none"> 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). <p>(g) Common Useable Open Space:</p> <p>(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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 receptacles and appropriate signage. | |
|--|--|---|--|

| | | | |
|-----|--|---|-----------|
| | | <p>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.</p> | |
| 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 | <p>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</p> | 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 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | Info Only |
| 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

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

Agenda Memorandum

File Number: 2026-0555

Title:

9:20 AM (IN PERSON) CRAFT DISTILLERY AT E ECON CIR - PRE-APPLICATION

Project Number: 26-80000071

Project Description: Proposed Rezone to amend the current PD to add alcoholic beverage establishment on 1.06 acres located on the east side of S Econ Cir, south of Econ River Pl

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 33-21-31-509-0000-0020

BCC District: 1-Dallari

Applicant: Donald Snyder (815) 382-0021

Consultant: N/A



PW: Amy

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

PROJ. #: 26-80000071

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

| | |
|--|-------------------------|
| PROJECT NAME: Craft Distillery at S. Econ Circle | |
| PARCEL ID #(S): 33-21-31-509-0000-0020 | |
| TOTAL ACREAGE: 1.06 | BCC DISTRICT: 1: Dallah |
| ZONING: PD S Econ Circle | FUTURE LAND USE: PI |

APPLICANT

| | | |
|--------------------------------|-----------------------------|------------|
| NAME: Donald Snyder | COMPANY: Time and Tasks LLC | |
| ADDRESS: 3223 Open Meadow Loop | | |
| CITY: Oviedo | STATE: FL | ZIP: 32766 |
| PHONE: 815-382-0021 | EMAIL: [REDACTED] | |

CONSULTANT

| | | |
|-----------|----------|------|
| NAME: N/A | 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: Add "Alcoholic Beverage Establishment" to PD

STAFF USE ONLY

| | | |
|---|-------------------|--|
| COMMENTS DUE: 6/19 | COM DOC DUE: 6/25 | DRC MEETING: 7/8 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: PD | FLU: PD | LOCATION: on the east side of S Econ Cir |
| W/S: Seminole County | BCC: J: Dallah | South of Econ River PI |

Agenda: 7/2

Detailed Narrative: Small Craft Distillery in Seminole County

Re: Project number: 26-27000073

Parcel number: 33-21-31-509-0000-0020

Property address: 531 South Econ Circle, Oviedo Suite 1001

PD Name: S Econ Circle

Pre-Application Date: 6/10/2026

To Seminole County Planning & Development Division:

My name is Donald Snyder, and I have been in the distilling and beverage industry for over 20 years. My career started as a Production Planning Supervisor at the Zephyrhills Spring Water Company and transitioned into the distilling industry when I became the Barrel Warehouse Manager at the Buffalo Trace Distillery in Frankfort, KY. After a long tenure working for large distilleries, I took all the valuable and critical lessons of distilling high-quality products, safety, cleanliness, compliance, regulation, and leadership to help to open small craft distilleries across the US. I have helped over 400 craft distilleries with everything from startups, Federal reporting and regulations, equipment sourcing, product development, and even mergers and acquisitions to help distillers find an exit. After helping others find success in the craft distilling community, I am bringing two decades of experience to my home in Seminole County to open a craft distillery of my own.

The building I am looking to lease and install this craft distillery (531 S. Econ Circle) is currently in the "S Econ Circle" PD. The currently approved uses in the M-1A (Very Light Industrial District) zoning include:

- Amusement and Reactional Facilities
- Building and Plumbing Supplies with no outside storage
- Lithography and Publishing Plants
- General Automotive Repair (excluding auto-body repair, auto-body painting, outside storage of automotive parts or supplies)

I would like to add "Alcoholic Beverage Establishment" to this list of approved uses in this PD.

Currently I am also working with the Building Department at Seminole County who have confirmed that the **occupancy for my use will be A-2/F-1**. This change in use triggers additional life-safety requirements, including the installation of a fire sprinkler system and required fire-resistance-rated separations, all of which I am working on currently. I am also hiring a Florida-licensed design professional to evaluate the structure, perform a full code analysis, and provide guidance on the specific steps needed to bring the space into safe, code-compliant condition for the intended occupancy.

In summary, here is my intended use for this space: The space will be used as a traditional small craft distillery and open to the public. While on-site people will be doing tastings and will include consuming drinks. However, it is not my intention to operate this distillery as a traditional bar. People will be able to buy bottles for consumption off-site. We hope to host classes on making cocktails and other interesting distillery-related classes. In the back manufacturing area, we will have a couple of small stills set up for making rum, some alcohol totes and barrels, fermenters and tanks, raw material and finished good storage, and a bottling area.

There are over 5,400 Licensed Distilleries in the US (<https://www.ttb.gov/public-information/foia/list-of-permittees>), the majority of which are small craft distilleries like what I hope to open here in Seminole County.

In terms of next steps, please let me know how we can add this use into the current "S Econ Circle" PD or what steps we need to take for approval for this intended use in the space. I appreciate your time and consideration.

Sincerely,

Donald Snyder

A handwritten signature in black ink that reads "Donald Snyder". The signature is written in a cursive style with a long, sweeping underline.

Cell: 815-382-0021

Email: [REDACTED]

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



June 8, 2026

DONALD SNYDER
TIME & TASKS LLC
3223 OPEN MEADOW LOOP
CHULUOTA, FL 32766

Re: Project number: 26-27000073
Parcel number: 33-21-31-509-0000-0020
Property address: 531 South Econ Circle, Oviedo Suite 1001
PD Name: S Econ Circle

To Whom It May Concern:

This is to advise you that the zoning and future land use of the above-mentioned subject property is governed by the laws and regulations of unincorporated Seminole County.

The subject property has a future land use designation of Industrial and classification PD (Planned Development) zoning. The name of the PD is S. Econ Circle PD.

The S. Econ Circle PD FMP (Final Master Plan) shows suite 1001 within Lot 1-C. Based on the S. Econ. Circle PD DCA (Developer's Commitment Agreement), the permitted uses are those allowed in the M-1A (Very Light Industrial District) zoning, Amusement and Reactional Facilities, Building and Plumbing Supplies with no outside storage, Lithography and Publishing Plants, and General Automotive Repair (excluding auto-body repair, auto-body painting, outside storage of automotive parts or supplies) . The Seminole County Land Development Code (SCLDC) Permitted Use Table, listing uses allowable in this zoning district, is linked [here](#).

Please see the permitted Uses section of the DCA (Developers Commitment Agreement) 3(C) shown below. The requested use of a small distillery, which would be considered alcoholic beverage establishment, is not permitted in the M-1A zoning district.

This is not a letter of approval for any development activity on the subject property. Prior to any development activity, a site plan approval or other processes may need to be complied with.

If I can be of any further assistance, please contact me at (407) 665-7354.

Sincerely,

Amy Canelo

AMY CANELO

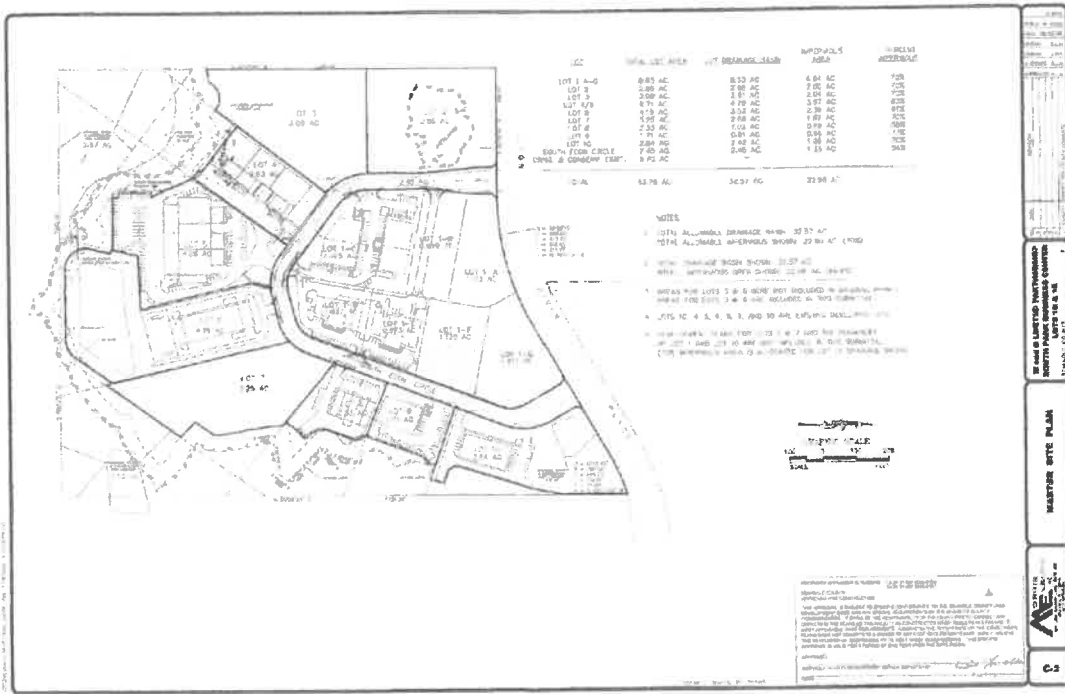
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



Planner

Enclosed Permitted Use Table (Link)

Final Master Plan-



1101 EAST FIRST STREET • SANFORD FL 32771-1468 • TELEPHONE (407) 665-7371 • FAX (407) 665-7385
 WWW.SEMINOLECOUNTYFL.GOV

Second Amended & Restated Seminole County Developers Order- Page #2

FILE NO 22012-012

DEVELOPMENT ORDER #

12-20500009

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

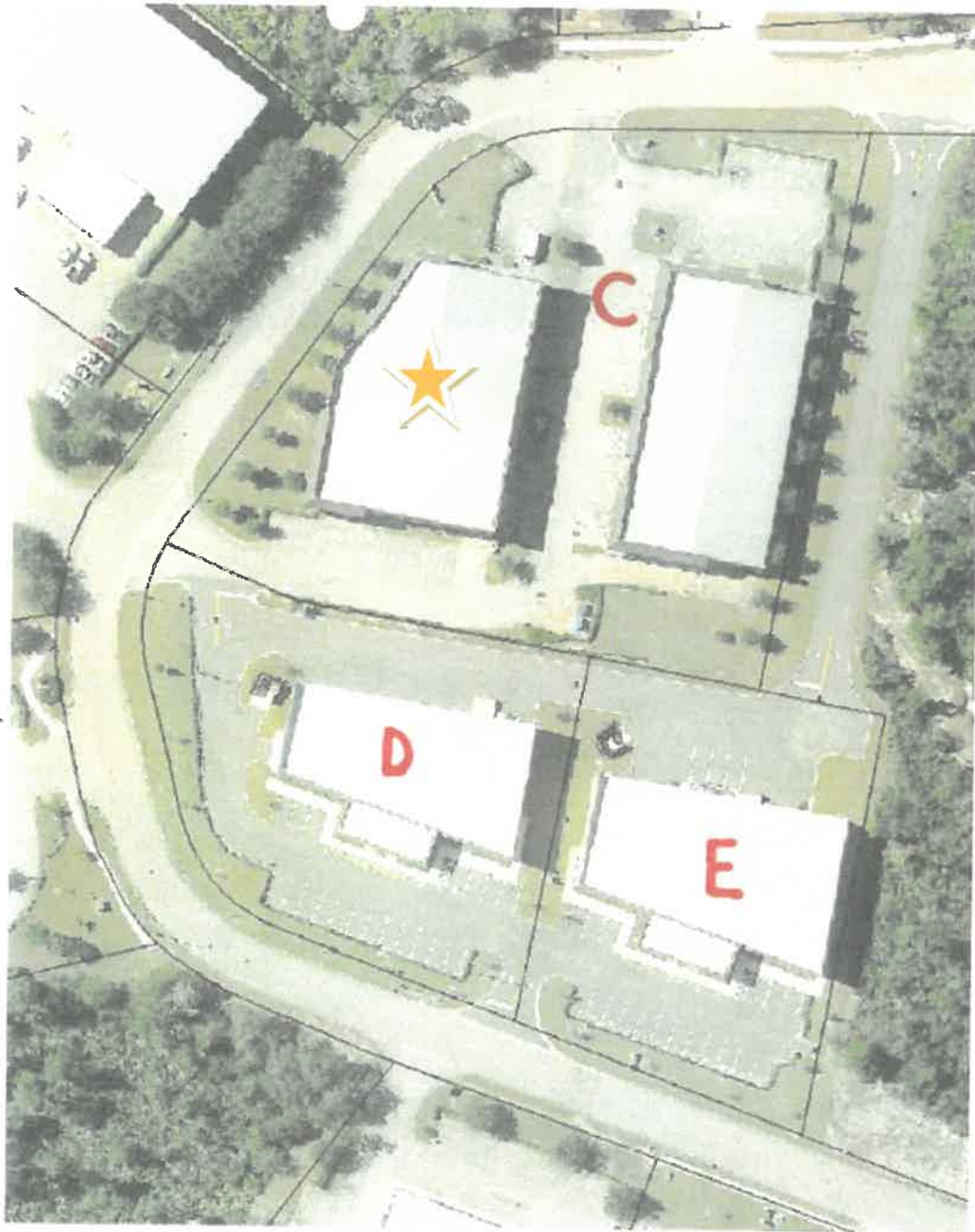
(1) The aforementioned requested Development Approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances, to the extent that such codes and ordinances are not inconsistent with the priorities of this Development Order.

(3) The conditions and commitments as to this development approval all of which have been accepted by and agreed to by the Property Owners follows:

- A. Development shall comply with the Preliminary Site Plan, attached unto as Exhibit A.
- B. The project shall have a maximum allowable square footage of 49,825 square feet.
- C. Permitted Uses:
 - M-1A (Very Light Industrial)
 - Amusement and Recreational Facilities
 - Building and Plumbing Supplies with no outside storage
 - Lithography and Publishing Plants
 - General Automotive Repair (excluding auto-body repair, auto-body painting, and outside storage of automotive parts or supplies).
- D. The maximum allowable building height is 35'.
- E. The setbacks shall be as follows:
 - Front: 50'
 - Side: 10'
 - Rear: 10'
- F. 25% common open space shall be provided on the subject property.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Property Owner has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.



© 2013 SEMINOLE COUNTY FLORIDA

1101 EAST FIRST STREET • SANFORD FL 32771-1468 • TELEPHONE (407) 665-7371 • FAX (407) 665-7385
WWW.SEMINOLECOUNTYFL.GOV

Outdoor Entrance: Add a sign for “Distilled By Me”



Ample Parking around the building and in the area around S. Econ Circle



Entry Room: To be a Tasting Room with shelves with bottles for sale for off-site consumption, will add a wooden tasting bar for pouring up samples.



AI Image – Example Tasting Room



Example Craft Distillery Tasting Room at “Loggerhead Distillery” in Sanford, FL, just as reference



Conference Room: Will host interesting Distillery-Related Classes, Education/Training Classes and workshops with tables and chairs



AI Image – Example Tables for classes, workshops



Warehouse Area (~5,200 sq ft): To be a Licensed and Bonded Craft Distillery. Regulated, licensed, and audited by the Federal Tax and Trade Bureau (TTB) and the Florida DBPR. Assorted equipment will include assorted stills, fermenters and tanks, raw material and finished goods storage, a bottling line, bourbon barrels, and assorted totes of spirits.





DISTILLED BY ME

SEMINOLE COUNTY PLANNING &
DEVELOPMENT DIVISION

PRE-APPLICATION





VISION, MISSION STATEMENT

- BUILD THE NEXT GREAT EXPERIENCE FOR SEMINOLE COUNTY, DRAWING IN PEOPLE FROM THE SURROUNDING AREA AND OUT OF COUNTY.
- A WELL PLANNED AND BALANCED FUTURE ECONOMIC, SOCIAL, PHYSICAL, ENVIRONMENTAL, AND FISCAL DEVELOPMENT FOR SEMINOLE COUNTY
- **A NEW ADDITIONAL USE FOR THE “S ECON CIRCLE PD”**



DISTILLED BY ME

THE NEXT
GREAT
SEMINOLE
COUNTY
EXPERIENCE!



PRE-APPLICATION SECTIONS

- ABOUT THE BUSINESS & LOCATION
- SKETCH OF THE SPACE
- MARKET OPPORTUNITY & REVENUE STREAMS
- BENEFITS TO COMMUNITY & REGULATORY PREPARATION





ABOUT THE BUSINESS & LOCATION

DISTILLED BY ME TEAM



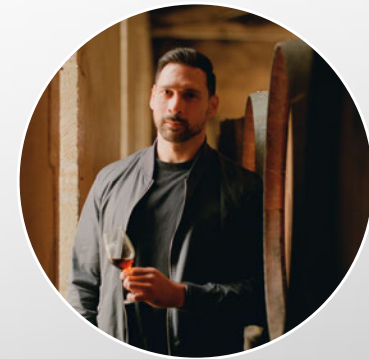
Donald Snyder
Founder, Distiller



Carla Snyder
Sales & Marketing



Jennifer Goerd
Strategy, Finance



Dan Hakker
Consultant

DISTILLED BY ME FOUNDER: DONALD SNYDER



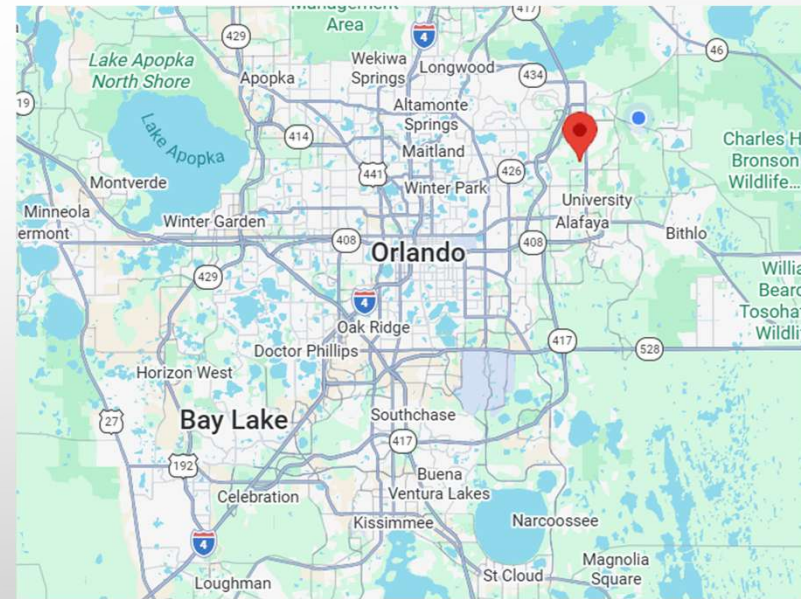
- 20+ YEARS OF EXPERIENCE OF LEADERSHIP IN THE DISTILLING INDUSTRY
- BARREL WAREHOUSE MANAGER AT BUFFALO TRACE DISTILLERY, FRANKFORT KY
- BARREL WAREHOUSE & LOGISTICS MANAGER AT MGPI OF INDIANA DISTILLERY
- FOUNDER OF WHISKEY SYSTEMS DISTILLERY SOFTWARE
- HELPED 400+ CRAFT DISTILLERIES ON EVERYTHING FROM STARTUP, TO COMPLIANCE, TO EXIT



ABOUT THE LOCATION
531 S. ECON CIRCLE, OVIEDO, FL
PART OF “S ECON CIRCLE PD”

WHY SEMINOLE COUNTY & OVIEDO, FL?

- RAPIDLY GROWING CENTRAL FLORIDA POPULATION
- STRONG TOURISM AND HOSPITALITY ECOSYSTEM
- LIMITED DIRECT COMPETITION FOR IMMERSIVE DISTILLERY EXPERIENCES
- STRATEGIC ACCESS TO BREWERIES AND BEVERAGE PARTNERS STATEWIDE
- OPPORTUNITY TO BECOME A DESTINATION TASTING ROOM



REVENUE STREAMS



A Craft Distillery, Tasting Room and Bottle Shop



Host Distillation Education and “Date Night” Classes with Best-In-Class Curriculum



“Distilled By Me”
Experiences
Make your own Spirits!




Single Barrel Picks for Local Whiskey Groups



Distribution of Bulk Spirits to Breweries

The page features a light gray gradient background. In the top-left and top-right corners, there are clusters of realistic water droplets of various sizes, some partially cut off by the edge. In the bottom-right corner, there is a larger, more complex arrangement of droplets, including a prominent large one and several smaller ones scattered around it.

SKETCH OF THE SPACE



INSIDE ENTRY AREA
TO BE THE TASTING
ROOM, BOTTLE
SHOP



INSIDE ENTRY AREA
TO BE THE TASTING
ROOM, BOTTLE
SHOP

CONFERENCE ROOM FOR CLASSES AND WORKSHOPS



CONFERENCE ROOM FOR CLASSES AND WORKSHOPS



WAREHOUSE SPACE TO BE THE BONDED DISTILLERY SPACE





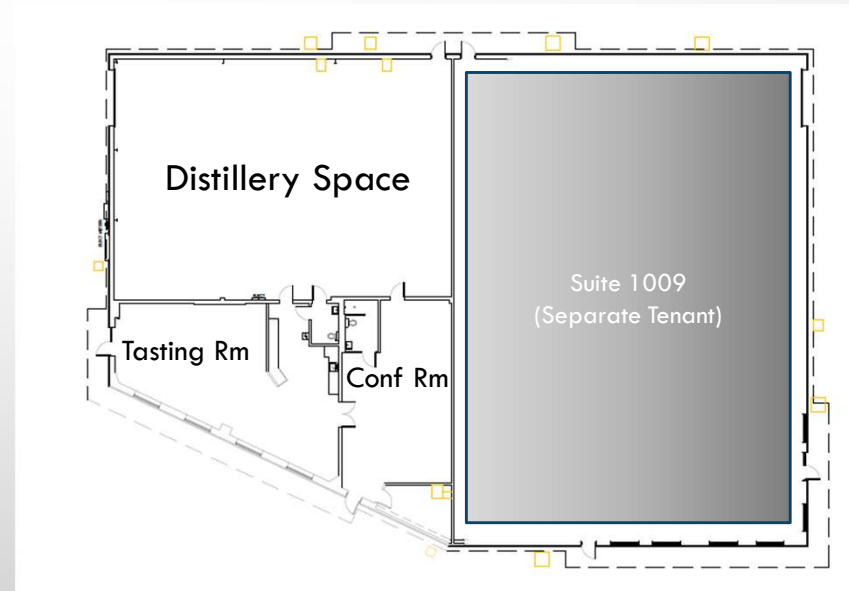
BONDED CRAFT DISTILLERY LAYOUT

- SOME SMALL STILLS
- FERMENTERS AND TANKS
- A SMALL BOTTLING LINE
- TOTES AND DRUMS OF SPIRITS
- AGING BARRELS OF WHISKEY
- SPRINKLER SYSTEM AND FIRE PREVENTION



WAREHOUSE LAYOUT NOTES

- SPACE CURRENTLY CONTAINS:
 - 22' CEILING HEIGHT
 - 2 HOUR FIRE WALL BETWEEN THE FRONT OFFICE AND WAREHOUSE
 - 3 HOUR FIREWALL BETWEEN THE SUITE WAREHOUSES
 - 2X A/C UNITS
 - EMERGENCY ESCAPE LIGHTING
 - FIRE AND ALARM MONITORING



GENERAL CRAFT DISTILLERY OPERATIONS FLOW

- BRING IN:
 - MOLASSES FOR FERMENTING RUM
 - TOTES OF WHITE UNAGED SPIRITS
 - BARRELS OF AGED WHISKEY
- FERMENT MOLASSES, DISTILL INTO RUM
- PROOF DOWN AND BOTTLE SPIRITS
- TRANSFER BOTTLES TO TASTING ROOM





MARKET OPPORTUNITY & REVENUE STREAMS

TASTING ROOM AND BOTTLE SHOP

- SELL AWARD WINNING “THE MALLET” SPIRIT BRANDS + ORIGINAL BOOTLEG BRANDS
- LIMITED TASTING ROOM HOURS
- SMALL TASTINGS/SAMPLES
- NOT A BAR!





LOCAL MERCH, CUSTOMIZED FOR OVIEDO

The background of the slide is a light gray gradient. It is decorated with numerous water droplets and bubbles of various sizes, some overlapping. The droplets are rendered with soft shadows and highlights, giving them a three-dimensional appearance. They are scattered across the page, with a higher concentration in the top-left and bottom-right corners.

EDUCATIONAL CLASSES AND WORKSHOPS



PROFESSIONAL DISTILLER DEVELOPMENT CLASSES (B2B)

- TRAIN NEW DISTILLERS
 - TTB COMPLIANCE
 - STARTUP, BUDGETING
 - LEADERSHIP
 - DISTILLERY FINANCE FUNDAMENTALS
 - TRAIN ON REAL EQUIPMENT
 - STANDARDIZED COURSE MATERIALS
- CORPORATE TRAINING WORKSHOPS



CONSUMER CLASSES, WORKSHOPS

- REGULAR COCKTAIL CLASSES WITH LOCAL BARTENDERS
- WHISKEY TASTINGS, EDUCATION
- VANILLA EXTRACT, BOTANICALS MAKING
- THE ULTIMATE DATE NIGHT
- OTHER UNIQUE ACTIVITIES
- MEETUPS FOR LOCAL WHISKEY CLUBS





**“DISTILLED BY
ME”
MAKE YOUR
OWN SPIRITS**



“DISTILLED BY ME” EXPERIENCES

- SIGN UP TO DISTILL YOUR OWN SPIRITS!
 - USE PRE-FERMENTED MASH OR RUM WASH
 - SAFELY RUN THE MINI-STILL UNDER SUPERVISION
 - BOTTLE WHAT YOU MAKE (9-14 BOTTLES/RUN)
 - LABEL WITH YOUR PERSONALIZED CUSTOM LABEL
 - KEEP EVERYTHING YOU BOTTLE
 - CORPORATE TEAM BUILDING
 - **THE ULTIMATE GIFT!**





**SINGLE BOTTLE
PICKS,
SPECIALTY
BOTTLINGS**





SINGLE BARREL PICKS, LIMITED BOTTLINGS

- HAVE EXCLUSIVE ACCESS TO WELL-AGED BOURBON AT LOW PRICES
- WHISKEY CLUBS OR INDIVIDUALS CAN COME IN, TASTE DIRECTLY FROM A BARREL AND PICK THEIR FAVORITE
- WE FILTER AND BOTTLE THEIR BARREL FOR THEM, AND THEY BUY ~250 BOTTLES PER BARREL
- **OR CONTRACT BOTTLE FOR BRANDS WHO WANT TO SELL IN OUR GIFT SHOP OR DISTRIBUTE LOCALLY.**





SPIRITS FOR BREWERS

*WILL HELP BREWERIES ADD PROFITABLE
SPIRITS TO THEIR TAP ROOM,
WITHOUT THE HEADACHE*



**OVER 450 ACTIVE
BREWERIES IN
FLORIDA**

**ALL NEED TO
DIVERSIFY REVENUE**

SPIRITS FOR BREWERS

- WILL BRING IN TOTES OF VODKA, GIN, RUM, AND AGAVE
- BRING IN WHISKEY BARRELS
- FILTER, PROOF IT DOWN. MAKE IT BOTTLE-READY
- SUPPORT LOCAL BREWERIES AND DISTILLERIES





SOME THINGS WE WILL **NOT** BE

- NOT A BAR OR RESTAURANT
 - NO PLANS FOR PREPARED FOOD (UNLESS REQUIRED TO DO TASTINGS)
- NOT OPEN TO PUBLIC EVERY DAY



BENEFITS TO COMMUNITY & REGULATORY PREPARATION

ECONOMIC DIVERSIFICATION WITHOUT RAISING PROPERTY TAXES

- SUPPORTS TOURISM IMPROVEMENT EFFORTS TO BRING IN OUT-OF-COUNTY VISITORS
- EMPLOYS LOCAL TALENT (3-10+ NEW JOBS CREATED OVER TIME) + INTERNSHIP PROGRAM WITH UCF
- ESTIMATE \$300K IN TOURIST TASTING-ROOM SALES
- BRINGS IN LOCAL SALES TAX
 - 1.0% LOCAL INFRASTRUCTURE SURTAX
- PARTNERSHIPS WITH SEMINOLE COUNTY FARMS
- NO DRAIN ON PUBLIC SERVICES



EXAMPLE: LOGGERHEAD DISTILLERY - SANFORD

- **A LOCAL & SUCCESSFUL CRAFT DISTILLERY**
- OPEN FOR TASTINGS
- USES FLORIDA SUGAR CANE AND CITRUS
- HAS PROVED THE COMMUNITY ACCEPTS CRAFT SPIRITS AS PART OF THE HISTORIC DOWNTOWN/ECO-TOURISM MIX.





AGRICULTURE-LINKED SMALL BUSINESS

- BY JULY 1, 2026, A FLORIDA CRAFT DISTILLERY MUST HAVE AT LEAST **60% OF ITS FINISHED BRANDED PRODUCTS MADE WITH ONE OR MORE FLORIDA AGRICULTURAL PRODUCTS.**
- WE WILL BE A DISTILLERY THAT SOURCES LOCAL CITRUS, MOLASSES AND SUGAR CANE TO TURN AN AGRICULTURAL PRODUCT INTO A HIGHER-VALUE GOOD

ANTICIPATED CONCERNS

GENERAL CONCERNS

- NO OUTDOOR, AMPLIFIED MUSIC
- NO NOISE FROM BOTTLING LINES
- DAY-TIME ONLY TRUCK DELIVERIES AND SHIPMENTS
- LIMITED TASTING-ROOM HOURS
- MINIMAL OUTDOOR SEATING
- SAFETY-ONLY OUTDOOR LIGHTING
- ODORS CONTROLLED
- ADAPTIVE REUSE OF CURRENTLY EMPTY LIGHT-INDUSTRIAL BUILDING
- LOCATION NOT NEAR SCHOOLS OR CHURCHES

ENVIRONMENTAL CONCERNS

- ALL “SPENT” MOLASSES DISTILLATION WASTE PRODUCT IS TREATED AND DILUTED
- MAX 400 GALLONS OF WATER PER DAY, MINIMAL IMPACT TO WATER TREATMENT FACILITIES
- WILL WORK WITH LOCAL FARMS WHO CAN BENEFIT FROM SPENT STILLAGE

PUBLIC SERVICES CONCERNS

- “WILL THIS PROJECT INCREASE CALLS FOR SERVICE (SHERIFF, FIRE PREVENTION), REQUIRE NEW TURN LANES, OR STRAIN POTABLE WATER/SEWER?”
- **NO!**
- NO PLANS TO SERVE TRADITIONAL COCKTAILS LIKE A BAR (WHICH CAN LEAD TO OVER-SERVING)
- NO MODIFICATION TO ROADS NEEDED
- PLENTY OF PARKING, INCLUDING HANDICAP ACCESSIBLE PARKING
- MINIMAL WATER USE: 400 GALLONS PER DAY IN AND OUT FOR FERMENTING MOLASSES

WATER STEWARDSHIP

- CLOSED-LOOP COOLING TO MINIMIZE CLEAN WATER GOING DOWN THE DRAIN
- PRETREATMENT OF SPENT MOLASSES GIVEN TO LOCAL FARMS
- WELLFIELD PROTECTION COMPLIANCE – NOTHING WILL AFFECT DRINKING WATER



OTHER SEMINOLE COUNTY DEPARTMENTS COLLABORATIONS

- WORKING WITH SEMINOLE COUNTY BUILDING DEPARTMENT TO ESTABLISH FIRE PREVENTION PLAN FOR HIGH-PROOF STORAGE
- WILL DEVELOP A SHERIFF-REVIEWED SAFETY PLAN
- CONFIRM ANY HEALTH DEPARTMENT FOOD-SERVICE COMPLIANCE NEEDS



REQUIRED OPERATING LICENSES NOTES

- FEDERAL DISTILLED SPIRITS PLANT (DSP) PERMIT
 - REGULATED AND AUDITED BY THE FEDERAL TAX AND TRADE BUREAU (TTB)



- FLORIDA STATE CRAFT DISTILLERY LICENSE
 - REGULATED AND AUDITED EVERY 6 MONTHS BY THE FLORIDA DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO (ABT)
 - OPERATING UNDER THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR)





THANK YOU FOR YOUR TIME!

DONALD SNYDER

DONALD@TIMEANDTASKS.COM

"DISTILLED BY ME"

2026 Property Record CardA



Parcel: **33-21-31-509-0000-0020**
 Property Address: **531 S ECON CIR OVIEDO, FL 32765**
 Owners: **WSV 531 ECON LLC**
 2026 Market Value \$1,349,778 Assessed Value \$1,309,716 Taxable Value \$1,309,716
 2025 Tax Bill \$16,442.00 Tax Savings with Non-Hx Cap \$249.07
 Open Storage property w/1st Building size of 14,138 SF and a lot size of 1.06 Acres

Parcel LocationA



Current Site PictureA



3321315090000020 03/17/2026

Parcel InformationA

| | |
|-------------------|--|
| Parcel | 33-21-31-509-0000-0020 |
| Property Address | 531 S ECON CIR OVIEDO, FL 32765 |
| Mailing Address | 1265 HEWLETT PLZ HEWLETT, NY 11557-2009 |
| Subdivision | M AND O SUBDIVISION |
| Tax District | 01:County Tax District |
| DOR Use Code | 49:Open Storage |
| 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 | \$852,320 | \$807,150 |
| Depreciated Other Features | \$35,748 | \$25,211 |
| Land Value (Market) | \$461,710 | \$387,836 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$1,349,778 | \$1,220,197 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$40,062 | \$29,546 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$1,309,716 | \$1,190,651 |

2025 Certified Tax SummaryA

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$16,691.07 |
| Tax Bill Amount | \$16,442.00 |
| Tax Savings with Exemptions | \$249.07 |

Owner(s)A

Name - Ownership Type
 WSV 531 ECON LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 2
M AND O SUBDIVISION
PB 78 PGS 1 & 2

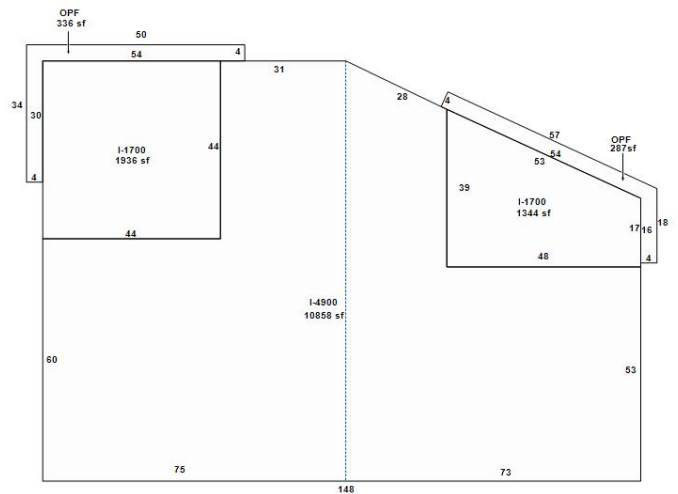
| | | | |
|---------------------------|-------------|-----|-------------|
| COUNTY GENERAL FUND | \$1,309,716 | \$0 | \$1,309,716 |
| FIRE | \$1,309,716 | \$0 | \$1,309,716 |
| WATER MANAGEMENT DISTRICT | \$1,309,716 | \$0 | \$1,309,716 |

| | | | | | |
|---------------|----------|-----------|------------|----------|-----|
| WARRANTY DEED | 2/1/2015 | \$746,000 | 08413/0002 | Improved | Yes |
|---------------|----------|-----------|------------|----------|-----|

| | | | |
|-----------|---------|-----------|-----------|
| 46,171 SF | \$10/SF | \$461,710 | \$461,710 |
|-----------|---------|-----------|-----------|

| |
|----------------------------------|
| 1 |
| 2005 |
| 14138 |
| METAL PREFINISHED - INSULATED |
| \$852,320 |

* Year Built = Actual / Effective



Building 1

AppendagesA

| Description | Area (ft ²) |
|---------------------|-------------------------|
| OPEN PORCH FINISHED | 336 |
| OPEN PORCH FINISHED | 287 |

| PermitsA | | | | |
|----------|---|----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 12009 | 531 S ECON CIR: ELECTRICAL - COMMERCIAL- [SOUTH PARK BUSINESS CENTE] | \$2,395 | | 8/19/2019 |
| 07364 | 531 S ECON CIR: ALTERATION COMMERCIAL-INTERIOR ALTERATION [SOUTH PARK BUSINESS CENTE] | \$70,037 | 8/21/2024 | 10/15/2013 |

| Extra FeaturesA | | | | |
|----------------------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| COMMERCIAL ASPHALT DR 2 IN | 2005 | 17785 | \$59,580 | \$35,748 |

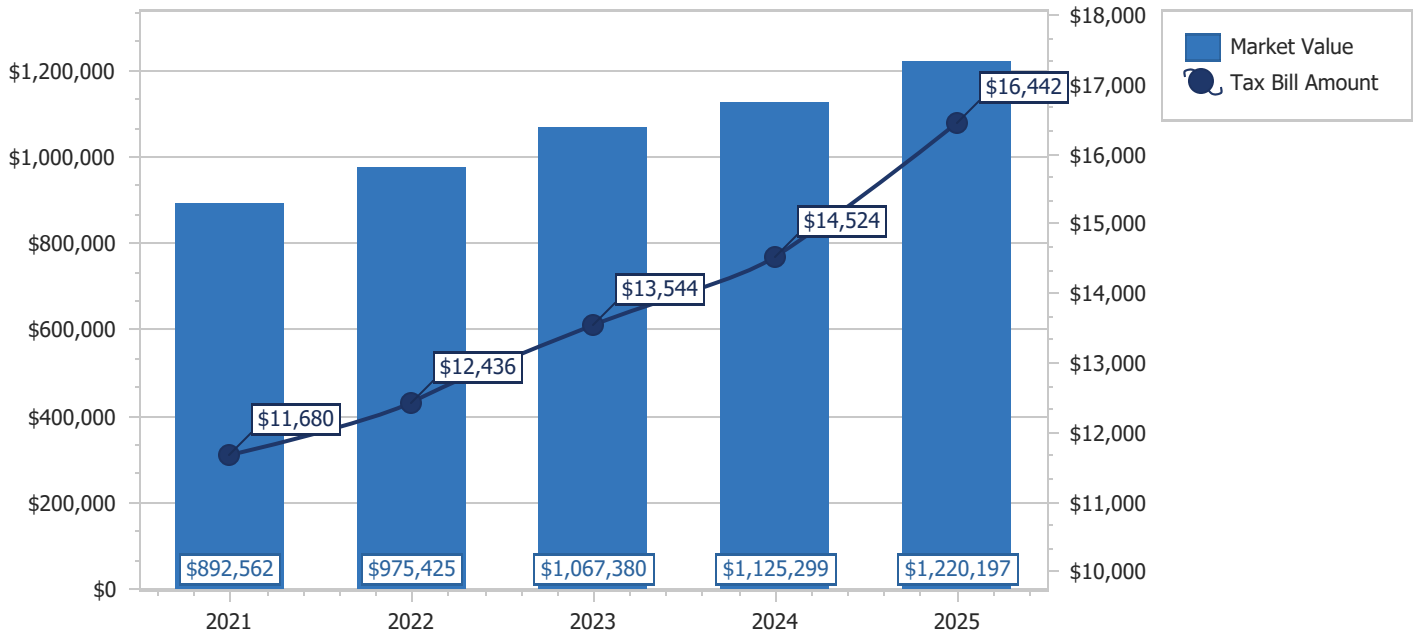
| ZoningA | |
|-----------------|---------------------|
| Zoning | PD |
| Description | Planned Development |
| Future Land Use | IND |
| Description | Industrial |

| School DistrictsA | |
|-------------------|-----------------|
| Elementary | Carillon |
| Middle | Jackson Heights |
| High | Hagerty |

| Political RepresentationA | |
|---------------------------|-------------------------------|
| 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 75 |

| UtilitiesA | |
|----------------|---------------------------|
| Fire Station # | Station: 65 Zone: 651 |
| Power Company | DUKE |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/10/2026 3:37:52 PM
Project: 26-20000007
Credit Card Number: 41*****4433
Authorization Number: 04346G
Transaction Number: 100626C19-577AEBFD-23E4-4DCB-ABB6-D01C1CD37162
Total Fees Paid: 6055.13

Fees Paid

| Description | Amount |
|--------------------------------|----------------|
| CC CONVENIENCE FEE -- PZ | 126.50 |
| REZONE WITH LUA (50% OF FEE)14 | 5928.63 |
| Total Amount | 6055.13 |

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

| | | |
|---|--|----------------------------|
| PROJECT NAME: | CRAFT DISTILLERY AT E ECON CIR - PRE-APPLICATION | PROJ #: 26-80000071 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/10/26 | |
| RELATED NAMES: | EP DONALD SYNDER | |
| PROJECT MANAGER: | AMY CANELO (407) 665-7354 | |
| PARCEL ID NO.: | 33-21-31-509-0000-0020 | |
| PROJECT DESCRIPTION | PROPOSED REZONE TO AMEND THE CURRENT PD TO ADD ALCOHOLIC BEVERAGE ESTABLISHMENT ON 1.06 ACRES LOCATED ON THE EAST SIDE OF S ECON CIR, SOUTH OF ECON RIVER PL | |
| NO OF ACRES | 1.06 | |
| BCC DISTRICT | 1-Bob Dallari | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE EAST SIDE OF S ECON CIR, SOUTH OF ECON RIVER PL | |
| FUTURE LAND USE- | IND | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| DONALD SNYDER TIME AND TASKS LLC 3223 OPEN MEADOW LOOP CHULUOTA FL 32766 (815) 382-0021 | 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 of Industrial and PD(Planned Development) zoning.
- The next step for the Applicant is to submit a Major Amendment application to the S. Econ Circle Planned Development (PD) in to add the use of an alcoholic beverage establishment.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| NO | REVIEWED BY | TYPE | STATUS |
|----|-------------------|--|-----------|
| 1. | Buffers and CPTED | A full buffer review will be done at time of PD rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Please advise, buffers for the PD will need to be reestablished based on the addition of the alcoholic beverage establishment use. | Info Only |
| 2. | Buffers and CPTED | For the purpose of calculating the buffers, S. Econ Circle is considered a local road. | 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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR | Info Only |
| 4. | Buffers and CPTED | <p>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,</p> <p>https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP</p> <p>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/</p> | Info Only |

| | | | |
|----|-------------------|--|-----------|
| | | <p>and_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .</p> <p>There are four plant unit group types to choose from, that is at the applicants discretion; however, if there are overhead power lines then plant group C is required.</p> <p>The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU .</p> | |
| 5. | Buffers and CPTED | <p>Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.</p> | Info Only |
| 6. | Buffers and CPTED | <p>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.</p> | Info Only |
| 7. | Buffers and CPTED | <p>Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.</p> | Info Only |
| 8. | Buffers and CPTED | <p>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:</p> <p>https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30</p> | Info Only |

| | | | |
|-----|------------------------|--|-----------|
| | | ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR | |
| 9. | Comprehensive Planning | Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection. | Info Only |
| 10. | Comprehensive Planning | Site has a Future Land Use (FLU) of IND (Industrial). Please note Comprehensive Plan Policy FLU 5.3.4 Industrial. The maximum intensity permitted in this designation is 0.65 floor area ratio. Policy 5.4.4 lists the following as uses: Uses - Light manufacturing industry; - Distribution and terminals; - Warehousing; - Publishing plants; - Stockyards; - Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and The proposed use appears consistent with the IND Future Land Use and needs to also be consistent with the underlying zoning. | 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 an 8" PVC potable water main running along S Econ Cir, south of parcel 33-21-31-509-0000-0020. | Info Only |
| 12. | Environmental Services | Seminole County Utilities will continue to be the provider sewer. Existing utility connections can be reused. Further review will be reserved for site plans/final engineering. | Info Only |
| 13. | 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 |
| 14. | 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.stm . 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 | Info Only |

| | | | |
|-----|--------------------------|---|-----------|
| | | 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. | |
| 15. | Environmental Services | <p>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.</p> | Info Only |
| 16. | Planning and Development | <p>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/</p> | Info Only |
| 17. | Planning and Development | <p>Property is within the S. Econ Circle Planned Development and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing.</p> | Info Only |

| | | | |
|-----|--------------------------|---|-----------|
| 18. | Planning and Development | <p>Per SCLDC Sec. 30.441 Intent and purpose –</p> <p>The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.; Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.; Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit oriented development, and infill development or redevelopment.</p> | Info Only |
| 19. | Planning and Development | <p>Per SCLDC Sec. 30.443 Review 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 may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, and a general level of development quality. The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers. The proposed PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.441, SCLDC Sec. 30.443, and the Seminole County Comprehensive Plan.</p> | Info Only |
| 20. | Planning and Development | <p>The proposed distillery use must comply with the off-street parking requirements for General Business/Retail/Office. Parking requirements must meet the standards in effect at the time of the PD amendment: 4 spaces per 1,000 sq. ft., and 3 spaces per 1,000 sq. ft. for any area above 10,000 sq. ft.</p> | Info Only |

| | | | |
|-----|--------------------------|--|-----------|
| 21. | Planning and Development | <p>Sec. 30.448. - PD revisions.</p> <p>(a)Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners. A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly. Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</p> | Info Only |
| 22. | Planning and Development | <p>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).</p> <p>Step 2 – 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.</p> | Info Only |

| | | | |
|-----|--------------------------|---|-----------|
| 23. | Planning and Development | <p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</p> | Info Only |
| 24. | Planning and Development | <p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf</p> | Info Only |
| 25. | Planning and Development | <p>Regarding the off-street parking requirements within the existing industrial development there is concern regarding parking use of a distillery. Please refer to 30.11.4.3 Shared Parking if the minimum parking requirements cannot be met.</p> <p>(a) Required parking may be reduced with the use of a Shared Parking Agreement. Shared Parking may be combined with other reductions subject to approval by the Development Services Director provided that other reductions are applied before completing the shared parking calculation.</p> <p>(b) Shared parking reductions are available for multiple uses on:</p> <ol style="list-style-type: none"> (1) Single or multiple adjacent sites under single ownership (2) Multiple adjacent sites with a Shared Use Parking Agreement sharing parking facilities; (3) County-managed facilities. <p>(c) The number of minimum required parking spaces may be reduced according to "Table 11.4-A: Shared Parking Table", calculated as follows:</p> <ol style="list-style-type: none"> (1) In the column titled "Minimum Required Parking" apply the minimum required parking spaces for each use as specified in this Section (2) For each following columns (time of day and day of week), multiply the amount in the "Minimum Required Parking" column by the percentage listed in that column. | |

| | | | |
|-----|------------------------------|---|-----------|
| | | <p>Enter the sum of each column in the bottom row.</p> <p>(3) The revised minimum required parking is the highest value in the bottom row of "Table 11.4-A: Shared Parking Table".</p> | |
| 26. | Planning and Development | <p>Sec. 30.6.6.2(d) Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(1) Houses of Worship. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the house of worship.</p> <p>(2) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverages establishment to the nearest lot line of the school.</p> <p>(3) Residential properties. No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions: a Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation .b. One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.</p> <p>(4) Like establishments. Alcoholic beverage establishments that are not part of a planned shopping center shall not be located nearer than five hundred (500) feet from a like establishment. For example, no cocktail lounge may be located within five hundred (500) feet from another cocktail lounge. Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way.</p> | Info Only |
| 27. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |

| | | | |
|-----|--------------------------------|---|-----------|
| 28. | Public Safety - Fire Marshal | Change of use/occupancy will require appropriate building permits. | Info Only |
| 29. | Public Works - Engineering | Staff has no traffic or drainage concerns for this project if no site alterations are proposed. | Info Only |
| 30. | 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 | STATUS | REVIEWER |
|--------------------------------|--------------------|--|
| Buffers and CPTED | Review Complete | Amy Canelo 407-665-7354 acanelo@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 |
| Natural Resources | Review Complete | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Planning and Development | Review Complete | Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - County Surveyor | No Review Required | Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0544

Title:

9:40 AM (IN PERSON) JOURNEY CHURCH - SITE PLAN

Project Number: 26-06000019

Project Description: Proposed Site Plan for a church on 12.61 acres in the C-2 zoning district located on the northeast corner of US Hwy 17-92 and Fernwood Blvd

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

Parcel ID: 17-21-30-510-0000-0030

BCC District: 4-Lockhart

Applicant: Joseph Vasquez (689) 283-9798

Consultant: William Zeh (407) 629-8330



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

PROJ. #: 26-06000019

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

| | |
|---|-------------------------------------|
| <input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | \$500.00 |
| <input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT) | |
| <input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2) | \$500.00 |
| <input type="checkbox"/> DREDGE AND FILL | \$750.00 |
| <input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | CALCULATED BELOW MAXIMUM \$9,000 |
| <p>NEW BUILDING SQUARE FOOTAGE: <u>0.00</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>0.00</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____</p> <p>(TOTAL NEW ISA <u>0.00</u> /1,000 = <u>0.00</u>) * x \$25 + \$2,500 = FEE DUE: \$2,500.00</p> <p><u>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p> | |

PROJECT

| |
|---|
| PROJECT NAME: Journey Church |
| PARCEL ID #(S): 17-21-30-510-0000-0030 |
| DESCRIPTION OF PROJECT: Removing 3,248 sf of impervious area and replacing with landscaping. |
| EXISTING USE(S): Church PROPOSED USE(S): Church |
| ZONING: C-2 FUTURE LAND USE: MXD TOTAL ACREAGE: 12.61 BCC DISTRICT: 4: Lockhart |
| WATER PROVIDER: Seminole County SEWER PROVIDER: Seminole County |
| ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: |

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Joseph Vasquez, D/P

COMPANY: Journey Church, Inc.

ADDRESS: 6405 S. US Hwy 17-92

CITY: Fern Park

STATE: FL

ZIP: 32730

PHONE: 689-283-9798

EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: William H. Zeh, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: [REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): same as Applicant

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

 Not applicable

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

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

May 19, 2026

*Joseph Vasquez*

SIGNATURE OF AUTHORIZED APPLICANT

DATE

Joseph Vasquez, D/P

05/2023

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, Joseph Vasquez, D/P, the owner of record for the following described property [Parcel ID Number(s)] 17-21-30-510-0000-0030 hereby designates Madden, Moorhead & Stokes, LLC (engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

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

May 19, 2026
 Date

Joseph Vasquez
 Property Owner's Signature

Joseph Vasquez, D/P
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Joseph Vasquez (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 19th day of May, 2026.

Nicole Martin
 Notary Public



NICOLE MARTIN
 Commission # HH 249622
 Expires August 5, 2026



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

Detail by Entity Name

Florida Not For Profit Corporation
JOURNEY CHURCH, INC.

Filing Information

| | |
|-----------------------------|-----------------------|
| Document Number | N15000005316 |
| FEI/EIN Number | 47-3998665 |
| Date Filed | 05/26/2015 |
| State | FL |
| Status | ACTIVE |
| Last Event | NAME CHANGE AMENDMENT |
| Event Date Filed | 10/16/2015 |
| Event Effective Date | NONE |

Principal Address

6405 S HWY 17-92
FERN PARK, FL 32730

Changed: 05/01/2026

Mailing Address

6405 S HWY 17-92
FERN PARK, FL 32730

Changed: 05/01/2026

Registered Agent Name & Address

VASQUEZ, JOSEPH J
6405 South US Highway 17 92
Fern Park, FL 32730

Address Changed: 01/27/2022

Officer/Director Detail

Name & Address

Title TREA

VAZQUEZ, KARINA
6405 S HWY 17-92
FERN PARK, FL 32730

Title OFFI

PORTMANN, JEFFREY
6405 S HWY 17-92
FERN PARK, FL 32730

Title D/P

VASQUEZ, JOSEPH
6405 S HWY 17-92
FERN PARK, FL 32730

Title OFFI

GARD, ANDREW
6405 S HWY 17-92
FERN PARK, FL 32730

Title OFFI

BURKE, AARON
6405 S HWY 17-92
FERN PARK, FL 32730

Title Officer

Salazar, Joel
6405 S HWY 17-92
FERN PARK, FL 32730

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2024 | 04/23/2024 |
| 2025 | 03/17/2025 |
| 2026 | 05/01/2026 |

Document Images

| | |
|---|--------------------------|
| 05/01/2026 -- ANNUAL REPORT | View image in PDF format |
| 03/17/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/23/2024 -- ANNUAL REPORT | View image in PDF format |
| 03/31/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/19/2021 -- ANNUAL REPORT | View image in PDF format |
| 02/05/2020 -- ANNUAL REPORT | View image in PDF format |
| 06/13/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/04/2018 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/18/2016 -- ANNUAL REPORT | View image in PDF format |
| 10/16/2015 -- Name Change | View image in PDF format |

2026 Property Record Card



Parcel: 17-21-30-510-0000-0030
Property Address: 6405 S US HWY 17-92 FERN PARK, FL 32730
Owners: JOURNEY CHURCH INC
 2026 Market Value \$12,430,390 Assessed Value \$7,124,800 Taxable Value \$7,124,800
 2025 Tax Bill \$88,600.13
 Churches property w/1st Building size of 96,498 SF and a lot size of 12.61 Acres

Parcel Location



Current Site Picture



17213051000000030 03/01/2025

Parcel Information

| | |
|-------------------|---|
| Parcel | 17-21-30-510-0000-0030 |
| Property Address | 6405 S US HWY 17-92 FERN PARK, FL 32730 |
| Mailing Address | 6405 S US HIGHWAY 17/92 FERN PARK, FL 32730-2057 |
| Subdivision | FERNWOOD PLAZA |
| Tax District | 01:County Tax District |
| DOR Use Code | 71:Churches |
| 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 | \$5,869,482 | \$437,220 |
| Depreciated Other Features | \$1,151,583 | \$630,546 |
| Land Value (Market) | \$5,409,325 | \$5,409,325 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$12,430,390 | \$6,477,091 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$5,305,590 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$7,124,800 | \$6,477,091 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$88,600.13 |
| Tax Bill Amount | \$88,600.13 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
JOURNEY CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 (LESS BEG SELY COR RUN
 N 64 DEG 39 MIN 04 SEC W 75.35 FT
 S 36 DEG 05 MIN 43 SEC W 423 FT
 N 83 DEG 40 MIN 15 SEC E 12.27 FT
 S 53 DEG 52 MIN 05 SEC E 64.97 FT
 NELY ALONG SLY LINE LOT 3 TO BEG)
 FERNWOOD PLAZA
 PB 13 PG 95

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|--------------|---------------|--------------|
| COUNTY GENERAL FUND | \$7,124,800 | \$0 | \$7,124,800 |
| SCHOOLS | \$12,430,390 | \$0 | \$12,430,390 |
| FIRE | \$7,124,800 | \$0 | \$7,124,800 |
| ROAD | \$7,124,800 | \$0 | \$7,124,800 |
| WATER MANAGEMENT DISTRICT | \$7,124,800 | \$0 | \$7,124,800 |

Sales

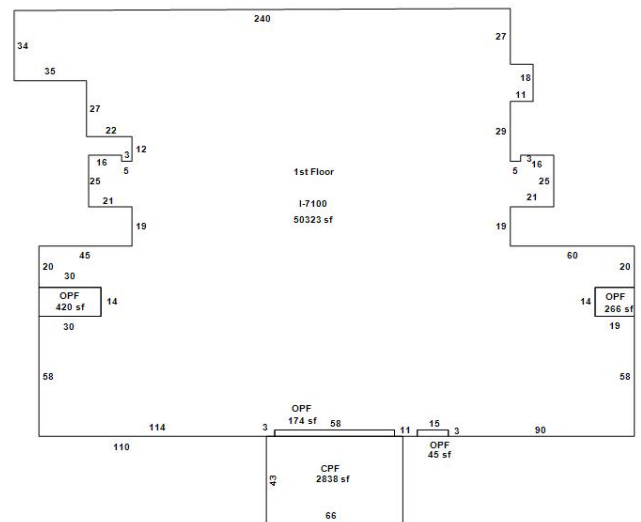
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|--------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 1/23/2026 | \$16,500,000 | 10975/1849 | Improved | Yes |
| SPECIAL WARRANTY DEED | 7/1/2010 | \$2,445,000 | 07421/1911 | Improved | Yes |

Land

| Units | Rate | Assessed | Market |
|------------|-----------|-------------|-------------|
| 549,170 SF | \$9.85/SF | \$5,409,325 | \$5,409,325 |

Building Information

| | |
|-------------------------------|--------------------------|
| # | 1 |
| Use | MASONRY PILASTER . |
| Year Built* | 1961 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 96498 |
| Total Area (ft ²) | |
| Constuction | CONCRETE BLOCK - MASONRY |
| Replacement Cost | \$14,673,706 |
| Assessed | \$5,869,482 |



Building 1

* Year Built = Actual / Effective

Appendages

| Description | Area (ft ²) |
|---------------------|-------------------------|
| CARPORT FINISHED | 2838 |
| OPEN PORCH FINISHED | 420 |
| OPEN PORCH FINISHED | 174 |
| OPEN PORCH FINISHED | 266 |
| OPEN PORCH FINISHED | 45 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|---|-----------|-----------|-------------|
| 06541 | 6405 S US HWY 17-92 : ALTERATION COMMERCIAL-EXISTING BUILDING [FERNWOOD PLAZA] REPAIR WORK AND CODE COMPLIANCE PER LIFE SAFETY INSPECTION BY FIRE DEPARTMENT (SEATING/ISLE RECONFIGURATION FOR ENHANCED FIRE EXIT ABILITY). ALSO, ADDING PARTITIONS FOR CLASSROOMS. | \$30,000 | 5/29/2025 | 1/24/2024 |
| 03737 | UPGRADE EXISTING FIRE SUPPRESSION HOOD SYSTEM | \$2,250 | | 4/5/2016 |
| 04071 | UPGRADE EXISTING FIRE SUPPRESSION SYSTEM | \$2,400 | | 4/17/2015 |
| 02684 | FIRE SPRINKLER SYSTEM INSTALLATION | \$3,400 | | 3/16/2015 |
| 00082 | INTERIOR ALTERATION | \$55,000 | 5/7/2015 | 1/6/2015 |
| 06633 | INSTALL ALUMINUM CANOPY | \$4,886 | | 7/8/2014 |
| 04290 | UPGRADE FIRE ALARM SYSTEM | \$2,237 | | 5/8/2014 |
| 02197 | INTERIOR RENOVATION | \$53,649 | 8/1/2014 | 3/12/2014 |
| 07200 | FACE REPLACEMENT ONLY ON DOUBLE SIDED POLE SIGN | \$2,400 | | 8/22/2013 |
| 07894 | INSTALLING MECHANICAL COURT SCREEN | \$80,000 | | 10/6/2011 |
| 05426 | REPLACING 170 TON CHILLER | \$130,000 | | 7/5/2011 |
| 04526 | INTERIOR RENOVATION - JAI ALAI | \$16,675 | 10/6/2011 | 6/7/2011 |
| 01565 | INSTALL 75 KVA TRANSFORMER - 200 AMPS - 3 PH DISCONNECT - JAI ALAI | \$8,500 | | 3/4/2011 |
| 09975 | ELECTRICAL - JAI ALAI | \$1,506 | | 12/30/2010 |
| 08267 | ELECTRICAL | \$1,500 | | 10/19/2010 |
| 07174 | ELECTRICAL - JAI LAI | \$2,200 | | 9/10/2010 |
| 03197 | INSTALL FIRE ALARM SYSTEM | \$2,492 | | 4/23/2010 |
| 14445 | CHANGEOUT 7 A/C UNITS W/SAME TONAGE UNITS | \$66,000 | | 7/27/2005 |
| 14442 | REROOF | \$148,000 | | 7/27/2005 |
| 05322 | BUS SHELTER INSTALLATION AGREEMENT; PAD PER PERMIT 145 FERNWOOD BLVD | \$0 | | 3/11/2005 |
| 14425 | REPLACE EXTERIOR DUCT WORK ONLY DUE TO STORM DAMAGE | \$155,000 | | 11/12/2004 |

| | | | | |
|-------|--|-----------|----------|------------|
| 13377 | METAL ROOF REPLACEMENT, MASONARY REPAIR, & STRUCTURAL REPAIR DUE TO HURRICANE DAMAGE | \$200,000 | | 10/28/2004 |
| 01194 | ESCALATOR REPLACEMENT | \$30,000 | | 2/3/2004 |
| 11713 | DEMOLITION | \$0 | | 10/17/2003 |
| 09873 | SIGN | \$0 | | 10/1/2002 |
| 05943 | POLE SIGN; PAD PER PERMIT 6419 S US HWY 17-92 | \$2,400 | | 6/1/2002 |
| 08544 | INSTALL FIRE SPRINKLERS/MAIN | \$2,500 | | 9/1/2001 |
| 07671 | INTERIOR | \$200,000 | 3/4/2002 | 8/1/2001 |
| 05586 | SIGN | \$0 | | 6/1/2001 |
| 01742 | SIGN | \$0 | | 3/1/2001 |
| 06322 | MISC MECH AND CONDENSOR | \$5,537 | | 7/11/2000 |
| 06039 | TILE 1ST FLOOR & REPLACE CEILING GRID AFTER SPRINKLER INSTALLATION | \$12,000 | | 6/29/2000 |
| 05915 | ELECTRICAL WIRING | \$0 | | 6/27/2000 |
| 02697 | INSTALL FIRE ALARM SYSTEM | \$4,121 | | 3/1/2000 |
| 00931 | MISC ELECTRIC WIRING | \$0 | | 2/1/2000 |
| 00463 | INSTALL FIRE SPRINKLERS/MAIN | \$57,850 | | 1/1/2000 |
| 10299 | INSTALL FIRE SPRINKLERS/MAIN | \$16,780 | | 12/1/1999 |
| 04910 | REROOF | \$38,500 | | 6/1/1998 |
| 03550 | PERMIT DOES NOT STATE WORK DESCRIPTION; PAD PER PERMIT 1605 HWY 17-92 S | \$1,475 | | 5/1/1997 |
| 02370 | AIR HANDLER/CHILLER | \$220,000 | | 4/1/1997 |
| 00782 | MISC ELECTRIC | \$2,000 | | 2/1/1997 |
| 06961 | ALARM | \$4,770 | | 10/1/1996 |
| 04948 | JAI ALAI 3RD LL BALCONY RENOV; CO DATE 08/01/97 | \$490,000 | | 7/1/1996 |
| 06679 | REPLACE AUDITORIUM SEATS | \$116,000 | | 10/1/1995 |
| 07500 | POWER SUPPLY FOR CABLE VISION | \$330 | | 11/1/1994 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|------------------------------|------------|--------|-------------|-------------|
| WALKS CONC COMM | 1979 | 813 | \$4,423 | \$2,654 |
| COMMERCIAL ASPHALT DR 2 IN | 1979 | 528450 | \$1,770,308 | \$1,062,185 |
| POLE LIGHT 1 ARM | 1979 | 9 | \$16,686 | \$16,686 |
| CONC UTILITY BLDG | 1979 | 36 | \$1,800 | \$1,080 |
| CONC UTILITY BLDG | 1979 | 378 | \$18,900 | \$11,340 |
| WOOD UTILITY BLDG | 1979 | 80 | \$1,173 | \$704 |
| CONC UTILITY BLDG | 1979 | 120 | \$6,000 | \$3,600 |
| 6' CHAIN LINK FENCE - LIN FT | 1979 | 3686 | \$57,096 | \$34,258 |
| ALUM PORCH NO FLOOR | 1979 | 5299 | \$31,794 | \$19,076 |

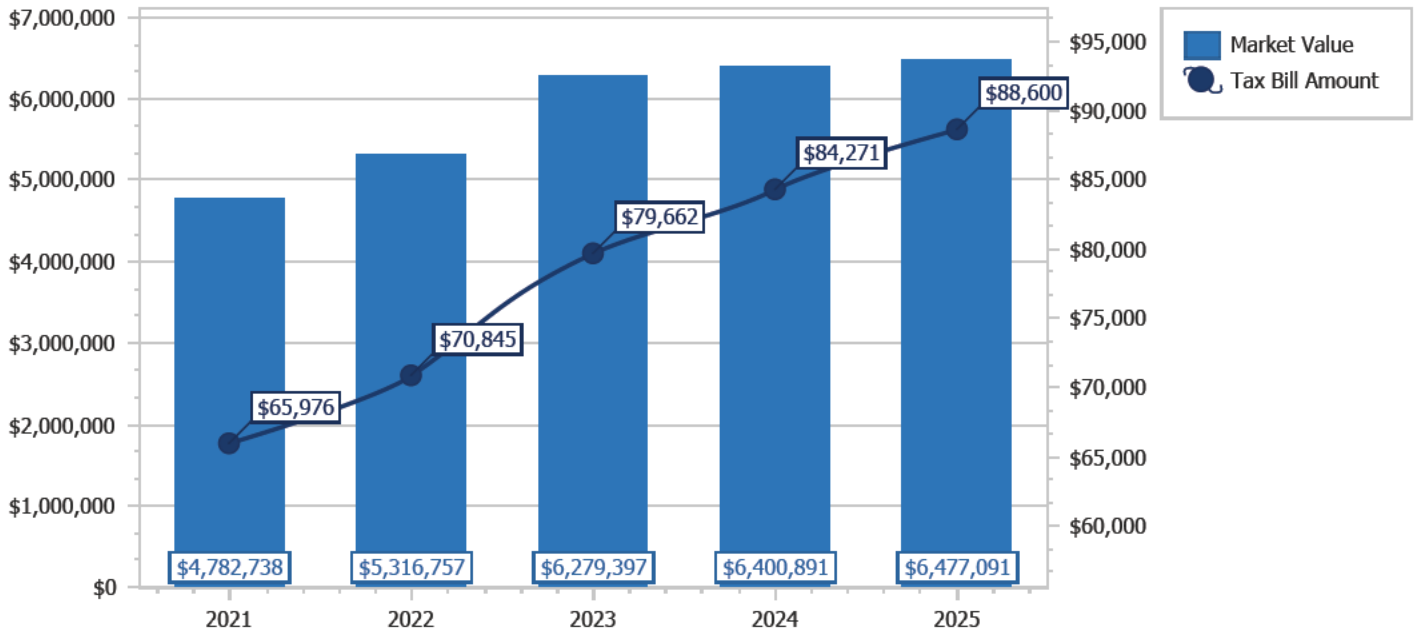
| Zoning | |
|-----------------|-------------------|
| Zoning | C-2 |
| Description | Retail Commercial |
| Future Land Use | MXD |
| Description | Mixed Development |

| School Districts | |
|------------------|----------------|
| Elementary | Altamonte |
| Middle | South Seminole |
| High | Lake Howell |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 62 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 22 Zone: 221 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

?

Date: 5/26/2026 10:32:02 AM
Project: 26-06000019
Credit Card Number: 44*****7284
Authorization Number: 106718
Transaction Number: 260526O2D-BA59F4D3-1DB9-46D1-B494-C46E5950004C
Total Fees Paid: 2530.50

Fees Paid

?

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 30.50 |
| SITE PLAN | 2500.00 |
| Total Amount | 2530.50 |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

Comment Document – Initial Submittal

| | | |
|--|--|----------------------------|
| PROJECT NAME: | JOURNEY CHURCH - SITE PLAN | PROJ #: 26-06000019 |
| APPLICATION FOR: | DR - SITE PLAN | |
| APPLICATION DATE: | 5/20/26 | |
| RELATED NAMES: | EP WILLIAM ZEH | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 17-21-30-510-0000-0030 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A CHURCH ON 12.61 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF US HWY 17-92, EAST OF FERNWOOD BLVD | |
| NO OF ACRES | 12.61 | |
| BCC DISTRICT | 4-Amy Lockhart | |
| CURRENT ZONING | C-2 | |
| LOCATION | ON THE SOUTH SIDE OF US HWY 17-92, EAST OF FERNWOOD BLVD | |
| FUTURE LAND USE- | MXD | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| JOSEPH VASQUEZ JOURNEY CHURCH, INC 6405 S US HWY 17-92 FERN PARK FL 32730 (689) 283-9798 | WILLIAM ZEH MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 | |

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 | Please provide a landscape plan depicting compliance with SCLDC 30.10.12.13 Open space, buffering, and landscaping; and Sec. 30.14., as applicable. | Unresolved |
| 2. | Buffers and CPTED | Please show compliance with the following. A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. Perimeter landscaped parking breaks shall be no less than two hundred (200) square feet in area, planted with one (1) canopy tree and a maximum of twenty (20) spaces apart. Internal landscaped breaks shall be a minimum of four hundred (400) square feet planted with one (1) canopy tree, two (2) to three (3) inches diameter breast height (dbh) for every landscape break and a minimum of three (3) shrubs for every landscaped break. Internal breaks shall be a maximum of twenty (20) spaces apart. Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree. Existing vegetation shall be preserved to the maximum extent practicable. | Unresolved |
| 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 | Please provide irrigation plans for the site. 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. | Unresolved |
| 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=SECO_LADECO_CH30ZORE_PT14LASCBUOPSP_S_30.14.16GEPRALLAAR | Info Only |
| 6. | Buffers and CPTED | Area any trees being removed as a result of the demolition of the landscaped islands? Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1) | Unresolved |
| 7. | Buffers and CPTED | Additional comments will be made once required plans/documents are submitted. | Unresolved |
| 8. | 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 |
| 9. | Building Division | All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 10. | Building Division | Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 11. | Environmental Services | On Sheet C001: Cover Sheet, please update the water and wastewater contact information to be P: (407) 665-2024 and jvanalstine@seminolecountyfl.gov . | Unresolved |

| | | | |
|-----|--------------------------|--|------------|
| 12. | Environmental Services | According to the survey, it appears as though there is no utility easement over the existing water meter and DDCVA. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement so that we can begin the process to getting this completed. A signed/sealed sketch and legal description is all that we would need to be completed at this time as the rest of the process can take a while to complete. Please see the file "SCUD 006 - SURVEY" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for. | Info Only |
| 13. | Planning and Development | On page C004 Site Plan, under site data, please revise the proposed use to state what the property is being used as. Is there an additional use other than church being proposed? | Unresolved |
| 14. | Planning and Development | Please advise, this project is located in the Oxford Place Overlay. Please make a note on page C004 Site Plan stating that this project will be in compliance with SCLDC Sec. 30.10.12. Oxford Place Overlay as applicable. | Unresolved |
| 15. | Planning and Development | On page C001 Cover Sheet, please update the contact info for the utility providers. | Unresolved |
| 16. | Planning and Development | Please place the zoning and Future Land Use designation on page C004 Site Plan for continuity purposes. | Unresolved |
| 17. | Planning and Development | On page C004 Site Plan, please show the adjacent properties' parcel ID numbers, zoning, and future land use. | Unresolved |

| | | | |
|-----|--------------------------|---|------------|
| 18. | Planning and Development | While it is understood that this building is existing and not part of this scope of this request, it is necessary to capture the following information on this site plan. On page C004 Site Plan, please state the building height, building area, required setbacks of C-2, and actual setbacks from the building to property lines in the site data table. | Unresolved |
| 19. | Planning and Development | Please provide the required parking based on the assembly use. Per SCLDC Sec. 30.11.3, assembly uses require one (1) space per four (4) seats in the assembly. Please note, if another use is proposed, each respective use will have a parking calculation. | Unresolved |
| 20. | Planning and Development | Please provide the number of seats in the assembly space on the Site Plan Page, C004. | Unresolved |
| 21. | Planning and Development | On page C004, Site Plan, please dimension all parking spots. Per SCLDC Sec.30.11.6, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). | Unresolved |
| 22. | Planning and Development | On page C004 Site Plan, please dimension the drainage swale to the southwest adjacent to Fernwood Blvd. It is not permitted to have impervious in a drainage swale, unless Engineering is specifically approving of such. | Unresolved |
| 23. | Planning and Development | On page C004, Site Plan, the total project area states 8.69 acres, but the entirety of the property appears to be 12.61 acres. Please clarify/update this value. | Unresolved |

| | | | |
|-----|----------------------------|--|------------|
| 24. | Planning and Development | Please provide Bicycle parking in compliance with SCLDC Sec. 30.11.7.1 Bicycle Parking Requirements. Please see the following link for reference: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO_LADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST | Unresolved |
| 25. | Planning and Development | On page C004 Site Plan, please provide the open space calculation and delineate which areas are being utilized in the calculation. Open space required is 15% of the gross area of the site. Please keep in mind, the open space should meet criteria as stated in SCLDC Sec. 30.10.12.13 as it pertains to the Oxford Overlay. | Unresolved |
| 26. | Planning and Development | Please advise, proposed parking may not exceed two hundred (200) percent of the minimum parking required unless approved by the Development Services Director. If you are proposing to exceed this value, please provide a request with explanation in writing uploaded to eplan. | Unresolved |
| 27. | Planning and Development | On page C004 Site Plan, please depict buffer widths. Please advise, buffers shall adhere to the SCLDC requirements under the Oxford Place Overlay (Sec. 30.10.12.13) and anything not addresses under that section shall refer to SCLDC Sec. 30.14. | Unresolved |
| 28. | Planning and Development | Is there lighting being proposed with this request? If so, please provide a photometric plan. Please advise, Outdoor lighting requires a separate permit. | Unresolved |
| 29. | Planning and Development | Please provide the Floor Area Ratio on page C004 Site Plan under the site data table. | Unresolved |
| 30. | Public Safety - Addressing | On the 001 - C001 COVER SHEET.pdf, within the VICINITY MAP, please add the directional to "US HIGHWAY 17-92" so it reads as "S US HIGHWAY 17-92". | Unresolved |
| 31. | Public Safety - Addressing | Please add the directional to "U.S. HIGHWAY 17-92" so it reads as "S US HIGHWAY 17-92", and please move the reference to "STATE ROAD 15-600" below the street name S US HIGHWAY 17-92, on the following plans: 002 - COO2 EROSION AND DEMO PLAN.pdf, 004 - C004 SITE PLAN.pdf, and the 005 - C005 GEOMETRY PLAN.pdf. | Unresolved |

| | | | |
|-----|------------------------------|--|------------|
| 32. | Public Safety - Addressing | On the 002 - COO2 EROSION AND DEMO PLAN.pdf, 004 - C004 SITE PLAN.pdf, and the 005 - C005 GEOMETRY PLAN.pdf, please include the subject and adjacent lot or parcel numbers within their respective boundary lines. The subject parcel is 17-21-30-510-0000-0030, the parcels to the north (in order from left to right) are 17-21-30-300-0180-0000, 17-21-30-300-0190-0000, 17-21-30-300-0200-0000, and 17-21-30-510-0000-002A; and the adjacent parcels to the east (in order from top to bottom) are 17-21-30-300-029A-0000, 17-21-30-300-029D-0000, 17-21-30-300-0290-0000, 17-21-30-300-029G-0000, 17-21-30-300-029B-0000, and 17-21-30-300-029C-0000. | Unresolved |
| 33. | Public Safety - Addressing | On the 002 - C002 EROSION AND DEMO PLAN.pdf, please correct the adjacent street name "FERNWOOD BOULEVARD" to the full name is shown within its proper boundary lines. | Unresolved |
| 34. | Public Safety - Addressing | (ADDRESS ASSIGNMENT) The existing address on the property, parcel 17-21-30-510-0000-0030, is 6405 S US HWY 17-92, FERN PARK, FL 32730. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7) | Info Only |
| 35. | Public Safety - Fire Marshal | Please show location of existing hydrants on plans to ensure they are not being disturbed or striping and signage is not being disturbed due to this scope of work. | Unresolved |
| 36. | Public Works - Engineering | Certain parking dimensions do not seem to be accurate. Make sure parking dimensions are according to Seminole County Land Development Code. | Unresolved |
| 37. | Public Works - Engineering | Provide grade elevations and show drainage pattern(s). | Unresolved |
| 38. | Public Works - Engineering | Left turn lanes are required at all the entrance locations along Fernwood Blvd. Please provide an offsite plan to address the addition of the turn lanes. | Unresolved |

| | | | |
|-----|----------------------------|---|------------|
| 39. | Public Works - Engineering | Based on the plans, the striping appears to be existing, however latest aerials indicate that it is not there. Please better detail the striping on plans including dimensions on both parallel and angled parking spaces. Also add dimensions on drive aisles. | Unresolved |
| 40. | Public Works - Engineering | Please have minimum 35-foot radius on curb entrances. | Unresolved |
| 41. | Public Works - Engineering | 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. 330' on a Collector or Arterial roadway. Please show separations and if they cannot meet the requirements then additional measures may be needed. This may include closing of driveways, add turn lanes and make the accesses right in and right out only. Please address accordingly. | Unresolved |

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

| Department | Reviewer | Email | Contact | Status |
|---------------------------------|-------------------|--|--------------|----------------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665- | Approved |
| Public Safety-Addressing | Lily Kay | lkay@seminolecountyfl.gov | 407-665-5045 | Corrections Required |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 | No Review Required |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | No Review Required |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Public Works - Engineering | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | 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: |
|-----------|---|--|
| 6/24/2026 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | Jim, Lily, Kaitlyn, Matthew, James |

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.scpafll.org |



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0545

Title:

10:00 AM (TEAMS) INTERNATIONAL FOODS SOLUTION OFFICE - SITE PLAN

Project Number: 26-06000021

Project Description: Proposed Site Plan for an office building on 0.88 acres in the PD zoning district on the west side of Elmhurst Cir, on the east side W SR 426

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

Parcel ID: 31-21-31-300-004A-0000

BCC District: 1-Dallari

Applicant: Chris Cho (714) 803-4100

Consultant: Johnny Herbert (407) 376-1777



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

PM KAITLYN

PROJ. #: **26-06000021**

RECEIVED 05/22/2026
 PAID 05/29/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

| | |
|--|-------------------|
| <input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | \$500.00 |
| <input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | SEE FORMULA BELOW |
| <input type="checkbox"/> DREDGE & FILL | \$750.00 |
| <input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2) | \$500.00 |

PROJECT

| | |
|---|--|
| PROJECT NAME: International Foods Solution Office | |
| PARCEL ID #(S): 31-21-31-300-004A-0000 | |
| DESCRIPTION OF PROJECT: Proposed Office Building | |
| EXISTING USE(S): Commercial | PROPOSED USE(S): Commercial |
| ZONING ^{PD} C-1 Commercial FUTURE LAND USE: Commercial TOTAL ACREAGE: 0.88 AC BCC DISTRICT: 1: DALLARI | |
| WATER PROVIDER: Seminole County | SEWER PROVIDER: Seminole County |
| ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) | |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A | |
| SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE) | |
| EXISTING BUILDING AREA: <u>3,500 SF</u> | NEW BUILDING AREA: <u>3,500 SF</u> TOTAL: <u>7,000 SF</u> |
| EXISTING PAVEMENT AREA: <u>10,937 SF</u> | NEW PAVEMENT AREA: <u>1,400 SF</u> TOTAL: <u>12,337 SF</u> |
| TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____ | |
| (TOTAL SQUARE FEET OF NEW ISA <u>6,634</u> / 1,000 = <u>6.63</u>) x \$25 + \$2,500 = FEE DUE: \$2,666.00 | |
| (TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE | |
| EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50 | |
| *ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00** | |

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|---|---------------------------------------|------------|
| NAME: Chris Cho | COMPANY: International Food Solutions | |
| ADDRESS: 5600 Elmhurst Circle Oviedo, Florida 32765 | | |
| CITY: Oviedo | STATE: FL | ZIP: 32765 |
| PHONE: 714-803-4100 | EMAIL: [REDACTED] | |

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|-----------------------------------|---|------------|
| NAME: Johnny Herbert IV PE | COMPANY: American Civil Engineering Co. | |
| ADDRESS: 207 North Moss Road #211 | | |
| CITY: Winter Springs | STATE: FL | ZIP: 32708 |
| PHONE: 407-376-1777 | EMAIL: [REDACTED] | |

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

| | | |
|---------------------------------|---|--------------|
| NAME(S): - Allan Lam | | |
| ADDRESS: - 5600 Elmhurst Circle | | |
| CITY: - Oviedo | STATE: - FL | ZIP: - 32765 |
| PHONE: 914-772-3888 | EMAIL: allan.lam@internationalfoodsolutions.com | |

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

TEST NOTICE:

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

- Not applicable

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

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



 SIGNATURE OF AUTHORIZED APPLICANT

5/3/2026

 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Allan Lam, the owner of record for the following described property (Tax/Parcel ID Number) 31-21-31-300-004A-0000 hereby designates John Herbert IV PE - American Civil Engineering Co. to act as my authorized agent for the filing of the attached application(s) for:

| | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Arbor Permit | <input type="checkbox"/> Construction Revision | <input checked="" type="checkbox"/> Final Engineering | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Future Land Use | <input type="checkbox"/> Lot Split/Reconfiguration | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Special Event |
| <input type="checkbox"/> Preliminary Sub. Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Vacate | <input type="checkbox"/> Variance | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (please list): |

OTHER: _____

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

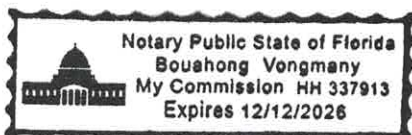
Date 5/5/2026

Property Owner's Signature [Signature]

Property Owner's Printed Name Allan Lam

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 Allan Lam (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 5th day of May, 2026.



Notary Public [Signature]

**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)

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

Name of LLC: _____

| NAME | TITLE | ADDRESS | % OF INTEREST |
|-------------|-------|--|---------------|
| Allan Lam | Owner | 5600 Elmhurst Circle, Oviedo, FL 32765 | 50% |
| Lincoln Yee | Owner | 5600 Elmhurst Circle, Oviedo, FL 32765 | 50% |
| | | | |

(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:

5/20/2026
Date

[Signature]
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 20 day of May, 2026, by _____, who is personally known to me, or has produced _____ as identification.

[Signature]
Signature of Notary Public
Notary Public, State of Florida
Bouahong Vongmany
My Commission HH 337913
Expires 12/12/2026

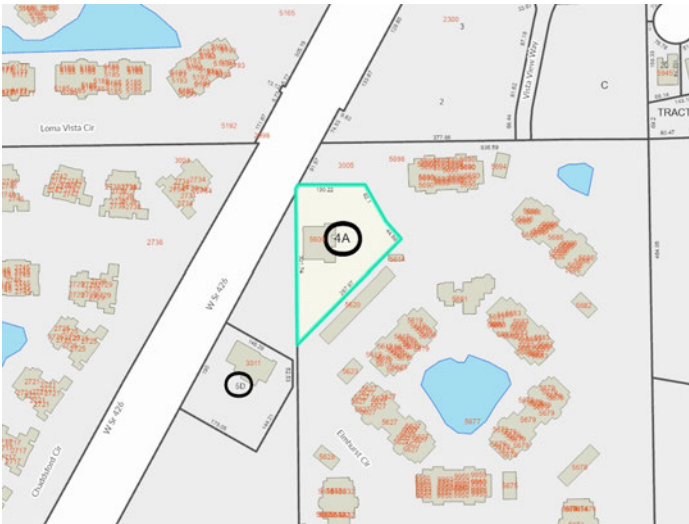
Print, Type or Stamp Name of Notary Public

Property Record CardA



Parcel: **31-21-31-300-004A-0000**
 Property Address: **5600 ELMHURST CIR OVIEDO, FL 32765**
 Owners: **AFS PROPERTY MGMTLLC**
 2026 Market Value \$989,453 Assessed Value \$795,212 Taxable Value \$795,212
 2025 Tax Bill \$9,888.82
 One Story Office Non-Prof property w/1st Building size of 3,552 SF and a lot size of 0.88 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

| | |
|-------------------|--|
| Parcel | 31-21-31-300-004A-0000 |
| Property Address | |
| Mailing Address | 5600 ELMHURST CIR OVIEDO, FL 32765-4100 |
| Subdivision | |
| Tax District | 01:County Tax District |
| DOR Use Code | |
| Exemptions | None |
| AG Classification | |

Value SummaryA

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$522,012 | \$461,157 |
| Depreciated Other Features | \$46,544 | \$41,348 |
| Land Value (Market) | \$420,897 | \$220,415 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$989,453 | \$722,920 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$194,241 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$795,212 | \$722,920 |

2025 Certified Tax SummaryA

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$9,888.82 |
| Tax Bill Amount | \$9,888.82 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)A

Name - Ownership Type
 AFS PROPERTY MGMTLLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 31 TWP 21S RGE 31E
BEG 685.86 FT W & 937.21 FT N OF E
1/4 COR RUN N 301.74 FT N 28 DEG 27
MIN 02 SEC E 9.46 FT E 130.22 FT S
29 DEG 39 MIN 30 SEC E 82.10 FT S
41 DEG 30 MIN 12 SEC E 44.99 FT S
44 DEG 05 MIN 38 SEC W 287.97 FT TO
BEG (.88 ACRES)

TaxesA

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$795,212 | \$0 | \$795,212 |
| Schools | \$989,453 | \$0 | \$989,453 |
| FIRE | \$795,212 | \$0 | \$795,212 |
| ROAD DISTRICT | \$795,212 | \$0 | \$795,212 |
| SJWM(Saint Johns Water Management) | \$795,212 | \$0 | \$795,212 |

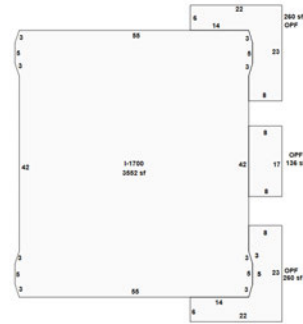
SalesA

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 4/1/2018 | \$210,000 | 09118/0085 | Vacant | Yes |
| WARRANTY DEED | 4/1/2009 | \$240,000 | 07183/0838 | Vacant | Yes |
| QUIT CLAIM DEED | 11/1/2008 | \$100 | 07096/1530 | Vacant | No |
| SPECIAL WARRANTY DEED | 4/1/2000 | \$100 | 03843/1266 | Vacant | No |

LandA

| Units | Rate | Assessed | Market |
|-----------|------------|-----------|-----------|
| 38,333 SF | \$12.20/SF | \$420,897 | \$420,897 |

| Building InformationA | |
|-------------------------------|---------------------------------|
| # | 1 |
| Use | MASONRY PILASTER |
| Year Built* | 2020 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 3552 |
| Total Area (ft ²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$556,813 |
| Assessed | \$522,012 |



Building 1

* Year Built = Actual / Effective

| AppendagesA | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| OPEN PORCH FINISHED | 260 |
| OPEN PORCH FINISHED | 260 |
| OPEN PORCH FINISHED | 136 |

| PermitsA | | | | |
|----------|---|-----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 03735 | 5600 ELMHURST CIR: ELECTRICAL - COMMERCIAL- | \$6,200 | | 3/13/2020 |
| 17196 | 5600 ELMHURST CIR: STRUCTURES OTHER THAN BUILDINGS-DUMPSTER ENCLOSURE | \$12,000 | | 1/27/2020 |
| 01089 | 5600 ELMHURST CIR: STORES OR MERCANTILE BUILDINGS-NEW COMM STRUCTURE | \$605,098 | 9/18/2020 | 12/5/2019 |
| 08436 | 5600 ELMHURST CIR: SITE LIGHTING | \$23,500 | | 12/5/2019 |

| Extra FeaturesA | | | | | |
|-----------------------------|------------|-------|----------|----------|--|
| Description | Year Built | Units | Cost | Assessed | |
| FACE BLOCK WALL - SF | 2020 | 168 | \$2,589 | \$2,265 | |
| IRON FENCE - LIN FT | 2020 | 56 | \$876 | \$767 | |
| POLE LIGHT 1 ARM | 2020 | 3 | \$5,562 | \$5,562 | |
| COMMERCIAL CONCRETE DR 4 IN | 2020 | 104 | \$650 | \$569 | |
| COMMERCIAL ASPHALT DR 2 IN | 2020 | 10752 | \$36,019 | \$31,517 | |
| WALKS CONC COMM | 2020 | 1232 | \$6,702 | \$5,864 | |

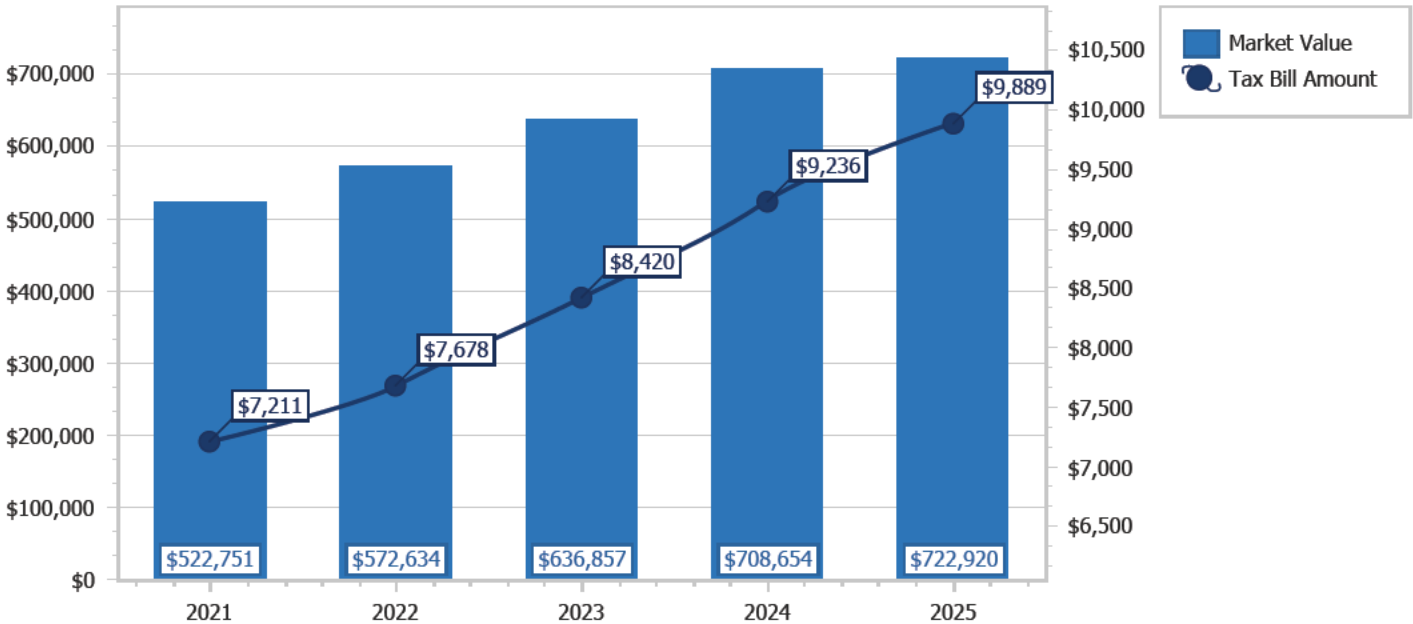
| ZoningA | |
|-----------------|---------------------|
| Zoning | PD |
| Description | Planned Development |
| Future Land Use | COM |
| Description | Commercial |

| School DistrictsA | |
|-------------------|-------------|
| Elementary | Evans |
| Middle | Tuskawilla |
| High | Lake Howell |

| Political RepresentationA | |
|---------------------------|-------------------------------|
| 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 75 |

| UtilitiesA | |
|----------------|---------------------------|
| Fire Station # | Station: 29 Zone: 293 |
| Power Company | DUKE |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser



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

Detail by Entity Name

Florida Limited Liability Company
AFS PROPERTY MANAGEMENT, LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L18000036015 |
| FEI/EIN Number | 82-4462704 |
| Date Filed | 02/08/2018 |
| Effective Date | 02/08/2018 |
| State | FL |
| Status | ACTIVE |

Principal Address

5600 Elmhurst Circle
OVIEDO, FL 32765

Changed: 02/23/2021

Mailing Address

5600 Elmhurst Circle
OVIEDO, FL 32765

Changed: 02/23/2021

Registered Agent Name & Address

LAM, ALLAN K
5600 Elmhurst Circle
OVIEDO, FL 32765

Address Changed: 02/23/2021

Authorized Person(s) Detail

Name & Address

Title Co President

LAM, ALLAN K
5600 Elmhurst Circle
OVIEDO, FL 32765

Title Co President

YEE, LINCOLN
4838 WESTMINSTER LANE
BROADVIEW HEIGHTS, OH 44147

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2024 | 01/22/2024 |
| 2025 | 01/20/2025 |
| 2026 | 01/12/2026 |

Document Images

| | |
|---|--|
| 01/12/2026 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2025 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2024 -- ANNUAL REPORT | View image in PDF format |
| 01/27/2023 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/23/2021 -- ANNUAL REPORT | View image in PDF format |
| 02/11/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2018 -- Florida Limited Liability | View image in PDF format |



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

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

Receipt Details



Date: 5/28/2026 12:52:29 PM
Project: 26-06000021
Credit Card Number: 42*****2594
Authorization Number: 06424G
Transaction Number: 280526C1A-C2569560-71C9-4F25-A155-FC3F0627CE0B
Total Fees Paid: 2701.15

Fees Paid



| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 35.15 |
| SITE PLAN | 2666.00 |
| Total Amount | 2701.15 |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

Comment Document – Initial Submittal

| | | |
|---|---|----------------------------|
| PROJECT NAME: | INTERNATIONAL FOODS SOLUTION OFFICE – SITE PLAN | PROJ #: 26-06000021 |
| APPLICATION FOR: | DR - SITE PLAN | |
| APPLICATION DATE: | 5/29/26 | |
| RELATED NAMES: | EP JOHNNY HERBERT | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 31-21-31-300-004A-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR AN OFFICE BUILDING ON 0.88 ACRES IN THE PD ZONING DISTRICT | |
| NO OF ACRES | 0.88 | |
| BCC DISTRICT | Bob Dallari | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE WEST SIDE OF ELMHURST CIR, ON THE EAST SIDE W SR 426 | |
| FUTURE LAND USE- | COM | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| CHRIS CHO INTERNATIONAL FOOD SOLUTIONS 5600 ELMHURST CIR OVIEDO FL 32765 (714) 803-4100 [REDACTED] | JOHNNY HERBERT AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD WINTER SPRINGS FL 32708 (407) 376-1777 [REDACTED] | |

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.

DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|-------------------|---|------------|
| 1. | Buffers and CPTED | Comment Per the approved Developer's Commitment Agreement (DCA) for the Elmhurst Village PUD, each side of the perimeter requires a seven (7) foot buffer. Please dimension this buffer on both the landscape and site plan pages. | Unresolved |
| 2. | Buffers and CPTED | Comment Please show the composition of the seven (7) foot buffers. The minimum buffer composition per our code requires one (1) plant unit group per 100 linear feet. Please indicate what plant unit group is being utilized. For information on plant unit groups, please see the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU | Unresolved |
| 3. | Buffers and CPTED | Comment Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function. | Info Only |
| 4. | Buffers and CPTED | Comment 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 | <p>Comment</p> <p>All plant material proposed 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=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.16 GEPRALLAAR</p> | Info Only |
| 6. | Buffers and CPTED | <p>Comment</p> <p>Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas. Please show compliance with this and provide the calculation.</p> | Unresolved |
| 7. | Buffers and CPTED | <p>Comment</p> <p>Please provide an irrigation plan. 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=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.18 LAPLIRPLSURE</p> | Unresolved |
| 8. | Buffers and CPTED | <p>Comment</p> <p>When developing the irrigation and landscape plans, please advise: 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.</p> | Unresolved |

| | | | |
|-----|---------------------------------|---|------------|
| 9. | Buffers and CPTED | Comment Area any trees being removed as a result of the placement of the new office building? Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1) | Unresolved |
| 10. | Buffers and CPTED | Comment Additional comments may be made once required plans/documents are submitted. | Unresolved |
| 11. | Building Division | Comment - 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 |
| 12. | Building Division | Comment - Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 13. | Building Division | Comment - Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 14. | Building Division | Comment - All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 15. | Environmental - Impact Analysis | Library Comment Seminole County is the Existing Water and Sewer service provider. Additional Capacity will be required for this project. | Info Only |
| 16. | Environmental Services | Comment On Sheet C1.0: Cover Sheet, please update the phone number for water distribution and sanitary sewer to be (407) 665-2024. | Unresolved |
| 17. | Environmental Services | Comment On Sheet C6.0: Utility Plan, please provide a small table or note listing the anticipated water and sewer demand (in GPD) for this development. This is used for water/sewer capacity reservation purposes. | Unresolved |

| | | | |
|-----|--------------------------|--|------------|
| 18. | Environmental Services | <p>Comment</p> <p>Please provide calculations to justify that the size of the water meter requested is suitable for the water demand of the proposed development (2") and not oversized. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type within the building. Please include separate water demands in the form of maximum operating flow (in gpm) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for the development as well. Also, there is an existing 2" water meter and service line for the northern building. Can the water service for the new building be tied into the existing water service connection?</p> | Unresolved |
| 19. | Environmental Services | <p>Comment</p> <p>On Sheet C6.0: Utility Plan, please provide the inverts on the proposed 6" sewer lateral.</p> | Unresolved |
| 20. | Environmental Services | <p>Comment</p> <p>On Sheets C8.0, C8.1, and C8.2: Detail Sheets, please remove all standards details except for SD 207, SD 208, SD 211, and SD 301.</p> | Unresolved |
| 21. | Planning and Development | <p>Comment</p> <p>On page C-4 Site Plan, please revise the proposed setbacks. For clarification, these setbacks are to be taken from the tract boundaries, which are the parcel boundaries in this case.</p> | Unresolved |
| 22. | Planning and Development | <p>Comment</p> <p>Please revise building size/location in order to adequately meet buffer and setback requirements. It appears the seven (7) foot landscape buffer is not accounted for, and the proposed building is encroaching into the required five (5) foot setback on the side yard.</p> | Unresolved |
| 23. | Planning and Development | <p>Comment</p> <p>On page C-4 Site Plan, please remove the reference to maximum impervious. You may leave the calculations, but there is not a maximum established within the PD or SCLDC, only open space requirements.</p> | Unresolved |

| | | | |
|-----|----------------------------|--|------------|
| 24. | Planning and Development | Comment On page C-4 Site Plan, please show the open space calculation. The PD was supposed to provide 6.28 acres of open space across the PD per DCA condition V. It is unfeasible for the development to provide the remaining 0.45 acres required to meet that acreage as per the provided acreage in the DCA Open Space tabulation. Therefore; because the minimum open space is 25% for the PD, Tract A is to provide 25% (0.22 acres) of open space to be consistent with this. | Unresolved |
| 25. | Planning and Development | Comment On page C4.0 Site Plan, please amend the parcel ID number to reflect, "31-21-31-300-004A-0000". | Unresolved |
| 26. | Planning and Development | Comment On page C4.0 Site Plan, please update the existing zoning to state this is in Tract A of the Elmhurst Village PUD. | Unresolved |
| 27. | Planning and Development | Comment The buffers required per the DCA state, "there shall be a minimum 7' landscape buffer from property lines to pavement.". Please provide the 7 foot buffer on all perimeters. | Unresolved |
| 28. | Planning and Development | Comment On page C4.0 Site Plan, please dimension all parking spots. | Unresolved |
| 29. | Planning and Development | Comment Is a new dumpster part of this request? If so, please provide dumpster enclosure details in compliance with SCLDC Sec. 30.14.15. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.15 SC | Unresolved |
| 30. | Public Safety - Addressing | Comment Remove the street name Aloma AVE on C4.0 Site Plan. W SR 426 is the correct street name for this segment of right of way and is required to be labeled correctly. Remove the parentheses and add the directional West as follows WEST STATE ROAD 426. In addition to Aloma Avenue not being the correct street name for this segment, it is spelled incorrectly as follows ALPMA AVENUE. The section from SR 417 to Red Bug Lake Rd & W Mitchell Hammock Rd is W SR 426. Aloma Ave is the area West of SR 417 to the Orange County line. This was named on Resolution 88-R-361. | Unresolved |
| 31. | Public Safety - Addressing | Comment Correct the spelling of OVEIDO to OVIEDO within the address on C1.0 Cover Plan (in the upper middle of the page). | Unresolved |

| | | | |
|-----|----------------------------|---|------------|
| 32. | Public Safety - Addressing | Comment Add the subject parcel number 31-21-31-300-004A-0000 within the boundary lines of its property and the adjacent parcel numbers 31-21-31-300-0030-0000 (south of the subject parcel) and 31-21-31-300-0050-0000 (west of the subject parcel). | Unresolved |
| 33. | Public Safety - Addressing | Library Comment (POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to. | Info Only |
| 34. | Public Safety - Addressing | Library Comment (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1) | Info Only |
| 35. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed and readdressed to assign (4) digit unit numbers. (Addressing Policy) | Info Only |
| 36. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) The existing address on the property, parcel 31-21-31-300-004A-0000 is 5600 Elmhurst Cir, Oviedo, FL 32765. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7) | Info Only |
| 37. | Public Safety - Addressing | Comment Will the proposed building be the same tenant as the existing building? Will a separate tenant occupy this building? Will it be utilized as storage or warehouse etc.? Please provide clarification. | Question |

| | | | |
|-----|------------------------------|---|------------|
| 38. | Public Safety - Addressing | Comment On C7.0 Vehicle Plan, label W SR 426 in its respective right of way. Also, label the subject parcel number 31-21-31-300-004A-0000 within the boundary lines of its property and the adjacent parcel number 31-21-31-300-0030-0000 (south of the subject parcel). | Unresolved |
| 39. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) If it is determined that an address needs to be assigned for the new building, the address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C) | Info Only |
| 40. | 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 | Unresolved |
| 41. | Public Safety - Fire Marshal | Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. | Unresolved |
| 42. | Public Safety - Fire Marshal | Comment New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1. | Unresolved |
| 43. | Public Safety - Fire Marshal | Comment Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. | Unresolved |
| 44. | Public Safety - Fire Marshal | Comment If utilizing an existing hydrant a flow test, not to exceed 12 months, shall be provided in accordance with NFPA 291. | Unresolved |
| 45. | Public Safety - Fire Marshal | Comment Additional comments may be generated based on resubmittal. | Unresolved |

| | | | |
|-----|--------------------------------|---|------------|
| 46. | Public Works - Engineering | Comment Please provide detail of ADA parking and signage. See Transportation Detail T-19 of the Seminole County Engineering Manual. | Unresolved |
| 47. | Public Works - Engineering | Comment Please provide drainage analysis to show the master development can support the additional impervious surfacing and no stormwater runoff leaves the southern boundary of the site. | Unresolved |
| 48. | Public Works - Engineering | Comment Please provide geotechnical report for this project site with at least two borings beneath the proposed new structure. | Unresolved |
| 49. | Public Works - Engineering | Comment Additional comments may be required pending review of drainage report and geotechnical survey. | Info Only |
| 50. | Public Works - Engineering | Comment Please provide details for how the roof drainage will be collected or directed onsite. | Unresolved |
| 51. | Public Works - Engineering | Comment Please show ADA path to entrance and grading details to show compliance. | Unresolved |
| 52. | Public Works - Impact Analysis | Comment No TIS Report is Required, 24 Peak Hour trips generated are less than requirement (50 Peak Hour trips). | Info Only |

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

| Department | Reviewer | Email | Contact | Status |
|---------------------------------|-------------------|--|--------------|----------------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665- | Approved |
| Public Safety-Addressing | Amy Curtis | acurtis@seminolecountyfl.gov | 407-665-5191 | Corrections Required |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 | Approved |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | No Review Required |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 | Approved |
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-7334 | 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: |
|-----------|---|--|
| 6/24/2026 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | <i>Andrew, Amy, Kaitlyn, Matthew, James</i> |

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/urll/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0547

Title:

10:20 AM (TEAMS) MARSDEN BUILDING - SITE PLAN

Project Number: 26-06000023

Project Description: Proposed Site Plan for a retail and showroom building on 0.47 acres in the C-2 zoning district on the southeast corner of Wells Ave and Division St

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

Parcel ID: 18-21-30-515-0B00-0060

BCC District: 4-Lockhart

Applicant: Dan Marsden

Consultant: Johnny Herbert (407) 376-1777



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

PROJ. #: 26-06000023

RECEIVED 06/05/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

| | |
|--|-------------------|
| <input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | \$500.00 |
| <input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | SEE FORMULA BELOW |
| <input type="checkbox"/> DREDGE & FILL | \$750.00 |
| <input type="checkbox"/> FILL ONLY (| \$500.00 |

PROJECT

PROJECT NAME: Marsden Building

PARCEL ID #(S): 18-21-30-515-0B00-0060

DESCRIPTION OF PROJECT: Proposed Retail Sales and showroom

EXISTING USE(S): Undeveloped PROPOSED USE(S): Mixed Development

ZONING: C-2 FUTURE LAND USE: ^{MXD}Mixed dev. TOTAL ACREAGE: 0.47 AC BCC DISTRICT: ^{4:}LOCKHART

WATER PROVIDER: Seminole County ^{CASSELBERRY} SEWER PROVIDER: Seminole County

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

IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A

SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)

EXISTING BUILDING AREA: - NEW BUILDING AREA: 4,000 SF TOTAL: 4,000 SF

EXISTING PAVEMENT AREA: 4,228 SF NEW PAVEMENT AREA: 8,058 SF TOTAL: 12,286 SF

TOTAL SQUARE FEET OF **NEW** IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____

(TOTAL SQUARE FEET OF **NEW** ISA 12,058 / 1,000 = 12.05) x \$25 + \$2,500 = **FEE DUE: \$2,801.00**

(TOTAL SQUARE FEET OF **NEW** ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE

EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50

*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**

APPLICANT EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|--|---------------------------------------|------------|
| NAME: Mr. Dan Marsden | COMPANY: Marsden Construction Company | |
| ADDRESS: 617 Prairie lake drive fern park, florida 32730 | | |
| CITY: Casselberry | STATE: FL | ZIP: 32707 |
| PHONE: | EMAIL: - [REDACTED] | |

CONSULTANT EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|-----------------------------------|---|------------|
| NAME: Johnny Herbert IV PE | COMPANY: American Civil Engineering Co. | |
| ADDRESS: 207 North Moss Road #211 | | |
| CITY: Winter Springs | STATE: FL | ZIP: 32708 |
| PHONE: 407-376-1777 | EMAIL: [REDACTED] | |

OWNER(S) (_____) AUTHORIZATION FORM)

| | | |
|--|--------------------|------------|
| NAME(S): - Mr. Dan Marsden | | |
| ADDRESS: - 617 Prairie lake drive fern park, florida 32730 | | |
| CITY: - Casselberry | STATE: -FL | ZIP: 32707 |
| PHONE: | EMAIL: Casselberry | |

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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


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

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

Not applicable

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

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



SIGNATURE OF AUTHORIZED APPLICANT
5-1-2026

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Dan Marsden, the owner of record for the following described property (Tax/Parcel ID Number) 18-21-30-515-0B00-0060 hereby designates John Herbert IV PE - American Civil Engineering Co. to act as my authorized agent for the filing of the attached application(s) for:

| | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Arbor Permit | <input type="checkbox"/> Construction Revision | <input checked="" type="checkbox"/> Final Engineering | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Future Land Use | <input type="checkbox"/> Lot Split/Reconfiguration | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Special Event |
| <input type="checkbox"/> Preliminary Sub. Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Vacate | <input type="checkbox"/> Variance | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (please list): |

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.

6-5-26
Date

[Signature]
Property Owner's Signature

Daniel J. Marsden
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 Daniel Marsden (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Florida DL as identification, and who executed the foregoing instrument and sworn an oath on this 5 day of June, 2026.



[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

| NAME | ADDRESS | PHONE NUMBER |
|----------------|--------------------------------------|--------------|
| Daniel Marsden | 617 Prairie Lake Dr. Fern Park 32730 | 321-231-1607 |
| Diana Marsden | 617 Prairie Lake Dr. Fern Park 32730 | 321-231-1794 |

(Use additional sheets for more space)

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

| NAME | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|------|-----------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

Trust Name: _____

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|------|------------------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

Name of LLC: _____

| NAME | TITLE | ADDRESS | % OF INTEREST |
|------|-------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

Name of Purchaser: _____

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

Date of Contract: _____

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

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

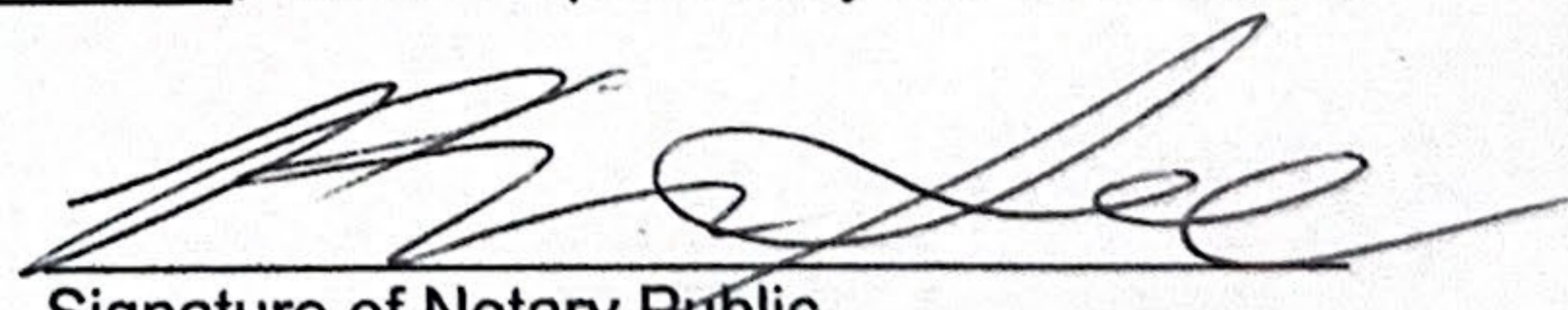
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date 6-2-26


 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 Daniel Marsden, who is personally known to me, or has produced FL Driver License as identification.


 Signature of Notary Public



Kourtney C. See
 Print, Type or Stamp Name of Notary Public

2026 Property Record Card



Parcel: **18-21-30-515-0B00-0060**
 Property Address:
 Owners: **MARSDEN , DIANA; MARSDEN , DANIEL**
 2026 Market Value \$144,123 Assessed Value \$116,177 Taxable Value \$116,177
 2025 Tax Bill \$1,646.84 Tax Savings with Non-Hx Cap \$324.62
 Vac General-Commercial property has a lot size of 0.47 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|---|
| Parcel | 18-21-30-515-0B00-0060 |
| Property Address | |
| Mailing Address | 617 PRAIRIE LAKE DR FERN PARK, FL 32730-2027 |
| Subdivision | PRAIRIE LAKE PARK |
| 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) | \$144,123 | \$144,123 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$144,123 | \$144,123 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$27,946 | \$38,508 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$116,177 | \$105,615 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$1,971.46 |
| Tax Bill Amount | \$1,646.84 |
| Tax Savings with Exemptions | \$324.62 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MARSDEN , DIANA - Tenants in Common :50
 MARSDEN , DANIEL - Tenants in Common :50

Legal Description

LOT 6
BLK B
PRAIRIE LAKE PARK
PB 7 PG 64

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$116,177 | \$0 | \$116,177 |
| SCHOOLS | \$144,123 | \$0 | \$144,123 |
| FIRE | \$116,177 | \$0 | \$116,177 |
| ROAD | \$116,177 | \$0 | \$116,177 |
| WATER MANAGEMENT DISTRICT | \$116,177 | \$0 | \$116,177 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| QUIT CLAIM DEED | 12/1/2017 | \$600 | 09046/0277 | Vacant | No |
| WARRANTY DEED | 10/1/2011 | \$100 | 07654/1725 | Vacant | No |
| SPECIAL WARRANTY DEED | 1/1/1994 | \$50,000 | 02710/1631 | Vacant | Yes |
| QUIT CLAIM DEED | 10/1/1993 | \$100 | 02668/1759 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|-----------|-----------|-----------|-----------|
| 20,299 SF | \$7.10/SF | \$144,123 | \$144,123 |

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 | MXD |
| Description | Mixed Development |

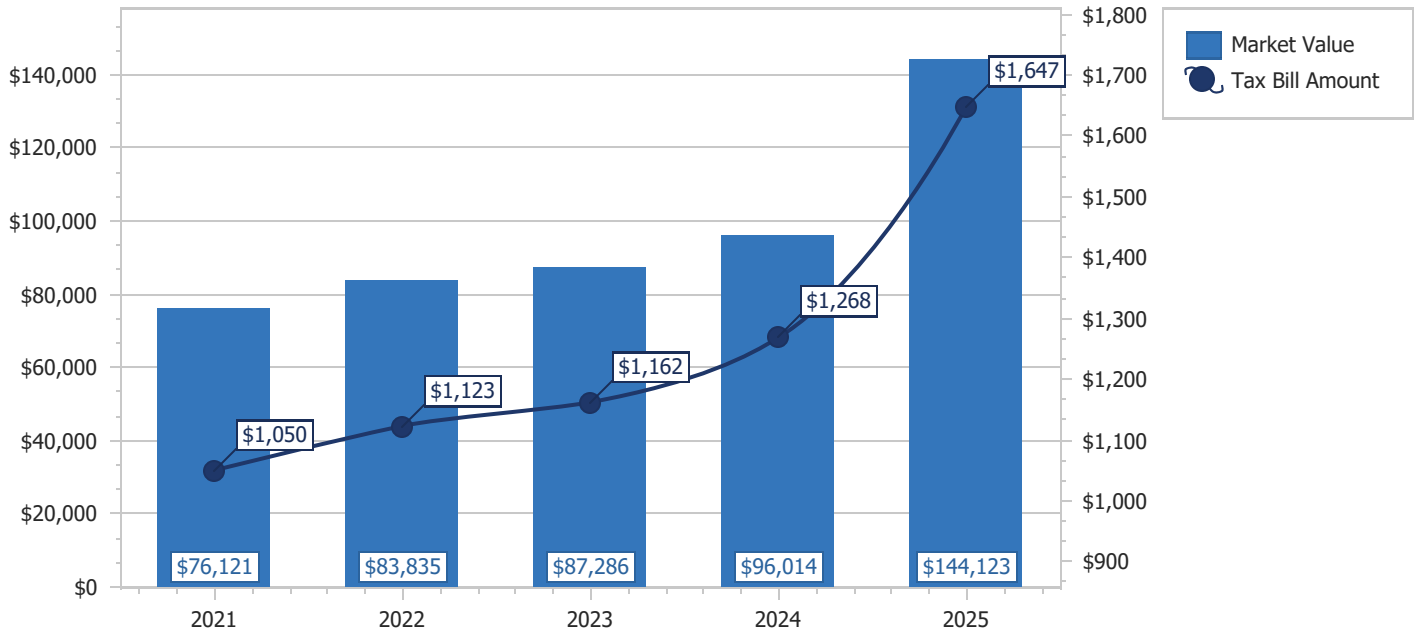
School Districts

| | |
|------------|-----------------|
| Elementary | English Estates |
| Middle | South Seminole |
| High | Lyman |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 56 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 22 Zone: 221 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Casselberry |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/7/2026 4:14:55 PM
Project: 26-06000023
Credit Card Number: 42*****5973
Authorization Number: 05285G
Transaction Number: 070626C19-D3CDB9F7-1DC0-4407-AF67-6B8683D18E08
Total Fees Paid: 2839.93

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 38.93 |
| SITE PLAN | 2801.00 |
| Total Amount | 2839.93 |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

Comment Document – Initial Submittal

| | | |
|--|---|----------------------------|
| PROJECT NAME: | MARSDEN BUILDING - SITE PLAN | PROJ #: 26-06000023 |
| APPLICATION FOR: | DR - SITE PLAN | |
| APPLICATION DATE: | 6/08/26 | |
| RELATED NAMES: | EP JOHNNY HERBERT | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 18-21-30-515-0B00-0060 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A RETAIL AND SHOWROOM BUILDING ON 0.47 ACRES IN THE C-2 ZONING DISTRICT | |
| NO OF ACRES | 0.47 | |
| BCC DISTRICT | 4: LOCKHART | |
| CURRENT ZONING | C-2 | |
| LOCATION | ON THE SOUTHEAST CORNER OF WELLS AVE AND DIVISION ST | |
| FUTURE LAND USE- | MXD | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | CASSELBERRY | |
| APPLICANT: | CONSULTANT: | |
| DAN MARSDEN MARSDEN CONSTRUCTION COMPANY 617 PRAIRIE LAKE DR FERN PARK FL 32730 [REDACTED] | JOHNNY HERBERT AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD WINTER SPRINGS FL 32708 (407) 376-1777 [REDACTED] | |

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.

AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|-------------------|---|------------|
| 1. | Buffers and CPTED | Comment Additional comments will be generated based on additional plan submittal. | Unresolved |
| 2. | Buffers and CPTED | Comment On page C4.0, the landscape buffers as stated in the site data are not in accordance with the approved DO for the site. Required buffers are as follows: Side (north)- five feet, front (east) zero feet, side (west)- five feet, and rear (southwest)- five feet. Please amend the site data to show the correct values. It appears the actual site plan shows the buffers dimensioned correctly, no buffer required/provided to the east adjacent to the FDOT pond. | Unresolved |
| 3. | Buffers and CPTED | Comment Are any trees being removed as a result of the placement of the new office building? Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1) | Unresolved |
| 4. | Buffers and CPTED | Comment Please provide the Landscape Plan, as indicated on the sheet index. Please ensure you are showing parking lot landscape and landscape plans are in accordance with the approved DO and SCLDC. See general requirements at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S3_0.14.16GEPRALLAAR | Unresolved |
| 5. | Buffers and CPTED | Comment Please provide irrigation plans. Please ensure that water use zones are clearly notated. For more information about requirements, please see the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S3_0.14.18LAPLIRPLSURE | Unresolved |
| 6. | Building Division | Comment - All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |

| | | | |
|-----|---------------------------------|---|------------|
| 7. | Building Division | Comment - 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, etc... | Info Only |
| 8. | Building Division | Comment - Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 9. | Environmental - Impact Analysis | Library Comment Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. | Unresolved |
| 10. | Environmental Services | Comment On Sheet C6.0: UTILITY PLAN: Please move the proposed water meter against the ROW line. Add the RPZ backflow preventer to the opposite side of the ROW line. I have attached a proposed layout in the Resources folder on ePLAN. | Unresolved |
| 11. | Environmental Services | Comment On Sheet C6.0 UTILITY PLAN: Please specify if there will be any potential sewer connections. There is a stub-out on the property that can be connected to for service. | Unresolved |
| 12. | Environmental Services | Comment Are all 3 commercial buildings using the same water meter? I assumed each building would have separate water meters, otherwise all of the buildings will have one combined water bill. If each building will have separate water meters, a commercial meter bank can be used instead. | Unresolved |
| 13. | Environmental Services | Comment Please provide water demand calculations to justify the size of the water meter requested (1"). Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well. | Unresolved |

| | | | |
|-----|--------------------------|---|------------|
| 14. | Environmental Services | <p>Comment</p> <p>Please add the following Seminole County standard details: SD 105, SD 106, SD 108, SD 109, SD 110, SD 111, SD 112, SD 204, SD 205, SD 207, SD 208, SD 211, SD 213, SD 215. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml. Additional details may be added if a commercial water meter will be used and/or sewer connections are needed.</p> | Unresolved |
| 15. | Natural Resources | <p>Comment</p> <p>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.</p> | Info Only |
| 16. | Planning and Development | <p>Comment</p> <p>On page C4.0, please update the building setbacks required/provided. The sides require 5 feet, respectively. The north side should provide a 45 foot setback and the south side should provide a 29 foot setback in accordance with the approved DO.</p> | Unresolved |
| 17. | Planning and Development | <p>Comment</p> <p>This application required a Final Development Plan to be completed due to the nature of PDs. This should have been applied for under the "Final Development Plan as Engineering Site Plan" type of application. Please coordinate with intake staff to remedy this comment. Link to the right application is as follows: https://www.seminolecountyfl.gov/docs/default-source/pdf/rezone-land-use-amendment-ada.pdf?sfvrsn=83efa8b6_3</p> | Unresolved |
| 18. | Planning and Development | <p>Comment</p> <p>It is strongly encouraged to provide a photometric plan at time of site plan. Please submit in accordance with regulations as per SCLDC Sec. 30.15 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT15OULIRE</p> | Unresolved |

| | | | |
|-----|--------------------------|---|------------|
| 19. | Planning and Development | Comment Please provide the dumpster enclosure details in accordance with SCLDC Sec. 30.14.15. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC | Unresolved |
| 20. | Planning and Development | Comment Will there be a sign associated with this development? If so, please provide location and details. | Unresolved |
| 21. | Planning and Development | Comment On page C4.0, under the site data table, please state the dimensions of the parking spots provided. | Unresolved |
| 22. | Planning and Development | Comment Please provide a Threatened and Endangered Species study. Study should be conducted within 18 months of date of application. | Unresolved |
| 23. | Planning and Development | Comment On the cover sheet, please add pages 8.1 and 8.2 to the Sheet index. | Unresolved |
| 24. | Planning and Development | Comment On Page C2.0, under Sec. B Earthwork note #9 states, "Transpiration" please update to "Transportation". | Unresolved |
| 25. | Planning and Development | Comment Please show amenities in the stormwater ponds in order to count it as open space in accordance with SCLDC Sec. 30.14.2.2 (d). It appears that there are not amenities in the southern pond. Please show applicable plantings as required for wet ponds. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.20PSP | Unresolved |
| 26. | Planning and Development | Comment On page C4.0, under Adjacent Zoning/Land Use. Please amend the west value from "RA1" to "R-1A". | Unresolved |

| | | | |
|-----|----------------------------|---|-----------|
| 27. | Public Safety - Addressing | <p>Comment (ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C) The proposed building will be assigned an address to Division ST.</p> | Info Only |
| 28. | Public Safety - Addressing | <p>Comment (Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage. (90.10 (a)(b)(c)(d)),(Florida Statute 177.051) (Addressing Policy 2025-002 & 2026-06)</p> | Info Only |
| 29. | Public Safety - Addressing | <p>Comment (Prior to Building Permit Submittal- New Commercial Building Single and/or Unit or Suite Numbers/Multiple Occupants) Approved sites with multiple occupants are required to coordinate individual addressing assignments, at least ten (10) working days prior to the submission of building permit applications. SCLDC Chapter 90.5 (d). You will need to submit, to our office, a site plan that shows all buildings (each permit shall have a site plan that depicts the building with the location of work), the street names, the subject and adjacent lot or parcel numbers, north arrow, the floor plans that shows the subject tenant space of where the work will be done, the floor numbers (if applicable), and show the tenant's ingress/egress, tenant separation walls, doors, the subject unit number or suite number and the directly adjacent unit numbers or suite numbers (if applicable). Addressing will provide you with building address(es) for each building. Unit or suite numbers (whichever is applicable) will be assigned at permitting for the proposed occupied tenant space. Additionally, the assigned building address for each permit is required to be labeled on each proposed floor plan, life safety plan, cover sheet, demolition plan, life safety plans, and the site plan</p> | Info Only |

| | | | |
|-----|----------------------------|---|------------|
| | | (example is within the title bar/sidebar) as applicable. If any part of the address/suite numbers or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. There are Building Department and Fire Department requirements that are in addition to Addressing requirements. Correspond with each department for requirements before submitting permits. (Addressing Policy 2017-001) | |
| 30. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2 | Info Only |
| 31. | Public Safety - Addressing | Library Comment (Development Name) Is "MARSDEN BUILDING" going to be the proposed facility name, and will it be on the sign(s) on the property? The approved name shall be the only conspicuous name posted or advertised on signage. If "BUILDING" will be part of the facility name, it will be required to be labeled on the signage as approved. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10 (a)(b)(c)(d)), & Florida Statute 177.051 & Addressing Policy 2025-002) | Question |
| 32. | Public Safety - Addressing | Comment On the 001_C1.0_COVER PLAN.pdf, please remove the reference to "WELLS AVENUE". The address will be assigned at permitting, it is not necessary for the street name to be on these plans. | Unresolved |

| | | | |
|-----|----------------------------|---|------------|
| 33. | Public Safety - Addressing | Comment On the 004_C4.0_SITE PLAN.pdf and 007_C7.0_VEHICLE PLAN.pdf, please remove the reference to "WELLS AVENUE" within the title bar. The address will be assigned at permitting, it is not necessary for the street name to be on these plans. | Unresolved |
| 34. | Public Safety - Addressing | Comment On the 004_C4.0_SITE PLAN.pdf, please remove the reference to "UNIT 1", "UNIT 2", and "UNIT 3" from the drawing. The addresses will be assigned in conjunction with a building permit. | Unresolved |
| 35. | Public Safety - Addressing | Comment On the 007_C7.0_VEHICLE PLAN.pdf, please remove the reference to "UNIT 1", "UNIT 2", and "UNIT 3" from both of the drawings. The addresses will be assigned in conjunction with a building permit. | Unresolved |
| 36. | Public Safety - Addressing | Library Comment (POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to. | Info Only |
| 37. | Public Safety - Addressing | Library Comment (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1) | Info Only |

| | | | |
|-----|------------------------------|--|------------|
| 38. | Public Safety - Addressing | Library Comment (POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number. | Info Only |
| 39. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5 | Info Only |
| 40. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1) | Info Only |
| 41. | Public Safety - Fire Marshal | Comment Please provide a hydrant flow test of both hydrants in accordance with NFPA 291. This test shall not be older than 12 months. | Unresolved |
| 42. | Public Safety - Fire Marshal | Comment Please revise NFPA code reference to 2021 edition. | Unresolved |
| 43. | Public Works - Engineering | Comment Please provide a geotechnical report with at least two borings beneath the proposed pond bottoms and aquabox. | Unresolved |
| 44. | Public Works - Engineering | Comment At least 10 feet of maintenance berm is required around each pond. Proposed landscape buffer may contribute to berm if it is free of vegetation with cross slopes no greater than 10:1. Please revise site plan to provide required berms. | Unresolved |
| 45. | Public Works - Engineering | Comment At least one foot of freeboard is required for each pond under design storm event. The top of both proposed ponds is 92.5' while the 25yr/24hr stage is 92.19'. Please revise pond heights to allow one foot of freeboard. | Unresolved |

| | | | |
|-----|----------------------------|--|------------|
| 46. | Public Works - Engineering | Comment Page 10 of the provided Storm Report appears to contain a FEMA flood map but otherwise is incomprehensible. Please resubmit. | Unresolved |
| 47. | Public Works - Engineering | Comment The inbound turn radius for the proposed driveway is 12'. Seminole County Engineering manual specifies minimum turn radii of 35'. Please revise driveway to allow for at least a 35' inbound turn radius. | Unresolved |
| 48. | Public Works - Engineering | Comment Seminole County Engineering manual requires concrete sidewalks with a minimum width of 5' to be constructed on both sides of all streets. Please extend proposed sidewalk along the site's entire frontage along Wells Ave and Division St. | Unresolved |
| 49. | Public Works - Engineering | Comment Proposed driveway does not meet minimum separation requirement of 200' from Wells Ave. While staff recognizes site geometry prevents this, staff requests the proposed driveway be aligned as closely as possible with the opposing driveway on Division St. | Unresolved |
| 50. | Public Works - Engineering | Comment Please provide grading points for ADA parking to show it meets requirements for cross slope. Please move the callout for S-2 such that it does not cover the parking spaces. | Unresolved |
| 51. | Public Works - Engineering | Comment On sheet C5.0, Grade Plan, there are conflicts in the contour lines around the dumpster pad. Please revise to remove any crossed contour lines. | Unresolved |
| 52. | Public Works - Engineering | Comment The scale of the main drawing on page C5.0 is approximately 50% larger than the provided reference scale. Please provide the correct reference scale. | Unresolved |
| 53. | Public Works - Engineering | Comment There is a conflict between the storm pipe sizes on the grade plan and utility plan. The grade plan specifies 15" ADS N-12 while the utility plan states 12" pipe in the pipe conflict notes. Additionally, pipe lengths are not specified. Please clarify which diameter pipe is being used and add pipe length information to the grade plan. | Unresolved |

| | | | |
|-----|--------------------------------|---|------------|
| 54. | Public Works - Engineering | Comment Sediment collection is required for construction entrances. Please add detail for construction entrance or note on SWPP. | Unresolved |
| 55. | Public Works - Engineering | Comment Due to number and nature of comments made, additional comments may be made upon resubmittal. | Unresolved |
| 56. | Public Works - Impact Analysis | Comment No Review Required. | Info Only |

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

| Department | Reviewer | Email | Contact | Status |
|---------------------------------|-----------------|-------------------------------|---------------|----------------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665- 7468 | Approved |
| Public Safety-Addressing | Lily Kay | lkay@seminolecountyfl.gov | 407-665-5045 | Corrections Required |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 | Corrections Required |
| Environmental Services | Maliha Rahman | mrahman@seminolecountyfl.gov | 407-665-2033 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | Approved |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 | Approved |
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-7334 | 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: |
|------------|---|--|
| 07/01/2026 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | Maliha, Andrew, Becky, Lily, Kaitlyn, Matthew |

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

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

Agenda Memorandum

File Number: 2026-0546

Title:

HEATHROW SQUARE - SITE PLAN

Project Number: 26-06000017

Project Description: Proposed Site Plan for a retail building and improvements on 11.93 acres in the PD zoning district located on the northwest corner of International Pkwy and Lake Mary Blvd

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

Parcel ID: 12-20-29-300-0060-0000

BCC District: 5-Herr

Applicant: Ryan Stahl (407) 628-0077

Consultant: Brent Lenzen (407) 427-1610



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

PROJ. #: 26-06000017

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

| | |
|--|-------------------------------------|
| <input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | \$500.00 |
| <input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT) | |
| <input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2) | \$500.00 |
| <input type="checkbox"/> DREDGE AND FILL | \$750.00 |
| <input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | CALCULATED BELOW MAXIMUM \$9,000 |
| <p>NEW BUILDING SQUARE FOOTAGE: <u>7,000</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>0</u> =</p> <p>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>7,000</u></p> <p>(TOTAL NEW ISA <u>7,000</u> /1,000 = <u>7</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$2,675.00</u></p> <p><u>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p> | |

PROJECT

| | | | |
|---|---------------------|---|-----------------------|
| PROJECT NAME: Heathrow Square | | | |
| PARCEL ID #(S): 12-20-29-300-0060-0000 | | | |
| DESCRIPTION OF PROJECT: adding a +/- 7,000 SF Retail building, landscape & hardscape improvements. | | | |
| EXISTING USE(S): Commercial Retail, Restarant | | PROPOSED USE(S): Commercial Retail, Restarant | |
| ZONING: PD | FUTURE LAND USE: PD | TOTAL ACREAGE: 11.93 | BCC DISTRICT: 5: Herr |
| WATER PROVIDER: Seminole County | | SEWER PROVIDER: Seminole County | |
| ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) | | | |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: | | | |

APPLICANT EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|--|-------------------|--------------------------------|
| NAME: Ryan Stahl | | COMPANY: EQX-HRP Heathrow, LLC |
| ADDRESS: 227 W New England Avenue, Suite C | | |
| CITY: Winter Park | STATE: FL | ZIP: 32789 |
| PHONE: (407) 628-0077 | EMAIL: [REDACTED] | |

CONSULTANT EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|---|-------------------|---|
| NAME: Brent Lenzen, P.E. | | COMPANY: Kimley-Horn and Associates, Inc. |
| ADDRESS: 200 S Orange Avenue, Suite 600 | | |
| CITY: Orlando | STATE: FL | ZIP: 32801 |
| PHONE: (407) 427-1610 | EMAIL: [REDACTED] | |

OWNER(S) (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

| | | |
|--|-------------------|-----------------------|
| NAME(S): Ryan Stahl | | EQX-HRP Heathrow, LLC |
| ADDRESS: 227 W New England Avenue, Suite C | | |
| CITY: Winter Park | STATE: FL | ZIP: 32789 |
| PHONE: (407) 628-0077 | EMAIL: [REDACTED] | |

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

Not applicable

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

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

| | |
|--|-----------------|
|  SIGNATURE OF AUTHORIZED APPLICANT | 4.22.23 DATE |
|--|-----------------|

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, EQX-HRP Heathrow, LLC, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-0060-0000 hereby designates Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

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

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

Date 4.22.26 _____
 Property Owner's Signature _____

 Property Owner's Printed Name Ryan Stahl

STATE OF FLORIDA
 COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ryan Stahl (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 22nd day of April, 2026.



KRISTIN BANKS
 Commission # HH 405810
 Expires June 4, 2027

 Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

| NAME | ADDRESS | PHONE NUMBER |
|------|---------|--------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

| NAME | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|------|-----------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

Trust Name: _____

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|------|------------------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

Name of LLC: EQX-HRP Heathrow, LLC

| NAME | TITLE | ADDRESS | % OF INTEREST |
|----------------------------------|-------|-----------------------------------|---------------|
| Heathrow Property Investors, LLC | MGR | 227 W New England Avenue, Suite C | 100 |
| Ryan Stahl | | | |
| | | | |

(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:

Date 6.6.25

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 6th day of June, 2025, by Ryan Stahl, who is personally known to me, or has produced _____ as identification.


Signature of Notary Public



KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027

Kristin Banks
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Foreign Limited Liability Company
EQX-HRP HEATHROW, LLC

Filing Information

Document Number M21000007579
FEI/EIN Number 87-1240427
Date Filed 06/17/2021
State DE
Status ACTIVE

Principal Address

3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Mailing Address

3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Registered Agent Name & Address

PARACORP INCORPORATED
155 OFFICE PLAZA DR., 1ST FLOOR
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MBR

HRP HEATHROW, LLC
3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Title MBR

HEATHROW PROPERTY INVESTORS, LLC
630 S. MAITLAND AVE., STE. 100
MAITLAND, FL 32751

Title MGR

Harbour Retail Partners Management, LLC
3 KEEL ST., UNIT #2
WRIGHTSVILLE BEACH, NC 28480

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2023 | 04/26/2023 |
| 2024 | 04/29/2024 |
| 2025 | 03/17/2025 |

Document Images

| | |
|---|--|
| 03/17/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2022 -- ANNUAL REPORT | View image in PDF format |
| 06/17/2021 -- Foreign Limited | 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
HEATHROW PROPERTY INVESTORS, LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L21000272830 |
| FEI/EIN Number | 87-1155931 |
| Date Filed | 06/11/2021 |
| Effective Date | 06/11/2021 |
| State | FL |
| Status | ACTIVE |

Principal Address

227 W New England Ave
Suite C
Winter Park, FL 32789

Changed: 03/06/2026

Mailing Address

227 W New England Ave
Suite C
Winter Park, FL 32789

Changed: 03/06/2026

Registered Agent Name & Address

STAHL, RYAN P
227 W New England Ave
Suite C
Winter Park, FL 32789

Address Changed: 03/06/2026

Authorized Person(s) Detail

Name & Address

Title MGR

STAHL, RYAN P

227 W New England Ave
Suite C
Winter Park, FL 32789

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2024 | 04/22/2024 |
| 2025 | 04/25/2025 |
| 2026 | 03/06/2026 |

Document Images

| | |
|---|--|
| 03/06/2026 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2022 -- ANNUAL REPORT | View image in PDF format |
| 06/11/2021 -- Florida Limited Liability | View image in PDF format |

LEGAL DESCRIPTION

PARCEL 1:

A tract of land being a portion of Section 12, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 12; thence South 89°51'31" West along the South line of said Section 12, a distance of 1404.21 feet; thence North 79°04'02" West along a line 80.00 feet North of and parallel to the centerline of Lake Mary Boulevard (State Road No. S-419) according to Florida State Road Department Right of Way Map, Section 77502-2601, for a distance of 6.14 feet to the Point of Curvature of a curve concave Southwesterly and having as its elements a central angle of 04°46'16" and a radius of 4663.75 feet; thence Westerly along the arc of said curve 388.36 feet to the Point of Tangency; thence North 83°50'18" West 65.95 feet to the Point of Beginning; thence continue North 83°50'18" West 664.98 feet; thence North 13°43'25" West, 49.98 feet; thence North 66°21'01" West, 76.54 feet; thence North 23°30'56" East, 167.63 feet; thence South 74°38'58" East, 137.77 feet; thence North 18°45'30" East, 282.22 feet; thence North 00°00'24" West, 160.00 feet; thence North 89°59'36" East 37.00 feet; thence due North 160.19 feet; thence South 70°10'32" East, 832.17 feet; thence North 79°40'54" West, for 170.66 feet; thence South 09°12'25" West, for 120.89 feet; thence South 51°21'48" East, for 51.34 feet; thence South 80°47'37" East, for 31.19 feet; thence North 54°12'23" East, for 71.31 feet; thence North 35°47'37" West, for 34.00 feet; thence North 54°12'23" East, for 96.64 feet; thence South 70°10'32" East, 111.19 feet; thence South 56°54'18" West, 173.44 feet to the Point of Curvature of a curve concave Southeasterly having as its elements a radius of 538.95 feet and a central angle of 14°16'02"; thence Southwesterly along the arc of said curve 134.20 feet to the Point of Reverse Curvature of a curve concave Northerly and having as its elements a radius of 25.00 feet and a central angle of 82°46'02"; thence along the arc of said curve 36.11 feet to the Point of Tangency; thence North 54°35'42" West, 54.40 feet; thence South 35°24'18" West, 92.00 feet to the beginning of a non-tangent curve having as its elements a radius of 25.00 feet, a central angle of 83°24'08" and a tangent bearing of South 54°35'42" East; thence Southerly along the arc of said curve 36.39 feet the Point of Reverse Curvature of a curve concave Easterly and having as its elements a radius of 592.95 feet and a central angle of 21°55'26"; thence Southerly along the arc of said curve 226.89 feet to the Point of Tangency; thence South 06°53'00" West, 38.63 feet to the Point of Curvature of a curve concave Northwesterly and having as its elements a radius of 25.00 feet and a central angle of 89°16'42"; thence Southerly along the arc of said curve 38.96 feet to the Point of Tangency and the POINT OF BEGINNING.

Together with the following:

A tract of land being a portion of Section 12, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 12; thence South 89°51'31" West along the South line of said Section 12, a distance of 1404.21 feet; thence North 79°04'02" West along a line 80.00 feet North of and parallel to the centerline of Lake Mary Boulevard (State Road No. S-419) according to Florida State Road Department Right of Way Map, Section 77502-2601, for a distance of 6.14 feet to the Point of Curvature of a curve concave Southwesterly and having as its elements a central angle of 04°46'16" and a radius of 4663.75 feet; thence Westerly along the arc of said curve 388.36 feet to the Point of Tangency; thence North 83°50'18" West 65.95 feet to the intersection of the West right of way line of International Parkway and the North right of way line of Lake Mary Boulevard; thence continue North 83°50'18" West 664.98 feet; thence North 13°43'25" West, 49.98 feet; thence North 66°21'01"

West, 76.54 feet; thence North 23°30'56" East, 167.63 feet; thence South 74°38'58" East, 67.65 feet to the POINT OF BEGINNING; thence North 18°45'30" East, 127.51 feet; thence South 71°21'19" East, 70.00 feet; thence South 18°45'30" West, 123.48 feet; thence North 74°38'58" West, 70.12 feet to the POINT OF BEGINNING.

Less the following:

A tract of land being a portion of Section 12, Township 20 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 12; thence South 89°51'31" West along the South line of said Section 12, a distance of 1404.21 feet; thence North 79°04'02" West along a line 80.00 feet North of and parallel to the centerline of Lake Mary Boulevard (State Road No. S-419) according to Florida State Road Department Right of Way Map, Section 77502-2601, for a distance of 6.14 feet to the Point of Curvature of a curve concave Southwesterly and having as its elements a central angle of 04°46'16" and a radius of 4663.75 feet; thence Westerly along the arc of said curve 388.36 feet to the Point of Tangency; thence North 83°50'18" West 65.95 feet to the intersection of the West right of way line of International Parkway and the North right of way line of Lake Mary Boulevard; thence continue North 83°50'18" West 664.98 feet; thence North 13°43'25" West, 49.98 feet; thence North 66°21'01" West, 76.54 feet; thence North 23°30'56" East, 167.63 feet; thence South 74°38'58" East, 137.77 feet; thence North 18°45'30" East, 153.48 feet to the POINT OF BEGINNING; thence continue North 18°45'30" East, 128.74 feet; thence North 00°00'24" West, 40.30 feet; thence South 71°21'19" East, 107.04 feet; thence South 18°38'41" West, 166.92 feet; thence North 71°21'19" West, 94.40 feet to the POINT OF BEGINNING.

PARCEL 2:

AND, TOGETHER WITH a non-exclusive, irrevocable easement for the installation, operation and maintenance of the master drainage system and utility system pursuant to and in accordance with the Master Drainage/Utility Plans, in, upon and over the portions of the property described in that certain Cross-Easement for Master Drainage and Utility Systems, by and between Heathrow Land and Development Corporation, a Florida corporation, and Heathrow Development Associates, Ltd., a Florida limited partnership, dated January 17, 1990, recorded January 18, 1990, in Official Records Book 2144, Page 1101, re-recorded February 16, 1990, in Official Records Book 2153, Page 1540, which has been amended by First Amendment dated April 18, 1995, recorded April 18, 1995, in Official Records Book 2905, Page 909, all of the Public Records of Seminole County, Florida.

PARCEL 3:

AND, TOGETHER WITH a non-exclusive easement in, upon, over and across International Parkway Boulevard for the purpose of providing ingress, egress and access (both vehicular and pedestrian) to and for Parcel I and all portions thereof and a non-exclusive easement, in, upon, over and under International Parkway Boulevard for the purpose of construction, installing, maintaining, repairing and replacing underground utility lines and other related facilities, to and for the benefit of the above-referenced parcel and all portions thereof which easements were created by that certain Easement Agreement for International Parkway Boulevard by Heathrow Land and Development Corporation, a Florida corporation, to and for the benefit of Heathrow Development Associates, Ltd., a Florida limited partnership, dated January 17, 1990, recorded January 18, 1990, in Official Records Book 2144, Page 1027 and re-recorded February 16, 1990, in Official Records Book 2153, Page 1481, of the Public Records of Seminole County, Florida.

PARCEL 4:

AND, TOGETHER WITH the non-exclusive easement for access, ingress, egress and road right-of-way purposes for the use and benefit of Parcel 1, as shown in that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Heathrow International Center Seminole County, Florida, filed in Official Records Book 3015, Page 1688 and amended by Affidavit filed in Official Records Book 3053, Page 98, of the Public Records of Seminole County, Florida.

Property Record Card



Parcel: **12-20-29-300-0060-0000**
 Property Address: **100 INTERNATIONAL PKWY LAKE MARY, FL 32746**
 Owners: **EQX-HRP HEATHROW LLC**
 2026 Market Value \$17,289,101 Assessed Value \$17,289,101 Taxable Value \$17,289,101
 2025 Tax Bill \$218,050.26
 Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.64 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|--|
| Parcel | 12-20-29-300-0060-0000 |
| Property Address | 100 INTERNATIONAL PKWY LAKE MARY, FL 32746 |
| Mailing Address | 227 W NEW ENGLAND AVE STE C WINTER PARK, FL 32789-4260 |
| Subdivision | |
| Tax District | 01:County Tax District |
| DOR Use Code | 16:Retail Center-Anchored |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Income | Income |
| Number of Buildings | 5 | 5 |
| Depreciated Building Value | \$0 | \$0 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$0 | \$0 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$17,289,101 | \$15,940,512 |
| 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 | \$17,289,101 | \$15,940,512 |

2025 Certified Tax Summary

| | |
|-----------------------------|--------------|
| Tax Amount w/o Exemptions | \$218,050.26 |
| Tax Bill Amount | \$218,050.26 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
 EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 20S RGE 29E
 BEG 190 FT S 83 DEG 50 MIN 18 SEC E
 OF INT N R/W LAKE MARY BLVD & E
 R/W HEATHROW BLVD RUN N 13 DEG 42
 MIN 25 SEC W 49.98 FT N 66 DEG 21
 MIN 1 SEC W 76.54 FT N 23 DEG 30
 MIN 56 SEC E 167.63 FT S 74 DEG 38
 MIN 58 SEC E 137.77 FT N 18 DEG 45
 MIN 30 SEC E 282.22 FT N 160 FT E
 37 FT N 160.19 FT S 70 DEG 10 MIN
 32 SEC E 943.36 FT S 56 DEG 54 MIN
 18 SEC W 173.44 FT SWLY & WLY ALONG
 CURVE 170.31 FT N 54 DEG 35 MIN 42
 SEC W 54.40 FT S 35 DEG 24 MIN 18
 SEC W 92 FT SLY ALONG CURVE 263.28 FT
 S 6 DEG 53 MIN W 38.63 FT SLY ON
 CURVE 38.96 FT N 83 DEG 50 MIN 18
 SEC W TO BEG (LESS R/W ON S FOR LK
 MARY BLVD & FROM SE COR RUN W
 1404.21 FT N 79 DEG 04 MIN 02 SEC
 W 6.14 FT WLY ALONG CURVE 388.36 FT
 N 83 DEG 50 MIN 18 SEC W 65.95 FT
 NELY ALONG CURVE 38.96 FT N 06 DEG 53
 MIN 00 SEC E 38.63 FT NELY ALONG ELY
 R/W INT'L PKWY 226.89 FT NWLY ALONG
 CURVE 36.39 FT N 35 DEG 24 MIN 18
 SEC E 92 FT S 54 DEG 35 MIN 42 SEC
 E 54.40 FT ELY ALONG CURVE 36.11 FT
 NELY ALONG CURVE 79.40 FT N 38 DEG 55
 MIN 15 SEC W 49.88 FT TO POB RUN
 N 80 DEG 47 MIN 37 SEC W 31.19 FT
 N 51 DEG 21 MIN 48 SEC W 51.34 FT
 N 09 DEG 12 MIN 23 SEC E 120.89 FT
 S 79 DEG 40 MIN 54 SEC E 170.66 FT
 S 54 DEG 12 MIN 23 SEC W 96.64 FT
 S 35 DEG 47 MIN 37 SEC E 34 FT S
 54 DEG 12 MIN 23 SEC W 71.31 FT TO
 BEG)

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|--------------|---------------|--------------|
| COUNTY GENERAL FUND | \$17,289,101 | \$0 | \$17,289,101 |
| Schools | \$17,289,101 | \$0 | \$17,289,101 |
| FIRE | \$17,289,101 | \$0 | \$17,289,101 |
| ROAD DISTRICT | \$17,289,101 | \$0 | \$17,289,101 |
| SJWM(Saint Johns Water Management) | \$17,289,101 | \$0 | \$17,289,101 |

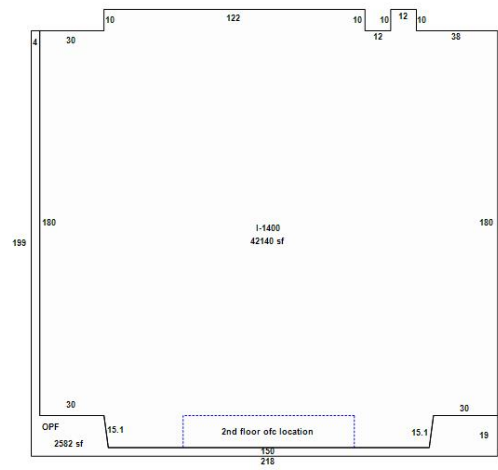
Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|--------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 6/25/2021 | \$18,200,000 | 09974/1672 | Improved | Yes |

| | | | | | |
|-----------------------|-----------|--------------|------------|----------|-----|
| SPECIAL WARRANTY DEED | 11/1/2004 | \$11,475,000 | 05503/1277 | Improved | No |
| WARRANTY DEED | 8/1/2001 | \$7,350,000 | 04157/1223 | Improved | No |
| SPECIAL WARRANTY DEED | 7/1/1997 | \$5,100,000 | 03267/1453 | Improved | Yes |
| SPECIAL WARRANTY DEED | 1/1/1990 | \$100 | 02144/0979 | Improved | No |
| SPECIAL WARRANTY DEED | 1/1/1990 | \$121,700 | 02144/0973 | Improved | No |
| SPECIAL WARRANTY DEED | 1/1/1990 | \$10,218,600 | 02144/0967 | Improved | No |
| WARRANTY DEED | 12/1/1986 | \$100 | 01799/0453 | Vacant | No |
| WARRANTY DEED | 12/1/1986 | \$100 | 01799/0450 | Vacant | No |
| WARRANTY DEED | 12/1/1986 | \$1,335,000 | 01799/0447 | Vacant | No |

| Land | | | | |
|------------|-----------|-------------|-------------|--|
| Units | Rate | Assessed | Market | |
| 519,721 SF | \$7.16/SF | \$3,721,202 | \$3,721,202 | |

| Building Information | |
|-------------------------------|---------------------------------|
| # | 1 |
| Use | MASONRY PILASTER |
| Year Built* | 1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 43340 |
| Total Area (ft ²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$4,694,011 |
| Assessed | \$2,734,261 |



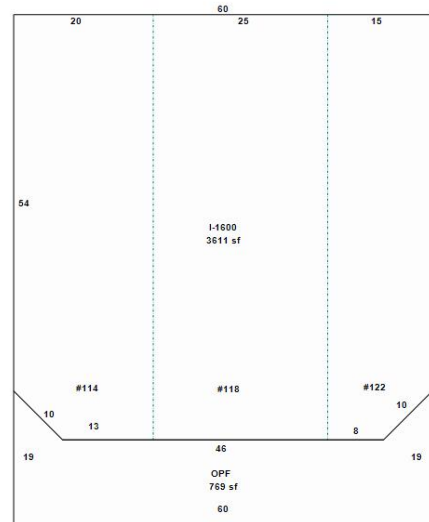
Building 1

* Year Built = Actual / Effective

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| OPEN PORCH FINISHED | 2582 |

| Building Information | |
|-------------------------------|------------------|
| # | 2 |
| Use | MASONRY PILASTER |
| Year Built* | 1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 3611 |
| Total Area (ft ²) | |
| Constuction | NO WALLS |
| Replacement Cost | \$842,849 |
| Assessed | \$490,960 |

* Year Built = Actual / Effective



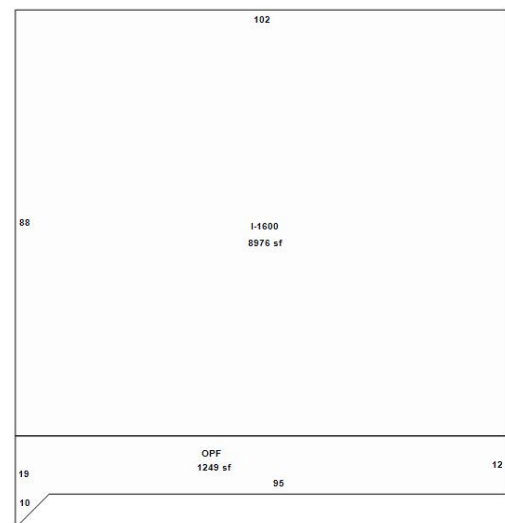
Building 2

Appendages

| Description | Area (ft ²) |
|---------------------|-------------------------|
| OPEN PORCH FINISHED | 769 |

| Building Information | |
|-------------------------------|------------------|
| # | 3 |
| Use | MASONRY PILASTER |
| Year Built* | 1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 8976 |
| Total Area (ft ²) | |
| Constuction | NO WALLS |
| Replacement Cost | \$2,067,260 |
| Assessed | \$1,204,179 |

* Year Built = Actual / Effective



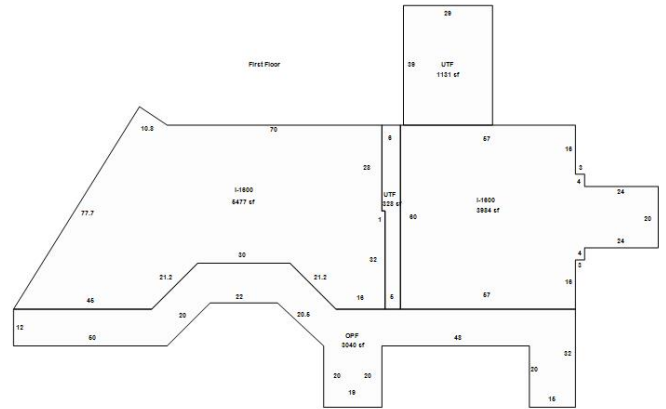
Building 3

Appendages

| Description | Area (ft ²) |
|---------------------|-------------------------|
| OPEN PORCH FINISHED | 1249 |

| Building Information | |
|-------------------------------|-------------------------------|
| # | 4 |
| Use | MASONRY PILASTER |
| Year Built* | 1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 17726 |
| Total Area (ft ²) | |
| Constuction | METAL & GLASS - CURTAIN WALLS |
| Replacement Cost | \$3,790,998 |
| Assessed | \$2,208,256 |

* Year Built = Actual / Effective

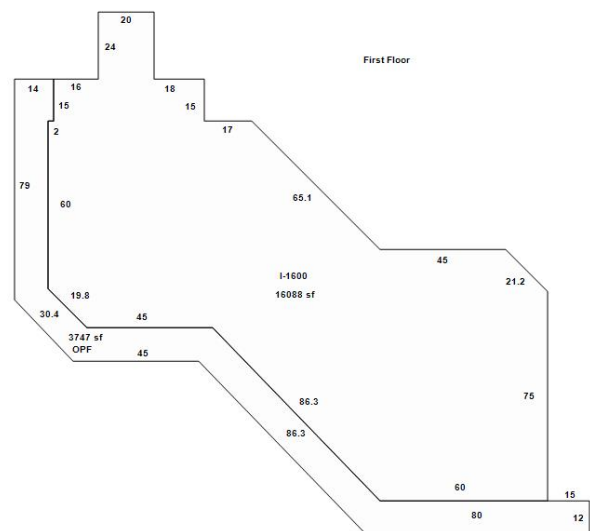


Building 4

| Appendages | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| OPEN PORCH FINISHED | 3040 |
| OPEN PORCH FINISHED | 4700 |
| UTILITY FINISHED | 328 |
| UTILITY FINISHED | 1131 |

| Building Information | |
|-------------------------------|-------------------------------|
| # | 5 |
| Use | MASONRY PILASTER |
| Year Built* | 1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 30098 |
| Total Area (ft ²) | |
| Constuction | METAL & GLASS - CURTAIN WALLS |
| Replacement Cost | \$6,218,232 |
| Assessed | \$3,622,120 |

* Year Built = Actual / Effective



Building 5

| Appendages | |
|-------------|-------------------------|
| Description | Area (ft ²) |

| | |
|---------------------|------|
| OPEN PORCH FINISHED | 788 |
| OPEN PORCH FINISHED | 5052 |
| OPEN PORCH FINISHED | 3747 |

| Permits | | | | |
|----------|---|-----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 13248 | 120 INTERNATIONAL PKWY: ALTERATION COMMERCIAL-Hair Studio and Nail Saloon CO - HEATHROW SHOPS | \$180,000 | 3/9/2026 | 11/25/2025 |
| 03807 | 100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant | \$2,915 | | 6/8/2021 |
| 03166 | 100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS | \$7,000 | | 4/2/2021 |
| 14240 | 120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign | \$1,180 | | 9/17/2020 |
| 16138 | 120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL- | \$1,528 | | 11/19/2019 |
| 05133 | 120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL | \$1,650 | | 4/10/2019 |
| 02997 | MECHANICAL- #128 | \$10,000 | | 3/14/2019 |
| 03631 | FIRE SUPPRESSION- #140 | \$1,700 | | 4/6/2018 |
| 17379 | SIGN #140 | \$7,990 | | 3/1/2018 |
| 00393 | 100 INTERNATIONAL PKWY: REROOF COMMERCIAL | \$70,725 | | 1/29/2018 |
| 01140 | REROOF | \$70,725 | | 1/19/2018 |
| 05350 | ALARM SYSTEM ALTERATION - #184 | \$4,800 | | 4/25/2017 |
| 04358 | WALL SIGN - #184 | \$2,280 | | 4/6/2017 |
| 04291 | ELECTRICAL - #184 | \$12,000 | | 4/5/2017 |
| 03251 | REWORK FIRE SPRINKLER SYSTEM - #184 | \$7,345 | | 3/14/2017 |
| 01019 | WALL SIGN - #120 | \$1,800 | | 1/26/2017 |
| 00332 | INTERIOR BUILD-OUT - #184 | \$150,000 | 5/24/2017 | 1/10/2017 |
| 13252 | REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140 | \$250 | | 11/16/2016 |
| 13253 | REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120 | \$250 | | 11/16/2016 |
| 13255 | REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124 | \$250 | | 11/16/2016 |
| 13256 | REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128 | \$250 | | 11/16/2016 |
| 13258 | REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240 | \$250 | | 11/16/2016 |
| 13261 | REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240 | \$250 | | 11/16/2016 |
| 13262 | REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240 | \$250 | | 11/16/2016 |
| 10753 | MECHANICAL - 100 INTERNATIONAL PKWY #130 | \$9,500 | | 9/15/2016 |
| 11908 | MECHANICAL | \$127,700 | | 10/20/2015 |
| 09640 | REROOF - 100 INTERNATIONAL PKWY | \$15,000 | | 8/26/2015 |

| | | | | |
|-------|--|-------------|------------|------------|
| 09642 | REROOF | \$6,000 | | 8/26/2015 |
| 09643 | REROOF | \$27,000 | | 8/26/2015 |
| 09501 | REROOF | \$52,000 | | 8/21/2015 |
| 11026 | ALARM SYSTEM ALTERATION | \$24,920 | | 11/18/2014 |
| 09332 | GROUND & WALL SIGNS | \$40,378 | | 9/18/2014 |
| 08776 | ELECTRICAL - #110 | \$1,500 | | 9/4/2014 |
| 07968 | REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY | \$23,000 | | 8/21/2014 |
| 06140 | HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY | \$1,125 | | 6/23/2014 |
| 05403 | ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY | \$16,153 | | 6/4/2014 |
| 04241 | MECHANICAL - #110 - 100 INTERNATIONAL PKWY | \$5,120 | | 5/8/2014 |
| 04240 | MECHANICAL - #110 - 100 INTERNATIONAL PKWY | \$42,750 | | 5/8/2014 |
| 02858 | INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY | \$1,100,000 | 6/16/2015 | 4/1/2014 |
| 09451 | MECHANICAL - #240 | \$6,140 | | 11/12/2013 |
| 06681 | BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY | \$7,000 | | 8/7/2013 |
| 06223 | ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220 | \$972 | | 7/23/2013 |
| 01688 | SIGNS. | \$1,990 | | 4/17/2013 |
| 09472 | UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S | \$1,600 | | 12/21/2012 |
| 07351 | ADD & RELOCATE FIRE SPRINKLER HEADS - #120 | \$2,482 | | 9/27/2012 |
| 07088 | LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS | \$5,450 | | 9/19/2012 |
| 07038 | INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112 | \$6,133 | | 9/18/2012 |
| 06968 | MECHANICAL - #240 | \$19,914 | | 9/14/2012 |
| 06234 | INTERIOR ALTERATION - #120 | \$137,985 | 10/24/2012 | 8/15/2012 |
| 06082 | DEMOLISH & REMOVE WALK-IN COOLER - #188 | \$800 | | 8/10/2012 |
| 03974 | INTERIOR ALTERATION - #112 | \$20,000 | 8/14/2012 | 5/29/2012 |
| 03833 | REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH | \$1,850 | | 5/22/2012 |
| 07921 | CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY | \$1,800 | | 10/7/2011 |
| 01268 | WALL SIGN - #124 - CHIROPRACTIC | \$2,300 | | 2/22/2011 |
| 01267 | WALL SIGN W/LED LIGHTS - #120 - DIVA | \$2,200 | | 2/22/2011 |
| 00768 | FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO | \$1,068 | | 2/2/2011 |

| | | | | |
|-------|--|-----------|-----------|------------|
| 00770 | INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$1,068 | | 2/2/2011 |
| 07922 | FIRE SPRINKLER SYSTEM INSTALLATION - #124 | \$882 | | 10/5/2010 |
| 07501 | INTERIOR ALTERATION - NO CHANGE OF USE - #124 | \$20,000 | | 9/20/2010 |
| 05299 | INTERIOR ALTERATION - #188 | \$111,796 | | 7/1/2009 |
| 04612 | WALL SIGN | \$2,312 | | 6/9/2009 |
| 03228 | REROOF | \$176,330 | | 4/28/2009 |
| 02846 | ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS | \$18,000 | | 4/15/2009 |
| 00853 | INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$3,195 | | 2/5/2009 |
| 00190 | SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$2,200 | | 1/12/2009 |
| 11022 | INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$70,000 | 3/2/2009 | 11/3/2008 |
| 10454 | INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$8,390 | | 10/14/2008 |
| 10399 | MECHANICAL & CONDENSOR #240 | \$5,473 | | 10/13/2008 |
| 01039 | A/C CHANGEOUT - #240 | \$5,473 | | 10/13/2008 |
| 08645 | INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$2,200 | | 8/19/2008 |
| 08541 | INTERIOR BUILDOUT - #188 | \$57,610 | | 8/14/2008 |
| 08238 | A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$7,495 | | 8/5/2008 |
| 07076 | REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$10,000 | 9/25/2008 | 7/2/2008 |
| 05575 | INSTALL FIRE SPRINKLERS - #240 | \$3,385 | | 5/27/2008 |
| 05589 | RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$2,300 | | 5/27/2008 |
| 05506 | SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$2,000 | | 5/23/2008 |
| 04245 | INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240 | \$4,975 | | 4/23/2008 |
| 02601 | INTERIOR ALTERATION - #240 | \$115,000 | | 3/13/2008 |
| 02259 | INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$2,200 | | 3/5/2008 |
| 01214 | REMOVE & REPLACE ROOF-TOP UNIT - #220 | \$7,000 | | 2/5/2008 |
| 13522 | INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$59,000 | 8/12/2008 | 12/31/2007 |
| 09496 | REROOF - #128 | \$10,490 | | 8/24/2007 |
| 05301 | MECHANICAL & CHANGEOUT - LUIGINOS | \$3,830 | | 5/17/2007 |
| 04773 | MECHANICAL & CONDENSOR | \$3,100 | | 5/4/2007 |
| 04697 | INSTALL FIRE SPRINKLERS - #192 | \$2,100 | | 5/3/2007 |
| 04702 | INSTALL FIRE SPRINKLERS - #188 | \$2,100 | | 5/3/2007 |

| | | | | |
|-------|---|-----------|------------|------------|
| 03457 | INSTALL FIRE SPRINKLERS - #184 | \$2,800 | | 4/4/2007 |
| 03220 | INSTALL FIRE ALARM SYSTEM - SUITE #192 | \$1,155 | | 3/29/2007 |
| 03222 | INSTALL FIRE ALARM SYSTEM - SUITE #188 | \$1,155 | | 3/29/2007 |
| 02796 | INSTALL FIRE ALARM SYSTEM - #184 | \$1,200 | | 3/20/2007 |
| 02517 | TENANT ALTERATION - SUITE #184 | \$9,200 | 6/19/2007 | 3/13/2007 |
| 02375 | INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY | \$3,200 | | 3/9/2007 |
| 02110 | INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176 | \$4,000 | | 3/2/2007 |
| 01544 | TENANT BUILDOUT - #192 | \$30,000 | 8/8/2007 | 2/14/2007 |
| 01198 | INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$43,995 | | 2/6/2007 |
| 01116 | WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176 | \$1,950 | | 2/2/2007 |
| 00730 | ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176 | \$10,995 | 3/16/2007 | 1/23/2007 |
| 00722 | INTERIOR BUILDOUT - #188 | \$125,000 | 8/8/2007 | 1/23/2007 |
| 12124 | INSTALL FIRE SPRINKLERS - #184 | \$3,239 | | 10/26/2006 |
| 12135 | INSTALL FIRE SPRINKLERS - #176 | \$3,239 | | 10/26/2006 |
| 12004 | MECHANICAL & CONDENSOR | \$3,170 | | 10/24/2006 |
| 11778 | INTERIOR BUILDOUT - #184 | \$25,000 | | 10/18/2006 |
| 10381 | INTERIOR BUILDOUT - #176 | \$25,000 | | 9/11/2006 |
| 07438 | WALL SIGN | \$4,157 | | 6/22/2006 |
| 05940 | WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$2,365 | | 5/22/2006 |
| 05455 | INSTALL FIRE SPRINKLERS - #116 | \$2,068 | | 5/9/2006 |
| 03738 | TENANT BUILDOUT - #220 | \$100,000 | 6/23/2006 | 4/4/2006 |
| 03573 | WALL SIGN - #128 | \$6,500 | | 3/31/2006 |
| 02966 | INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120 | \$120,000 | 6/22/2006 | 3/17/2006 |
| 01205 | REPLACE 5 TON AIR HANDLER | \$3,500 | | 2/2/2006 |
| 10107 | REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY | \$25,000 | | 5/20/2005 |
| 00358 | INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130 | \$50,000 | | 1/6/2005 |
| 15261 | REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE | \$2,450 | | 11/23/2004 |
| 15101 | REROOF DUE TO HURRICANE DAMAGE - SUITE #1262 | \$17,000 | | 11/22/2004 |
| 14523 | RELOCATE EXISTING SPRINKLER HEADS - #112 | \$2,850 | | 11/15/2004 |
| 14003 | INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112 | \$2,100 | | 11/5/2004 |
| 10736 | INTERIOR RENOVATION FOR H & R BLOCK - #112 | \$40,320 | 11/29/2004 | 9/17/2004 |

| | | | | |
|-------|---|-----------|-----------|------------|
| 10323 | SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY | \$800 | | 9/10/2004 |
| 03891 | MECHANICAL & CONDENSOR - #220 | \$4,500 | | 4/7/2004 |
| 03280 | INSTALL FIRE ALARM SYSTEM | \$2,258 | | 3/26/2004 |
| 03024 | INSTALL FIRE SPRINKLERS/MAIN | \$2,893 | | 3/19/2004 |
| 00567 | WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110 | \$0 | | 1/16/2004 |
| 13227 | ROOF STRUCTURE OVER OPEN SEATING AREA | \$40,000 | | 11/25/2003 |
| 11945 | WALL SIGN - #120 | \$0 | | 10/23/2003 |
| 09057 | INSTALL FIRE SPRINKLERS/MAIN - #240 | \$2,450 | | 8/13/2003 |
| 08738 | INSTALL FIRE ALARM SYSTEM | \$1,800 | | 8/5/2003 |
| 08325 | BUILDOUT; #240 | \$60,000 | 11/6/2003 | 7/24/2003 |
| 08327 | BUILDOUT - #240 | \$60,000 | | 7/24/2003 |
| 06274 | MECHANICAL & CONDENSOR - #240 | \$6,934 | | 6/1/2003 |
| 04768 | INSTALL FIRE SPRINKLERS/MAIN - #128 | \$1,800 | | 5/1/2003 |
| 03453 | INSTALL FIRE SPRINKERS/MAIN | \$2,500 | | 4/1/2003 |
| 03666 | INTERIOR BUILDOUT - #128 | \$89,000 | 6/6/2003 | 4/1/2003 |
| 02505 | WALL SIGN - #128 | \$0 | | 3/1/2003 |
| 00349 | WALL SIGN - #128 | \$0 | | 1/1/2003 |
| 00507 | INSTALL FIRE SPRINKLERS/MAIN | \$3,974 | | 1/1/2003 |
| 11542 | INSTALL FIRE ALARM SYSTEM | \$2,500 | | 11/1/2002 |
| 11163 | MECHANICAL & CONDENSOR | \$45,000 | | 11/1/2002 |
| 10432 | INSTALL FIRE SPRINKLERS/MAIN | \$0 | | 10/1/2002 |
| 09526 | WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106 | \$0 | | 9/1/2002 |
| 08990 | PAD PER PERMIT 100 INTERNATIONAL PKWY #110 | \$250,000 | 3/13/2003 | 9/1/2002 |
| 08432 | INSTALL FIRE ALARM SYSTEM; #240 | \$4,200 | | 9/1/2002 |
| 08357 | REMODELING OF EXISTING OFFICE - #240 | \$200,000 | | 8/1/2002 |
| 07218 | WALL SIGN | \$0 | | 7/1/2002 |
| 05435 | WINN-DIXIE #2380 - FIRE WORK SALE IN STORE | \$3,500 | | 5/1/2002 |
| 04238 | MECHANICAL & CONDENSOR; #120 | \$1,995 | | 4/1/2002 |
| 04081 | MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130 | \$2,753 | | 4/1/2002 |
| 01384 | REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY | \$5,500 | | 2/1/2002 |
| 02210 | TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116 | \$15,000 | | 2/1/2002 |
| 04637 | RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140 | \$1,500 | | 5/1/2001 |
| 04797 | FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110 | \$0 | | 5/1/2001 |
| 02954 | MECHANICAL&CONDENSOR | \$2,000 | | 4/1/2001 |

| | | | | |
|-------|---|----------|-----------|------------|
| 03694 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140 | \$950 | | 4/1/2001 |
| 01132 | WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110 | \$3,000 | | 2/1/2001 |
| 01514 | SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY | \$2,365 | | 2/1/2001 |
| 09656 | ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140 | \$2,000 | | 10/25/2000 |
| 05406 | MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING | \$5,000 | | 6/12/2000 |
| 03579 | FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140 | \$3,000 | | 4/1/2000 |
| 00670 | FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC | \$47,500 | 6/2/2000 | 3/1/2000 |
| 02006 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J | \$1,900 | | 3/1/2000 |
| 00856 | WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140 | \$15,000 | | 2/1/2000 |
| 09936 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130 | \$840 | | 12/1/1999 |
| 10553 | INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130 | \$1,020 | | 12/1/1999 |
| 08775 | MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130 | \$24,000 | | 11/1/1999 |
| 06156 | INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY | \$7,656 | 10/1/1998 | 8/1/1998 |
| 06157 | INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY | \$6,384 | 10/8/1998 | 8/1/1998 |
| 05435 | POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY | \$0 | 9/26/1997 | 8/1/1997 |
| 03777 | FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS | \$400 | | 6/1/1997 |
| 03025 | ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY | \$0 | | 5/1/1997 |
| 03226 | FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY | \$860 | | 5/1/1997 |
| 01465 | ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY | \$20,000 | 6/20/1997 | 3/1/1997 |
| 01609 | RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY | \$3,000 | | 3/1/1997 |
| 07354 | 2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY | \$1,500 | | 11/1/1996 |
| 07010 | FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY | \$2,200 | | 10/1/1996 |
| 06202 | BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY | \$0 | | 9/1/1996 |
| 06220 | ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY | \$250 | | 9/1/1996 |

| | | | | |
|-------|--|-----------|------------|-----------|
| 06281 | INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON | \$46,200 | | 9/1/1996 |
| 05155 | REPIPE X-RANGE GUARD-PASTA LOVERS | \$1,400 | | 8/1/1996 |
| 05317 | PASTA LOVERS-RANGE HOOD ADD | \$2,230 | | 8/1/1996 |
| 04451 | MISC ELEC STE 220 | \$200 | | 7/1/1996 |
| 04552 | PASTA LOVERS | \$2,531 | | 7/1/1996 |
| 03799 | DRY CLEAN USA-STORAGE SHED | \$2,400 | | 6/1/1996 |
| 04216 | PASTA LOVERS TRATTORIA INTERIOR | \$130,000 | 9/20/1996 | 6/1/1996 |
| 03880 | GOODINGS VIDEO STORE | \$16,000 | 7/1/1996 | 6/1/1996 |
| 04418 | GOODINGS/ADD ONE HORN STROBE | \$300 | | 6/1/1996 |
| 04266 | GOODINGS-ADD TO SPRINKLER SYS | \$975 | | 6/1/1996 |
| 05630 | FIRE SPRINKLERS | \$1,240 | | 8/1/1995 |
| 04379 | SECURITY SYSTEM | \$3,780 | | 7/1/1995 |
| 04735 | INTERIOR-ADVANCED DERMATOLOGY | \$60,000 | 10/19/1995 | 7/1/1995 |
| 00902 | TITAN CORP SUITE 240 | \$1,400 | | 2/1/1995 |
| 08266 | ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY | \$1,958 | | 12/1/1994 |
| 07874 | INTERIOR-EXCESS & STOP LOSS | \$100,000 | | 12/1/1994 |
| 08171 | STE 176 FIRE PROTECTION | \$2,350 | | 12/1/1994 |
| 03198 | W P ABRHAM SUITE 112 NO DESCRIPTION | \$23,000 | 5/26/1994 | 5/1/1994 |
| 03756 | HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY | \$33,000 | 7/6/1994 | 5/1/1994 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|-----------------------------|------------|--------|-----------|-----------|
| COMMERCIAL ASPHALT DR 2 IN | 1988 | 222400 | \$745,040 | \$447,024 |
| COMMERCIAL CONCRETE DR 4 IN | 1988 | 41724 | \$260,775 | \$156,465 |
| POLE LIGHT 1 ARM | 1988 | 21 | \$38,934 | \$38,934 |
| POLE LIGHT 2 ARM | 1988 | 29 | \$104,545 | \$104,545 |
| POLE LIGHT 3 ARM | 1988 | 6 | \$33,990 | \$33,990 |
| POLE LIGHT 1 ARM | 1989 | 13 | \$24,102 | \$24,102 |
| WOOD DECK | 2000 | 1200 | \$8,280 | \$4,968 |

Zoning

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

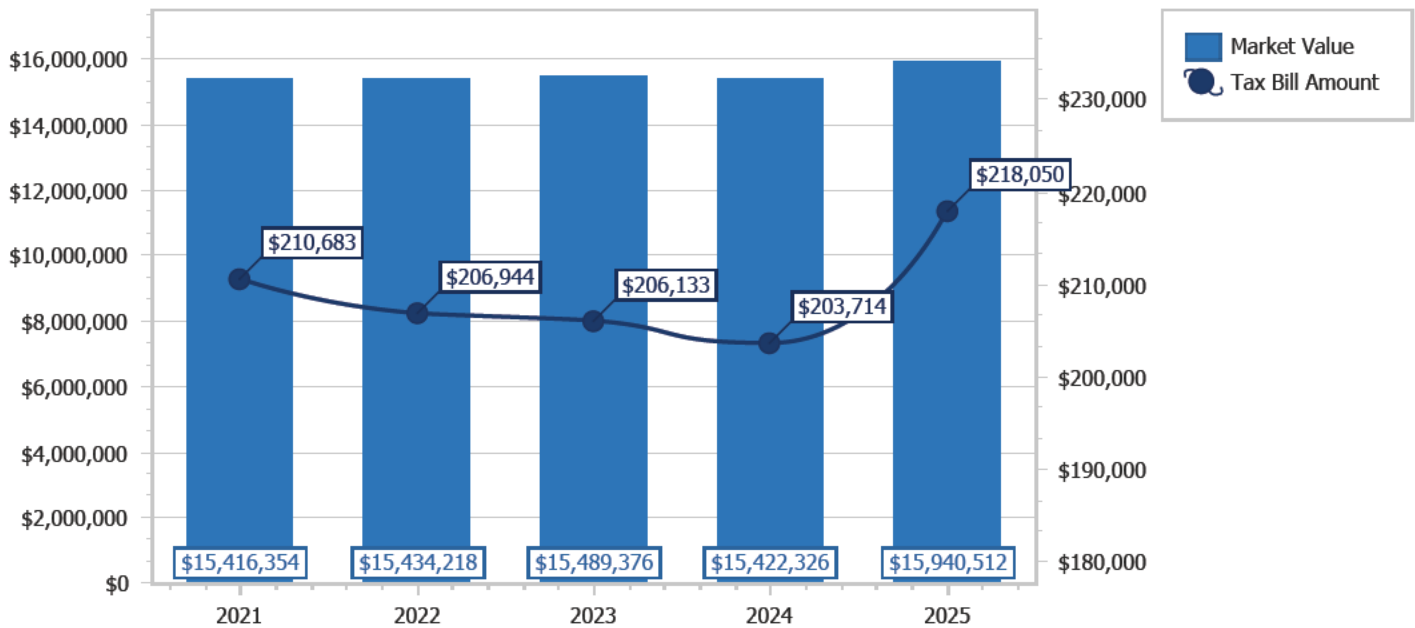
School Districts

| | |
|------------|---------------|
| Elementary | Heathrow |
| Middle | Markham Woods |
| High | Seminole |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 5 - Andria Herr |
| US Congress | District 7 - Cory Mills |
| State House | District 36 - Rachel Plakon |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 11 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 36 Zone: 361 |
| Power Company | DUKE |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 5/7/2026 9:44:05 AM
Project: 26-06000017
Credit Card Number: 37*****1238
Authorization Number: 294933
Transaction Number: 070526O2D-D16F94AA-F8C8-48F3-8766-102813647477
Total Fees Paid: 2710.40

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 35.40 |
| SITE PLAN | 2675.00 |
| Total Amount | 2710.40 |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

| | | |
|---|---|----------------------------|
| PROJECT NAME: | HEATHROW SQUARE - SITE PLAN | PROJ #: 26-06000017 |
| APPLICATION FOR: | DR - SITE PLAN | |
| APPLICATION DATE: | 5/06/26 | |
| RELATED NAMES: | EP BRENT LENZEN | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 12-20-29-300-0060-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A RETAIL BUILDING AND IMPROVEMENTS ON 11.93 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD | |
| NO OF ACRES | 11.93 | |
| BCC DISTRICT | 5: HERR | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD | |
| CURRENT LAND USE- | PD | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| RYAN STAHL EQX-HRP HEATHROW LLC 227 W NEW ENGLAND AVE STE C WINTER PARK FL 32789 (407) 628-0077 | BRENT LENZEN KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1610 | |

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

| NO | REVIEWED BY | TYPE | STATUS |
|-----|--|---|------------|
| 1. | Buffers and CPTED Annie Sillaway | On sheet L1.01, please provide the complete buffer calculation. The number of required trees shown is incorrect based on Plant Group A and the linear footage of the buffer area. Please include the full calculation and update the tree quantity to reflect the requirements for a 0.4 opacity, 15-foot width buffer using Plant Group A. | Unresolved |
| 2. | Buffers and CPTED Annie Sillaway | A sample buffer calculation has been provided in the resources folder for reference. | Info Only |
| 3. | Buffers and CPTED Annie Sillaway | The total required canopy, understory, evergreen, and shrub plantings must be shown within the proposed buffer width. Please revise the plans to reflect the correct quantities of required canopy trees, understory trees, evergreens, and shrubs. | Unresolved |
| 4. | Buffers and CPTED Annie Sillaway | On sheet L1.01, please dimension the fifteen (15) foot buffer width. | Unresolved |
| 5. | Buffers and CPTED Annie Sillaway | Additional comments may be forthcoming after resubmittal. | Info Only |
| 6. | Building Division Daniel Losada | Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 7. | 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 |
| 8. | Building Division Daniel Losada | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 9. | Building Division Daniel Losada | All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 10. | Building Division Daniel Losada | The number of accessible parking spaces must be in accordance with the Florida Accessibility Code. | Info Only |
| 11. | Building Division | Proposed development on this parcel may be located within a flood zone hazard area and will require a flood | Info Only |

| | | | |
|-----|---|--|------------|
| | Daniel Losada | review. | |
| 12. | Environmental - Impact Analysis Becky Noggle | Seminole County is the Water and Sewer service provider for this project. Additional Capacity may be required. | Info Only |
| 13. | Environmental Services James Van Alstine | On Sheet C0.0: Cover Sheet, please update the phone number for water/sewer to (407) 665-2024. | Unresolved |
| 14. | Environmental Services James Van Alstine | On Sheet C1.1: General Notes, please update potable water system note 4 to be pressure class 350, not class 50. | Unresolved |
| 15. | Environmental Services James Van Alstine | On Sheet C1.1: General Notes, please update potable water system note 10 to be 10-gauge A.W.G. instead of 12-gauge A.W.G. | Unresolved |
| 16. | Environmental Services James Van Alstine | On Sheet C6.1: Utility Plan, please update the wet tap callout to the following: WET TAP EXISTING 10" PVC WATER MAIN W/ 10"X8" MJ OUTLET STAINLESS STEEL TAPPING SLEEVE AND 8" GATE VALVE. | Unresolved |
| 17. | Environmental Services James Van Alstine | On Sheet C6.1: Utility Plan, please update the DDCVA callout to include "point of service" or P.O.S. | Unresolved |
| 18. | Environmental Services James Van Alstine | On Sheet C6.1: Utility Plan, please update the 6" manifold to include an end of line blowoff and a 6" GV upstream of the service saddles similar to SD 214: large commercial meter bank. | Unresolved |
| 19. | Environmental Services James Van Alstine | Please provide calculations to justify that the 1.5" water meter sizes requested are suitable for the anticipated water demands of the 4 proposed retail lots. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type within each building. Please include separate water demands in the form of maximum operating flow (in gpm) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for each building as well. Let me know if Plumbing plans are not available for you to perform this analysis so we can discuss other options to move forward. | Unresolved |
| 20. | Environmental Services James Van Alstine | On Sheet C6.1: Utility Plan, please add x2 6" 45-degree bends on the 6" DR14 C900 PVC fire line next to the stub out. | Unresolved |
| 21. | Environmental Services | On Sheet C6.1: Utility Plan, instead of routing the sewer flow from proposed manhole S3 through proposed | Unresolved |

| | | | |
|-----|---|--|------------|
| | James Van Alstine | manhole S2/S1 and core drilling the existing manhole, would it be possible to run an 8" gravity sewer line directly from proposed manhole S3 to a proposed doghouse manhole downstream of the existing manhole? This area is already proposed for milling and resurfacing and rerouting would eliminate roughly 40 ft of extra gravity main and a manhole for you to install and for us to maintain. Also, is it possible to have that 8" gravity sewer between proposed manhole S3 and the proposed doghouse manhole be laid shallower w/ an outside drop connection at the proposed doghouse manhole? Shallower gravity sewer is easier to access and maintain in the long run for us. | |
| 22. | Environmental Services James Van Alstine | On Sheet C6.1: Utility Plan, please provide a pipe conflict callout/detail for the crossing of the proposed 8" PVC WM with the existing 8" PVC gravity sewer main, for the crossing of the proposed 8" PVC gravity sewer main with the proposed storm yard drain, and for the crossing of the proposed 8" gravity sewer main with the proposed 15" HP storm (if gravity sewer rerouted per previous comment). | Unresolved |
| 23. | Environmental Services James Van Alstine | Please be aware that County reclaim irrigation is available for this parcel if desired. We have a 16" PVC RWM near the southeast corner of the parcel available for connection. Not required. | Info Only |
| 24. | Environmental Services James Van Alstine | On Sheets C6.1 and C6.3: Utility Plan, please update note 1 to be Seminole County, not Collier. | Unresolved |
| 25. | Environmental Services James Van Alstine | On Sheets C3.3: Existing Conditions and Demolition Plan, multiple cleanouts and a grease trap are called out to be removed but are not shown to be relocated on Sheet C6.3: Utility Plan. Are these cleanouts/grease trap no longer needed? | Unresolved |
| 26. | Environmental Services James Van Alstine | Markups were provided on Sheet C3.3: Existing Conditions and Demolition Plan and C6.3: Utility Plan, please review and address. | Unresolved |
| 27. | Environmental Services James Van Alstine | On Sheet C8.0: Seminole County Utility Details, please add the following Seminole County standard details: SD 105, SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 207, SD 208, SD 211, SD 214, SD 218, SD 301, SD 302, SD 303, SD 304, SD 305. Please remove SD 201 and SD 205. | Unresolved |
| 28. | Planning and Development Annie Sillaway | On sheet C4.1 under the site data, please state the required maximum building height of thirty-five (35) feet and the proposed building height. | Unresolved |
| 29. | Planning and | On sheet C4.1 under the site data, please the | Unresolved |

| | | | |
|-----|---|--|------------|
| | Development Annie Sillaway | percentage of 9'x18' and 10'x 20' size parking spaces. Please note that per sec. 30.11.6.2 (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 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. | |
| 30. | Planning and Development Annie Sillaway | On sheet C4.1 under the site plan data, please place the hours of operation. Informational: 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. | Unresolved |
| 31. | Planning and Development Annie Sillaway | On sheet C4.1 under the site data, please provide the required bicycle parking required for the site. The minimum required bicycle parking spaces would be under General Business/Retail 1:25,000 sf (Long Term) and 1:7,500 sf (Short Term). Information: Per Sec. 30.11.7.5 Location. (a) Short-term spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access route. For a building with more than one entrance, the bicycle parking must be distributed along all facades with a main entrance, and located within fifty (50) feet of at least one main entrance, as measured along the most direct | Unresolved |

| | | | |
|-----|--|---|------------|
| | | <p>pedestrian access route. When more than six (6) spaces are required per entrance, additional parking may be provided at a secondary location, such as a parking garage, not more than 200 feet from the principal entrance with directional signage indicating its location.</p> <p>(b) Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of a main, operational entrance to the building.</p> | |
| 32. | <p>Planning and Development Annie Sillaway</p> | <p>Informational: After 60 days of establishment of new landscape the owner will be required to revisit the irrigation timer settings and program the timer to meet our local watering guidelines that can be found within the Countys water conservation ordinance under Chapter 270 Part 5 in the Seminole County Code of Ordinance to avoid overuse of water past that initial establishment period.</p> | Info Only |
| 33. | <p>Planning and Development Annie Sillaway</p> | <p>On sheet C4.0, please identify the zoning and future land use of the adjacent properties to the northern and western portions of the subject site.</p> | Unresolved |
| 34. | <p>Planning and Development Annie Sillaway</p> | <p>On sheets C4.2 and C4.3, there appear to be two different boundary lines separating the two parcels within Tract 2. Is a lot line reconfiguration being proposed as part of this site plan review in coordination with the adjacent parcel to the west? Please clarify and revise the plans accordingly.</p> | Unresolved |
| 35. | <p>Planning and Development Annie Sillaway</p> | <p>On sheet C4.1 under the site data, please provide the proposed use that will be in the proposed 7,000 sf building.</p> | Unresolved |
| 36. | <p>Planning and Development Annie Sillaway</p> | <p>Per the Heathrow Development Order, the minimum parking space size is 9' x 16.5'. Please revise the parking spaces shown on sheet C-4.2 to reflect the required 9' x 16.5' dimensions rather than 9' x 16'.</p> | Unresolved |
| 37. | <p>Planning and Development Annie Sillaway</p> | <p>On sheet C4.0 under the site data, please provide the maximum F.A.R. for the subject property.</p> | Unresolved |
| 38. | <p>Planning and Development Annie Sillaway</p> | <p>On sheet C4.0 under the site data, please provide the parcel number and the total square feet of the subject property.</p> | Unresolved |
| 39. | <p>Planning and Development Annie Sillaway</p> | <p>On sheet C4.0, the site data lists 25,594 sq. ft. of existing office to remain and 110,000 sq. ft. of existing retail to remain. However, the parking calculations do not appear to reflect these same square footages. Please revise the plans to ensure consistency by showing the correct total existing building square footage and the corresponding required parking based on those figures.</p> | Unresolved |

| | | | |
|-----|--|---|------------|
| 40. | Planning and Development Annie Sillaway | On sheet C4.0 under the site data, please state the required open space of 25% and provide the existing open space to show that the site meets the 25% required open space. | Unresolved |
| 41. | Planning and Development Annie Sillaway | If any outdoor lighting is proposed for the retail building, please provide a photometric plan showing all proposed exterior lighting. | Unresolved |
| 42. | Planning and Development Annie Sillaway | Additional comments may follow upon resubmittal of the site plan. | Info Only |
| 43. | Public Safety - Addressing Amy Curtis | On C3.0 Overall Existing Conditions and Demolition Plan & C4.0 Overall Plan remove the reference to STATE ROAD NO. 419 and add a directional to W Lake Mary Boulevard. Label the subject parcel number 12-20-29-300-0060-0000 within its boundary lines. | Unresolved |
| 44. | Public Safety - Addressing Amy Curtis | On C3.1 Existing Conditions and Demolition Plan, C4.1 Site Plan & C4.4 Fire Truck Route, please add the street name W Lake Mary Boulevard and International Parkway. Label the subject parcel number 12-20-29-300-0060-0000 within its boundary lines. | Unresolved |
| 45. | Public Safety - Addressing Amy Curtis | On C3.2 Existing Conditions and Demolition Plan, C4.2 Site Plan & C4.5 Fire Truck Route please add the subject parcel number 12-20-29-300-0060-0000 within its boundary lines and the adjacent parcel number 12-20-29-300-001L-0000 (located to the north of subject parcel). | Unresolved |
| 46. | Public Safety - Addressing Amy Curtis | (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1) | Info Only |
| 47. | Public Safety - Addressing Amy Curtis | (POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6) | Info Only |
| 48. | Public Safety - Addressing Amy Curtis | (POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number. | Info Only |
| 49. | Public Safety - Addressing | (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 | Info Only |

| | | | |
|-----|--|---|------------|
| | Amy Curtis | Administration, Addressing Office. SCLDC 90.5 | |
| 50. | Public Safety - Addressing Amy Curtis | (ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1) | Info Only |
| 51. | Public Safety - Addressing Amy Curtis | (ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C) | Info Only |
| 52. | Public Safety - Addressing Amy Curtis | (Prior to Building Permit Submittal- New Commercial Unit or Suite Numbers/Multiple Occupants) Approved sites with multiple occupants are required to coordinate individual addressing assignments, at least ten (10) working days prior to the submission of building permit applications. SCLDC Chapter 90.5 (d). You will need to submit, to our office, a floor plan that shows the subject tenant space of where the work will be done, the floor number (if applicable), and show the tenant's ingress/egress, tenant separation walls, doors, the subject unit number or suite number and the directly adjacent unit numbers or suite numbers (if applicable) and a north arrow. Addressing will provide you with a unit number or suite number (whichever is applicable) for the proposed occupied tenant space. The floor plans provided with the construction plans are required to have the approved unit numbers or suite numbers labeled and in the following manner: Suite # or Unit #. (Addressing Policy 2017-001) | Info Only |
| 53. | Public Safety - Addressing Amy Curtis | (Prior to Building Permit Submittal- New Commercial Unit or Suite Numbers/Multiple Occupants) Additionally, if the following sheets are submitted with the permit package, the assigned building address and suite number or unit number of where the work will be done is required to be labeled on the cover sheet, existing floor plan, proposed floor plans, demolition plan, life safety plans and the site plan (example is within the title bar/sidebar) as applicable. Therefore, you will need to contact our office for suite numbers or unit numbers, prior to building permit submittal. If any part of the suite numbers or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. There are Building Department and Fire Department requirements that are in addition to Addressing requirements. Correspond with each department for requirements before submitting permits. (Addressing Policy 2017-001) | Info Only |
| 54. | Public Safety - Addressing Amy Curtis | Comment On C3.3 Existing Conditions and Demolition Plan & C4.3 Site Plan please add the subject parcel number 12-20-29-300-0060-0000 within its boundary lines. | Unresolved |

| | | | |
|-----|---|---|------------|
| 55. | 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, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2. | Unresolved |
| 56. | Public Safety - Fire Marshal Matthew Maywald | Please revise TRA to the following specs: Adequate turning radius does not appear to accommodate the emergency vehicles. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft | Unresolved |
| 57. | Public Safety - Fire Marshal Matthew Maywald | 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 | Unresolved |
| 58. | Public Safety - Fire Marshal Matthew Maywald | Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. | Unresolved |

| | | | |
|-----|---|--|------------|
| 59. | Public Safety - Fire Marshal Matthew Maywald | Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1) | Unresolved |
| 60. | Public Safety - Fire Marshal Matthew Maywald | Exploded utility view calls out PIV and DDCVA. If DDCVA is the Fire POS a PIV prior to the DDCVA is NOT required. Just the DDCVA if it is only feeding the one building. | Unresolved |
| 61. | Public Safety - Fire Marshal Matthew Maywald | NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 | Unresolved |
| 62. | Public Safety - Fire Marshal Matthew Maywald | Please show location of FDC on the plans. | Unresolved |
| 63. | Public Safety - Fire Marshal Matthew Maywald | New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1. Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. | Unresolved |
| 64. | Public Safety - Fire Marshal Matthew Maywald | If utilizing existing hydrants, a flow test, not older than 12 months, shall be provided and in accordance with NFPA 291. | Unresolved |
| 65. | Public Safety - Fire Marshal Matthew Maywald | The requirements below shall be on all site plans as notes for sprinklered buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinklered buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered. | Unresolved |
| 66. | Public Safety - Fire Marshal Matthew | Additional comments may be generated based on resubmittal. | Unresolved |

| | Maywald | | |
|-----|--|---|------------|
| 67. | Public Works - Engineering Andrew Broxton | The additional exit to the southeast seems unnecessary and may pose a traffic hazard. Please consider removing this exit. Additional signage to make this right out only and prevent wrong way entry from the site entrance would be required. | Unresolved |
| 68. | Public Works - Engineering Andrew Broxton | On C3.2, existing conditions and demolition plan, there is a large planter depicted that does not appear on the site plan. If the intention is to remove this planter, please state so on the sheet. | Unresolved |
| 69. | Public Works - Engineering Andrew Broxton | On sheet C7.0, general construction details, the incorrect Florida Statute is referenced in the ADA parking detail. Refer to Transportation Detail T-19 of the Seminole County Public Works Engineering Manual. | Unresolved |
| 70. | Public Works - Engineering Andrew Broxton | Please provide hydraulic analysis for proposed drainage system additions. | Unresolved |
| 71. | Public Works - Engineering Andrew Broxton | Additional silt fencing will be required, particularly along the western side of the property detailed on sheet C3.3. | Unresolved |
| 72. | Public Works - Engineering Andrew Broxton | Please provide location and detail of construction entrance. | Unresolved |
| 73. | Public Works - Engineering Andrew Broxton | Staff has concerns with the longitudinal slope of the driveway and curb along the south side of the building. Please consider more aggressive grading to facilitate drainage. | Unresolved |
| 74. | Public Works - Engineering Andrew Broxton | Code requires 15" minimum piping for all stormwater piping. Staff will accept at least 12" piping for roof drains if hydraulic analysis supports their use. | Unresolved |
| 75. | Public Works - Engineering Andrew Broxton | Sidewalk along angled parking should be six foot wide at minimum to accommodate vehicle overhang. | Unresolved |
| 76. | Public Works - Engineering Andrew Broxton | Several angled parking spaces are do not meet the requirements of the land development code. For 60-degree angled parking, isle length is required to be 22.3'. If the leading stripe is 23', then the parking isle is functionally only 17.25'. Please review and revise proposed new parking spaces to provide the required 20' effective depth or 18' with two feet of overhang over the sidewalk. | Unresolved |
| 77. | Public Works - Engineering | Install additional curb ramps to facilitate access from all ADA spaces. | Unresolved |

| | | | |
|-----|--|---|------------|
| | Andrew Broxton | | |
| 78. | Public Works - Engineering Andrew Broxton | It is not clear if there is a truck well drain or if it connects to existing stormwater system. Please revise to show connection and details. | Unresolved |
| 79. | Public Works - Engineering Andrew Broxton | Please provide semi movement plan to demonstrate access to proposed truck well. | Unresolved |
| 80. | Public Works - Impact Analysis Arturo Perez | A Traffic Impact Study (TIS) will be required for this project based on the Land Use proposed (i.e., Fast Food Restaurant) and 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. The Applicant has provided the TIS Methodology and the outcome of the review is that some changes are required prior to approval. The requested changes are as follows: 1. Trig Generation: After the TMCs are collected, adjust the Trip Generation/Internal capture percentage based on ITE to correct it based on actual INs and OUTs to the site. 2. Trip Distribution: 1% of trips from the north of international Parkway seems unreasonable, please review. Adjustments made to Lake Mary Blvd do not add up (i.e. 45% and 42% to/from the east, east of International Parkway, but 70% west of International Parkway. The original 30% and 99% did not add to 100%. The reason for this is related to the RIRO driveway on Lake Mary Blvd. Add a couple of "Turn Prohibitors" at the model's access point on Lake Mary Blvd in order to not allow southbound left turn outs nor eastbound left turns in. Then, rerun the CFRPM v7 TDM and plot the distribution percentages by direction. 3. Project Access and Turn Lane Analysis:: Add to the analysis the potential need for a new Traffic Signal at the main access on International Parkway. | Unresolved |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT | STATUS | REVIEWER |
|---------------------------------|---------------------------------------|--|
| Environmental Services | Corrections Required | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |
| Environmental - Impact Analysis | Review Complete Recommend Approval | Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov |
| Planning and Development | Correction Required | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Comprehensive Planning | Approved | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Public Works - Engineering | Corrections Required | Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov |
| Public Safety - Addressing | Corrections Required | Amy Curtis 407-665-5191 ACurtis@seminolecountyfl.gov |
| Public Works - Impact Analysis | Corrections Required | Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov |
| Buffers and CPTED | Corrections Required | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Natural Resources | No Review Required | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Corrections Required | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Building Division | Approved | Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov |

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

1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|---------|---|--|
| 6/24/26 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | Annie, James, Andrew, Amy, Arturo, Matthew |

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

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

Agenda Memorandum

File Number: 2026-0548

Title:

LYMAN RD - SITE PLAN

Project Number: 26-06000025

Project Description: Proposed Site Plan for offices and warehouse facility on 2.48 acres in the M-1 zoning district on the southeast side of Lyman Rd, west of Anchor Rd

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

Parcel ID: 07-21-30-521-0000-0040+

BCC District: 4-Lockhart

Applicant: Bryan Potts (407) 982-9878

Consultant: N/A



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

PROJ. #: 26-06000025

RECEIVED AND PAID 06/10/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

| | |
|--|-------------------|
| <input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | \$500.00 |
| <input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | SEE FORMULA BELOW |
| <input type="checkbox"/> DREDGE & FILL | \$750.00 |
| <input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2) | \$500.00 |

PROJECT

| | |
|--|---|
| PROJECT NAME: Lyman Road | |
| PARCEL ID #(S): 07-21-30-521-0000-0040 & 07-21-30-521-0000-0050 | |
| DESCRIPTION OF PROJECT: Construct an 25,000 SF Office/Warehouse Facility | |
| EXISTING USE(S): Undeveloped | PROPOSED USE(S): Office/Warehouse |
| ZONING: M-1 | FUTURE LAND USE: IND TOTAL ACREAGE: 2.48 BCC DISTRICT: 4 |
| WATER PROVIDER: Casselberry | SEWER PROVIDER: Casselberry |
| ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) | |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A | |
| SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE) | |
| EXISTING BUILDING AREA: <u>0</u> | NEW BUILDING AREA: <u>25,000</u> TOTAL: <u>25,000</u> |
| EXISTING PAVEMENT AREA: <u>0</u> | NEW PAVEMENT AREA: <u>19,415</u> TOTAL: <u>19,415</u> |
| TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>44,415</u> | |
| (TOTAL SQUARE FEET OF NEW ISA <u>44,415</u> / 1,000 = <u>44.415</u>) x \$25 + \$2,500 = FEE DUE: <u>3,610.38</u> | |
| (TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE | |
| EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50 | |
| *ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00** | |

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|---------------------------------|-------------------------------|------------|
| NAME: Bryan Potts | COMPANY: Tannath Design, Inc. | |
| ADDRESS: 2494 Rose Spring Drive | | |
| CITY: Orlando | STATE: FL | ZIP: 32825 |
| PHONE: (407) 982-9878 | EMAIL: [REDACTED] | |

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | | |
|---------------------------------|-------------------------------|------------|
| NAME: Bryan Potts | COMPANY: Tannath Design, Inc. | |
| ADDRESS: 2494 Rose Spring Drive | | |
| CITY: Orlando | STATE: FL | ZIP: 32825 |
| PHONE: 407-982-9878 | EMAIL: [REDACTED] | |

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

| | | |
|---------------------------|-----------|------------|
| NAME(S): Stephalnick, LLC | | |
| ADDRESS: 130 Lyman Road | | |
| CITY: Casselberry | STATE: FL | ZIP: 32707 |
| PHONE: | EMAIL: | |

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously 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 and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

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

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



 SIGNATURE OF AUTHORIZED APPLICANT

6-2-2026

 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Brian Morris, Stephalnick, LLC., the owner of record for the following described property (Tax/Parcel ID Number) 07-21-30-521-0000-0040, -0050 hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

| | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Arbor Permit | <input checked="" type="checkbox"/> Construction Revision | <input checked="" type="checkbox"/> Final Engineering | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Future Land Use | <input type="checkbox"/> Lot Split/Reconfiguration | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Special Event |
| <input type="checkbox"/> Preliminary Sub. Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Vacate | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (please list): |

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.

6-2-2026
Date

[Signature]
Property Owner's Signature

Brian W. Morris
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 Brian W. Morris (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 8th day of June, 2026



ELIZABETH A. BRALEY
Commission # HH 313423
Expires September 19, 2026

[Signature]
Notary Public

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (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.)

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: Stephalnick, LLC

| NAME | TITLE | ADDRESS | % OF INTEREST |
|------------------|----------------|--|---------------|
| Brian Morris | President | 303 Tinder Place, Casselberry FL 32707 | 100% |
| Christine Morris | Vice President | 303 Tinder Place, Casselberry FL 32707 | |
| | | | |

(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 |
|------|---------|---------------|
| | | |
| | | |
| | | |

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. 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.
7. 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.

6-2-2026
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by Brian M. Morris, on this 8th day of June, 2026
Owner, Agent, Applicant Name



ELIZABETH A. BRALEY
Commission # HH 313423
Expires September 19, 2026

[Signature]
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____

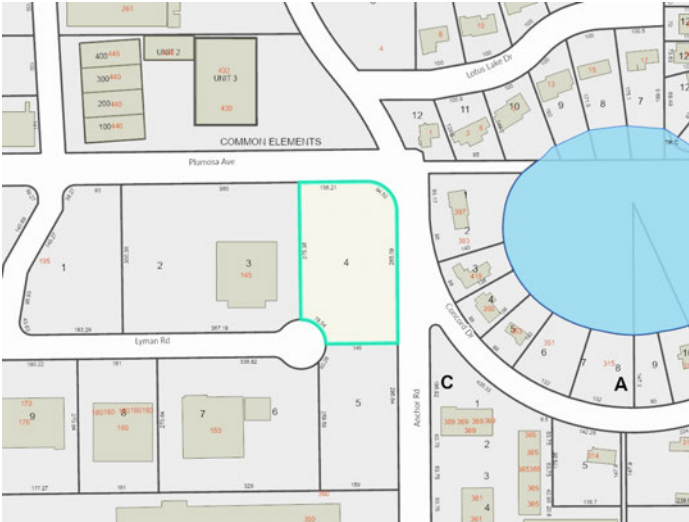
Type of Identification Produced _____

2026 Property Record Card



Parcel: **07-21-30-521-0000-0040**
 Property Address:
 Owners: **STEPHALNICK LLC**
 2026 Market Value \$518,118 Assessed Value \$518,118 Taxable Value \$518,118
 2025 Tax Bill \$5,424.03 Tax Savings with Non-Hx Cap \$579.35
 Vac Industrial General property has a lot size of 1.40 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|---|
| Parcel | 07-21-30-521-0000-0040 |
| Property Address | |
| Mailing Address | 303 TINDER PL CASSELBERRY, FL 32707-4143 |
| Subdivision | CASSELBERRY LAKES INDUSTRIAL PARK |
| 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) | \$518,118 | \$438,876 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$518,118 | \$438,876 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$68,725 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$518,118 | \$370,151 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$6,003.38 |
| Tax Bill Amount | \$5,424.03 |
| Tax Savings with Exemptions | \$579.35 |

Owner(s)

Name - Ownership Type
 STEPHALNICK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 CASSELBERRY LAKES INDUSTRIAL PARK PB 38 PG 23

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$518,118 | \$0 | \$518,118 |
| SCHOOLS | \$518,118 | \$0 | \$518,118 |
| FIRE | \$518,118 | \$0 | \$518,118 |
| ROAD | \$518,118 | \$0 | \$518,118 |
| WATER MANAGEMENT DISTRICT | \$518,118 | \$0 | \$518,118 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 12/4/2025 | \$1,200,000 | 10955/0920 | Vacant | Yes |
| WARRANTY DEED | 9/1/1988 | \$1,000,000 | 02006/1975 | Vacant | No |
| QUIT CLAIM DEED | 3/1/1988 | \$100 | 01945/1319 | Vacant | No |
| WARRANTY DEED | 3/1/1988 | \$2,132,000 | 01945/1317 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|-----------|-----------|-----------|-----------|
| 60,955 SF | \$8.50/SF | \$518,118 | \$518,118 |

Permits

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

Extra Features

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

Zoning

| | |
|-----------------|------------|
| Zoning | M-1 |
| Description | Industrial |
| Future Land Use | IND |
| Description | Industrial |

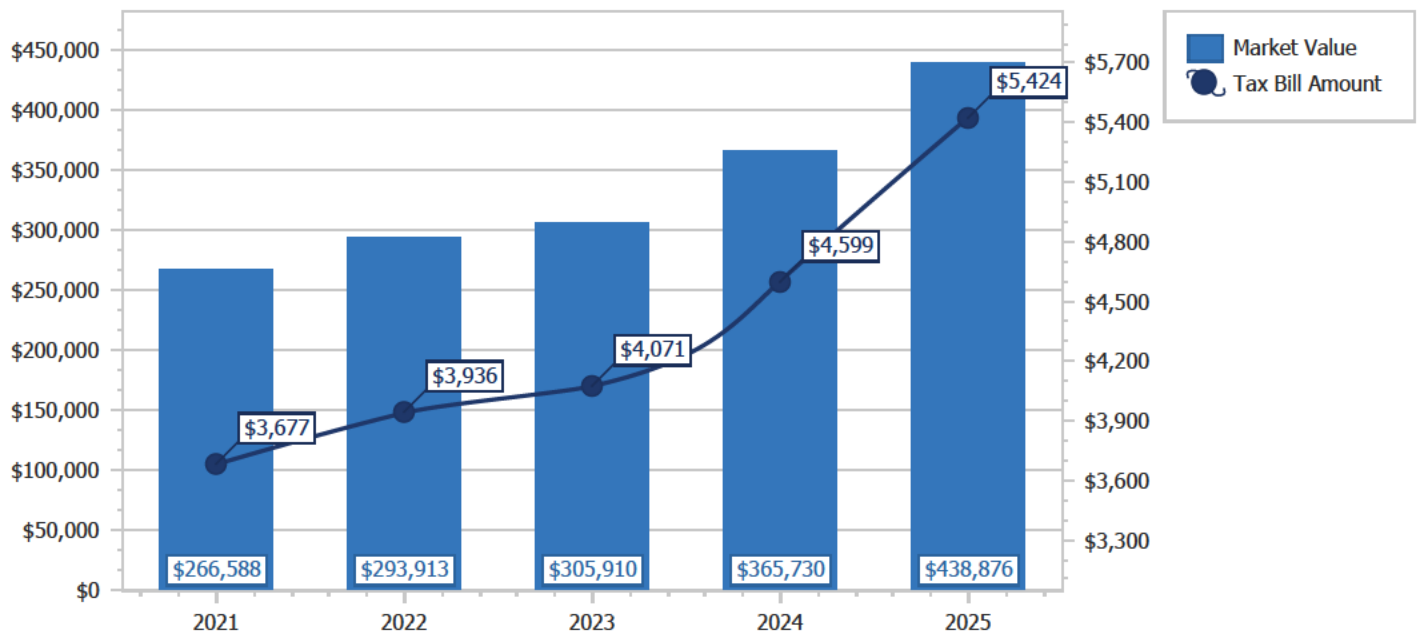
School Districts

| | |
|------------|-----------|
| Elementary | Altamonte |
| Middle | Milwee |
| High | Lyman |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 44 |

| Utilities | |
|----------------|-----------------------|
| Fire Station # | Station: 11 Zone: 111 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Casselberry |
| Sewage | City Of Casselberry |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

2026 Property Record Card



Parcel: **07-21-30-521-0000-0050**
 Property Address:
 Owners: **STEPHALNICK LLC**
 2026 Market Value \$405,693 Assessed Value \$405,693 Taxable Value \$405,693
 2025 Tax Bill \$3,913.78
 Vac Indust W/Site Improvements property has a lot size of 1.08 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|---|
| Parcel | 07-21-30-521-0000-0050 |
| Property Address | |
| Mailing Address | 303 TINDER PL CASSELBERRY, FL 32707-4143 |
| Subdivision | CASSELBERRY LAKES INDUSTRIAL PARK |
| Tax District | 01:County Tax District |
| DOR Use Code | 4013:Vac Indust W/Site Improvements |
| 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 | \$6,524 | \$4,350 |
| Land Value (Market) | \$399,169 | \$281,766 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$405,693 | \$286,116 |
| 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 | \$405,693 | \$286,116 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$3,913.78 |
| Tax Bill Amount | \$3,913.78 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
 STEPHALNICK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 CASSELBERRY LAKES INDUSTRIAL PARK PB 38 PG 23

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$405,693 | \$0 | \$405,693 |
| SCHOOLS | \$405,693 | \$0 | \$405,693 |
| FIRE | \$405,693 | \$0 | \$405,693 |
| ROAD | \$405,693 | \$0 | \$405,693 |
| WATER MANAGEMENT DISTRICT | \$405,693 | \$0 | \$405,693 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 12/4/2025 | \$1,200,000 | 10955/0920 | Improved | Yes |
| WARRANTY DEED | 9/1/1988 | \$1,000,000 | 02006/1975 | Vacant | No |
| QUIT CLAIM DEED | 3/1/1988 | \$100 | 01945/1319 | Vacant | No |
| WARRANTY DEED | 3/1/1988 | \$2,132,000 | 01945/1317 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|-----------|-----------|-----------|-----------|
| 46,961 SF | \$8.50/SF | \$399,169 | \$399,169 |

Permits

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

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|------------------------------|------------|-------|----------|----------|
| 6' CHAIN LINK FENCE - LIN FT | 1989 | 702 | \$10,874 | \$6,524 |

Zoning

| | |
|-----------------|------------|
| Zoning | M-1 |
| Description | Industrial |
| Future Land Use | IND |
| Description | Industrial |

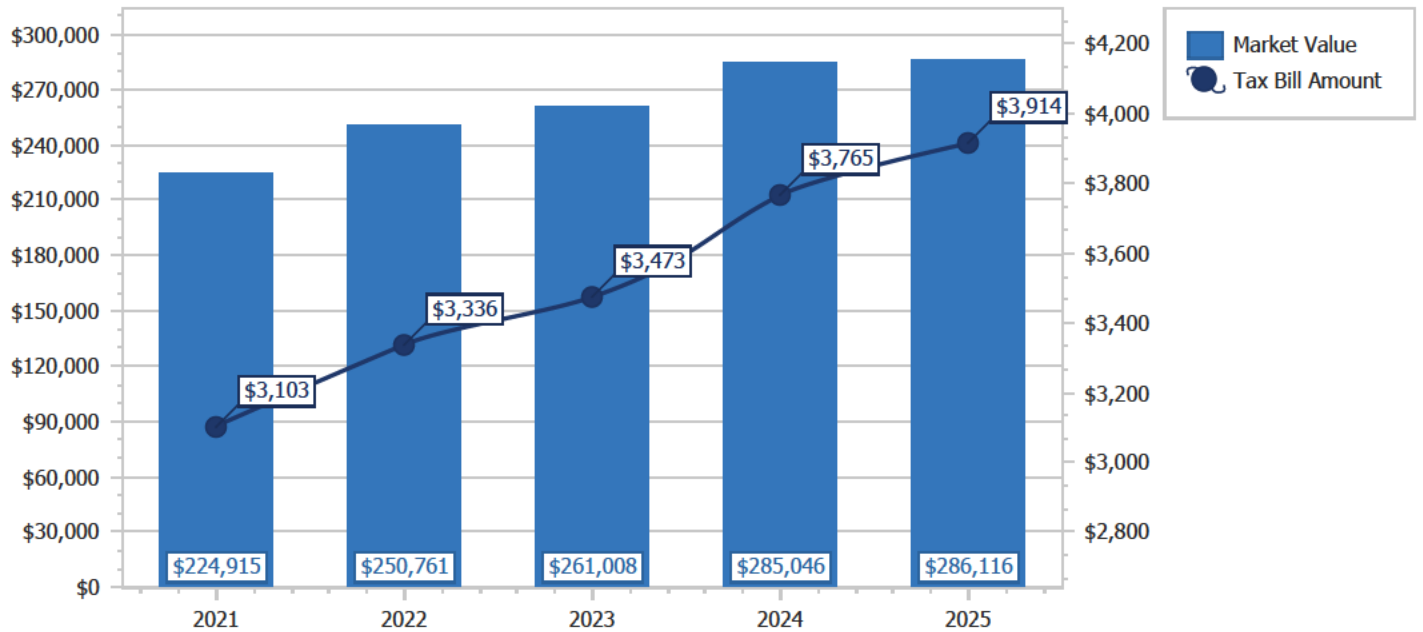
School Districts

| | |
|------------|-----------|
| Elementary | Altamonte |
| Middle | Milwee |
| High | Lyman |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 4 - Amy Lockhart |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 44 |

| Utilities | |
|----------------|-----------------------|
| Fire Station # | Station: 11 Zone: 111 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Casselberry |
| Sewage | City Of Casselberry |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser



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

Detail by Entity Name

Florida Limited Liability Company
STEPHALNICK,LLC

Filing Information

| | |
|------------------------|--------------|
| Document Number | L25000540615 |
| FEI/EIN Number | 35-2936804 |
| Date Filed | 12/08/2025 |
| Effective Date | 12/08/2025 |
| State | FL |
| Status | ACTIVE |

Principal Address

130 LYMAN RD
CASSELBERRY, FL 32707

Mailing Address

303 tinder place
Casselberry, FL 32707-4143

Changed: 03/10/2026

Registered Agent Name & Address

MORRIS, BRIAN W
303 TINDER PL
CASSELBERRY, FL 32707

Authorized Person(s) Detail

Name & Address

Title P

MORRIS, BRIAN W
303 TINDER PL
CASSELBERRY, FL 32707

Title VP

MORRIS, CHRISTINE T
303 TINDER PL
CASSELBERRY, FL 32707

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2026 | 03/10/2026 |

Document Images

[03/10/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/08/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

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

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

Receipt Details

Date: 6/10/2026 3:20:03 PM
Project: 26-06000025
Credit Card Number: 37*****1003
Authorization Number: 204090
Transaction Number: 100626O3B-6E797E9A-A250-41C5-AB15-1A0BD70A0DA1
Total Fees Paid: 3671.97

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 61.59 |
| SITE PLAN | 3610.38 |
| Total Amount | 3671.97 |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

| | | |
|--|--|----------------------------|
| PROJECT NAME: | LYMAN RD - SITE PLAN | PROJ #: 26-06000025 |
| APPLICATION FOR: | DR - SITE PLAN | |
| APPLICATION DATE: | 6/11/26 | |
| RELATED NAMES: | EP BRYAN POTTS | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 07-21-30-521-0000-0040+ | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR OFFICES AND WAREHOUSE FACILITY ON 2.48 ACRES IN THE M-1 ZONING DISTRICT | |
| NO OF ACRES | 2.48 | |
| BCC DISTRICT | 4: LOCKHART | |
| CURRENT ZONING | M-1 | |
| LOCATION | ON THE SOUTHEAST SIDE OF LYMAN RD, WEST OF ANCHOR RD | |
| FUTURE LAND USE- | IND | |
| SEWER UTILITY | CASSELBERRY | |
| WATER UTILITY | CASSELBERRY | |
| APPLICANT: | CONSULTANT: | |
| BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRING DR ORLANDO FL 32825 (407) 982-9878 [REDACTED] | N/A | |

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.

AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|-------------------|--|------------|
| 1. | Buffers and CPTED | This comment serves as an informational comment and reminder that after establishment of the landscape, the irrigation box should be set to reflect local watering guidelines. For questions regarding water policy, please contact Keeli Carlton at kcarlton@seminolecountyfl.gov | Info Only |
| 2. | Buffers and CPTED | Comment Are there overhead utility lines on the east side abutting Anchor Road? If so, please utilize Plant Group C in order to restrict the height of plantings. | Unresolved |
| 3. | Buffers and CPTED | Comment Please provide an arborist report for documentation that supports the dead/dying/diseased trees to be removed and exempt from Arbor regulations. | Unresolved |
| 4. | Buffers and CPTED | Comment Laurel and Water Oaks count neither for nor against you in Tree Mitigation. This would mean that they are not included in the required caliper inches to replace, but also the proposed existing tree to remain does not count towards credit. Please revise calculations to update account for this. | Unresolved |
| 5. | Buffers and CPTED | Comment Please advise, offsite trees do not count for or against you in Tree Mitigation. No trees offsite should be disturbed. Please only include trees on this property in calculations and remove the existing trees offsite to remain on the Tree Removal Plan (or clarify what this means). | Unresolved |
| 6. | Building Division | Comment - 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 |
| 7. | Building Division | Comment - Each separate parcel, and separate building and/ or standalone structure, will require a separate permit. | Info Only |
| 8. | Building Division | Comment - Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 9. | Building Division | Comment - Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |

| | | | |
|-----|--------------------------|---|------------|
| 10. | Building Division | Comment - The number of accessible parking spaces must be in accordance with the Florida Accessibility Code. | Info Only |
| 11. | Building Division | Comment - Entire site must comply with the Florida Accessibility Code. | Info Only |
| 12. | Environmental Services | Comment Please provide a letter or email from the City of Casselberry stating that they've reviewed and approved the proposed project plans as they will be the water/sewer provider for this development. | Unresolved |
| 13. | Environmental Services | Comment This development is located within the City of Casselberry's utility service area. No review required by Seminole County Utilities. | Info Only |
| 14. | Planning and Development | Comment It will be required to combine the parcels if the development stays as currently proposed. Otherwise, building setbacks will need to be maintained from each property line. Please revise the plan when the parcels are combined to only state the one parcel ID on all applicable pages. | Unresolved |
| 15. | Planning and Development | Comment On page C2.0, please revise the dimensioned buffer to remove the word "tract". That implies this is a separated piece of land, for clarity it may be better just to leave it as buffer. | Unresolved |
| 16. | Planning and Development | Comment On page C2.0, please revise the required setbacks to state the North (secondary front) 50 feet, East (side street) 10 feet, West (front) 50 feet, South (side) 10 feet. | Unresolved |
| 17. | Planning and Development | Comment On page C2.0, Please show compliance with the following: Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives, and shall be landscaped as required per the SCLDC. The remaining twenty-five (25) feet of such yard may be used for the parking of passenger vehicles only. | Unresolved |
| 18. | Planning and Development | Comment On page C2.0, please state the proposed building setback values from property lines for both proposed structures in the site data table. | Unresolved |

| | | | |
|-----|--------------------------|--|------------|
| 19. | Planning and Development | <p>Comment</p> <p>On page C2.0 under the site data table, please provide the net buildable acreage in accordance with the following definition: 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.</p> | Unresolved |
| 20. | Planning and Development | <p>Comment</p> <p>On page C2.0, it appears the overall acreage and value used for the FAR calculation are different than the value used for the impervious calculation. Please clarify.</p> | Unresolved |
| 21. | Planning and Development | <p>Comment</p> <p>On page C2.0, please state dimensions of all parking spots proposed. For example: eight (8) 10 x 20 foot spaces, six (6) 12 x 42 foot spaces, etc.</p> | Unresolved |
| 22. | Planning and Development | <p>Comment</p> <p>Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. Please show amenities for the pond to count as open space.</p> | Unresolved |
| 23. | Planning and Development | <p>Comment</p> <p>Please provide bicycle parking in accordance with SCLDC 30.11.7.3 General Bicycle Parking Requirements.</p> <p>https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</p> <p>Please show the location/s and state how many bicycle parking spaces are required/provided on page C2.0.</p> | Unresolved |

| | | | |
|-----|---|--|------------|
| 24. | Planning and Development | <p>Comment</p> <p>Required parking values for the uses state are as follows: Warehouse- 1 space per 2 employees plus 1 space per company vehicle Office- 4 spaces per 1,000 sq. ft. Please show parking in compliance with both uses, separately. The company vehicle spaces may refer to those trailer/truck parking spots, whereas the office and warehouse required parking should adhere to the SCLDC dimensional standards. Please see design standards at the link: https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP</p> | Unresolved |
| 25. | Planning and Development | <p>Comment</p> <p>On page C2.0, please add Parcel IDs to adjacent properties. Also, the zoning is "M-1", please revise the adjacent zoning as they currently state "MS-1".</p> | Unresolved |
| 26. | Planning and Development | <p>Comment</p> <p>Is there a sign for this development being proposed? If so, please provide the location.</p> | Unresolved |
| 27. | Public Safety - Addressing | <p>Comment</p> <p>On the 004 C-2.0 Site Plan.pdf and 002 C-1.0 Demo Plan.pdf, please remove the reference to "LOTUS LANE", as this is not the correct location of "Lotus Lane". The correct street name is "CONCORD DRIVE".</p> | Unresolved |
| 28. | Public Safety - Addressing Lily Kay 6/23/26 8:59 AM | <p>Comment</p> <p>On the 004 C-2.0 Site Plan.pdf and 002 C-1.0 Demo Plan.pdf, please remove the reference to "130 Lyman RD, Casselberry, Florida 32707" within the title bar. This is not a valid address.</p> | Unresolved |
| 29. | Public Safety - Addressing | <p>Comment</p> <p>On the 001 C-0.0 Cover.pdf, please remove the reference to "130 Lyman RD, Casselberry, Florida 32707" in two locations, within the title bar and in the top middle of the sheet. This is not a valid address.</p> | Unresolved |
| 30. | Public Safety - Addressing | <p>Library Comment</p> <p>(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)</p> | Info Only |
| 31. | Public Safety - Addressing | <p>Comment</p> <p>Will this proposed building be single-tenant or multi-tenant?</p> | Question |

| | | | |
|-----|----------------------------|---|-----------|
| 32. | Public Safety - Addressing | Comment (Development Name) Is "LYMAN ROAD INDUSTRIAL" the proposed facility name, and will it be labeled on the signage? The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10 (a)(b)(c)(d)), & Florida Statute 177.051 & Addressing Policy 2025-002 & 2026-006) | Question |
| 33. | Public Safety - Addressing | Comment (Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage. (90.10 (a)(b)(c)(d)),(Florida Statute 177.051) (Addressing Policy 2025-002) | Info Only |
| 34. | Public Safety - Addressing | Library Comment (POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to. | Info Only |
| 35. | Public Safety - Addressing | Library Comment (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1) | Info Only |
| 36. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5 | Info Only |

| | | | |
|-----|------------------------------|--|------------|
| 37. | Public Safety - Addressing | <p>Comment (Prior to Building Permit Submittal- New Commercial Building Single and/or Unit or Suite Numbers/Multiple Occupants) Approved sites with multiple occupants are required to coordinate individual addressing assignments, at least ten (10) working days prior to the submission of building permit applications. SCLDC Chapter 90.5 (d). You will need to submit, to our office, a site plan that shows all buildings (each permit shall have a site plan that depicts the building with the location of work), the street names, the subject and adjacent lot or parcel numbers, north arrow, the floor plans that shows the subject tenant space of where the work will be done, the floor numbers (if applicable), and show the tenant's ingress/egress, tenant separation walls, doors, the subject unit number or suite number and the directly adjacent unit numbers or suite numbers (if applicable). Addressing will provide you with building address(es) for each building. Unit or suite numbers (whichever is applicable) will be assigned at permitting for the proposed occupied tenant space. Additionally, the assigned building address for each permit is required to be labeled on each proposed floor plan, life safety plan, cover sheet, demolition plan, life safety plans, and the site plan (example is within the title bar/sidebar) as applicable. If any part of the address/suite numbers or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. There are Building Department and Fire Department requirements that are in addition to Addressing requirements. Correspond with each department for requirements before submitting permits. (Addressing Policy 2017-001)</p> | Info Only |
| 38. | Public Safety - Fire Marshal | <p>Comment Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.</p> | Unresolved |
| 39. | Public Safety - Fire Marshal | <p>Comment 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</p> | Unresolved |

| | | | |
|-----|---------------------------------|---|------------|
| 40. | Public Safety - Fire Marshal | Comment Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1) Unable to locate POS and FDC. | Unresolved |
| 41. | Public Safety - Fire Marshal | Comment NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 | Unresolved |
| 42. | Public Safety - Fire Marshal | Comment New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1. Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. | Unresolved |
| 43. | Public Safety - Fire Marshal | Comment If using existing hydrants, a flow test in accordance with NFPA 291 shall be provided and test shall not be older than 12 months. | Unresolved |
| 44. | Public Safety - Fire Marshal | Comment The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered. | Unresolved |

| | | | |
|-----|------------------------------|---|------------|
| 45. | Public Safety - Fire Marshal | <p>Comment</p> <p>All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 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, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.</p> | Unresolved |
| 46. | Public Safety - Fire Marshal | <p>Comment</p> <p>Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p> | Unresolved |
| 47. | Public Safety - Fire Marshal | <p>Comment</p> <p>Additional comments may be generated based on resubmittal.</p> | Unresolved |
| 48. | Public Works - Engineering | <p>Comment</p> <p>How is runoff from the building rooves being directed? Roof drain details are provided on sheet C7.0. How do these tie into the proposed drainage system? Swale may be required on the southern side of the building to prevent runoff from entering Achor Rd.</p> | Unresolved |

| | | | |
|-----|--------------------------------|---|------------|
| 49. | Public Works - Engineering | Comment Seminole County requires ten feet of maintenance berm with slopes no greater than 10:1 around retention ponds. Please revise plans to provide required berm. Area within easements and buffers may qualify as berm if grading is sufficient. | Unresolved |
| 50. | Public Works - Engineering | Comment The grading information around the ADA space is insufficient to demonstrate the required 2% maximum grading. Please add grade points at corner points of the proposed ADA parking space. | Unresolved |
| 51. | Public Works - Engineering | Comment Please add conflict details for locations where utility and drainage pipe cross. | Unresolved |
| 52. | Public Works - Engineering | Comment There is insufficient freeboard in the retention pond for the design storm event. A minimum of 0.5 feet is allowed with complete 100yr/24hr retention. Please revise plan to provide at least 0.5 feet of freeboard. | Unresolved |
| 53. | Public Works - Engineering | Comment Please add legends to sheets C1.0, C1.2, and C2.0. | Unresolved |
| 54. | Public Works - Engineering | Comment Staff has concerns about the lack of separation between driveways in the cul-de-sac. Please consider shifting the access point westward to avoid traffic conflicts. | Unresolved |
| 55. | Public Works - Impact Analysis | Comment A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in EPlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov . | Info Only |

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

| Department | Reviewer | Email | Contact | Status |
|------------------------------|-------------------|----------------------------------|---------------|----------------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665- 7468 | Approved |
| Public Safety-Addressing | Lily Kay | lkay@seminolecountyfl.gov | 407-665-5045 | Corrections Required |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | Approved |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 | Approved |
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-7334 | 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: |
|------------|---|--|
| 07/01/2026 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | Andrew, Matthew, Lily, James |

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.scpafil.org |



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0549

Title:

HIDDEN WOODS RESERVE - FINAL ENGINEERING PLAN

Project Number: 26-55200001

Project Description: Proposed Final Engineering Plan for 22 single family residential lots on 9.37 acres in the PD zoning district on the south side of Hidden Woods Cv, east of Virginia Ave

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

Parcel ID: 11-21-29-300-0040-0000

BCC District: 3-Constantine

Applicant: Maleia Smiferugo (407) 661-4710

Consultant: Nick Peet (407) 605-5616



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

PROJ. #: 26-55200001

RECEIVED AND PAID 05/20/2026

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

PROPERTY

SUBDIVISION NAME: Sanlando

PARCEL ID #(S): 11-21-29-300-0040-0000

NUMBER OF LOTS: 22 SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

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

WATER PROVIDER: Seminole County SEWER PROVIDER: Seminole County

ZONING: PD FUTURE LAND USE: LDR
PUD TOTAL ACREAGE: 9.37 BCC DISTRICT: District 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Maleia Smiferguso COMPANY: Pulte Home Company, LLC

ADDRESS: 4901 Vineland Road, Suite 500

CITY: Orlando STATE: Florida ZIP: 32811

PHONE: 407-661-4710 EMAIL: [REDACTED]

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | |
|--|----------------------------------|
| NAME: Nick Peet | COMPANY: LevelUp Consulting, LLC |
| ADDRESS: 3101 Maguire Blvd., Suite 265 | |
| CITY: Orlando | STATE: FL ZIP: 32803 |
| PHONE: 407-605-5616 | EMAIL: [REDACTED] |

OWNER(S)

| | |
|-----------------------------------|---------------------------|
| NAME(S): AGJO Family Trust | |
| ADDRESS: 350 Bush Road, Suite 218 | |
| CITY: Jupiter | STATE: Florida ZIP: 33458 |
| PHONE: 407-661-4710 | EMAIL: [REDACTED] |

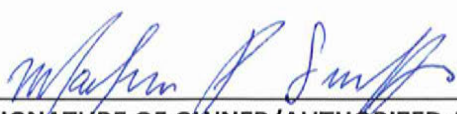
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

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



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

3/16/2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, AGJO Family Trust Agnes Murasko, Trustee, the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Pulte Home Company, LLC to act as my authorized agent for the filing of the attached application(s) for:

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

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

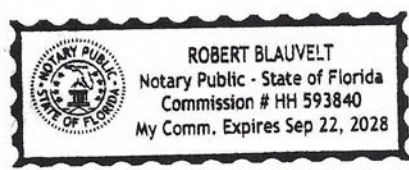
March 21st 2026
 Date

Agnes Murasko
 Property Owner's Signature

Agnes Murasko
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Palm Beach

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Agnes Murasko (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL.I.D M620-016-24-701-0 as identification, and who executed the foregoing instrument and sworn an oath on this 21 day of March, 2026.



Robert Blauvelt
 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, AGJO Family Trust, Agnes Murasko, Trustee the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Nick Peet - LevelUp Consulting, LLC to act as my authorized agent for the filing of the attached application(s) for:

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

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

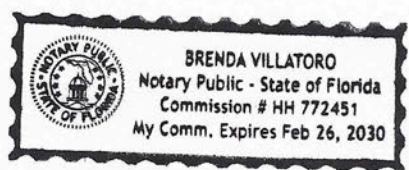
Date 4/25/26

Agnes Murasko
 Property Owner's Signature

Agnes Rebidas Murasko
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Palm Beach

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Agnes Rebidas Murasko (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL Identification card as identification, and who executed the foregoing instrument and sworn an oath on this 25th day of April, 2026.



Brenda Villatoro
 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, Pulte Home Company, LLC, the owner of record for the following described property [Parcel ID Number(s)] 11-21-29-300-0040-0000 hereby designates Nick Peet - LevelUp Consulting, LLC to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

4/22/2020
Date

[Signature]
Property Owner's Signature

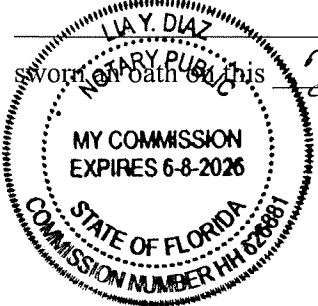
SEAN BAILEY
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sean Bailey (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 on oath on this 22 day of April, 2020.



[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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: AGJO Family Trust

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|---------------|------------------------|--|---------------|
| Agnes Murasko | Trustee | 123 Pineneedle Lane, Altamonte Springs, FL 32714 | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

Name of LLC: Pulte Home Company, LLC

| NAME | TITLE | ADDRESS | % OF INTEREST |
|-------------|-----------------------------|--|---------------|
| Sean Bailey | Director - Land Development | 4901 Vineland Road, Suite 500, Orlando, FL 32811 | |
| | | | |
| | | | |

(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: Pulte Home Company, LLC

| NAME | ADDRESS | % OF INTEREST |
|-------------|--|---------------|
| Sean Bailey | 4901 Vineland Road, Suite 500, Orlando, FL 32811 | 100% |
| | | |
| | | |

(Use additional sheets for more space)

Date of Contract: Effective Date of contract: 12/5/25

Specify any contingency clause related to the outcome for consideration of the application: N/A

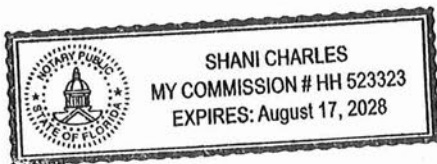
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are 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:

4/14/2026
Date

[Signature]
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 14 day of April, 2026, by Sean Bailey, who is personally known to me, or has produced _____ as identification.



[Signature]
Signature of Notary Public

Shani Charles
Print, Type or Stamp Name of Notary Public

Prepared by and return to:
Scott Clements
Area General Counsel
Pulte Home Company, LLC
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. He is Area General Counsel, Vice President, and Assistant Secretary of **Pulte Home Company, LLC**, a Michigan limited liability company (the "**LLC**"), successor by conversion of **Pulte Home Corporation**, a Michigan corporation, which has never been dissolved.
3. The individuals identified below have been duly authorized to execute documents on behalf of the LLC in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC are binding upon the LLC:

| | |
|-------------------------------|--|
| Richard McCormick | Area President (Southeast Area) |
| Brian Yonaley | Area Vice President – Finance (Southeast Area) |
| Clint Ball | Division President (Central Florida) |
| Branden Clarke | Vice President – Finance (Central Florida) |
| Daniel Bryce Langen | Vice President – Finance and Treasurer |
| Gregory S. Rives | Assistant Secretary and Assistant Treasurer |
| Jonathan Pierce | Vice President – Construction Operations (Central Florida) |
| David White | Director – Construction (Central Florida) |
| Michael Blake Lapinsky | Vice President – Sales (Central Florida) |
| Max Perlman | Vice President – Land Acquisition (Central Florida) |
| Christopher Cleary | Director – Land Acquisition (Central Florida) |
| Doug Hoffman | Vice President – Land Development (Central Florida) |
| Aaron Struckmeyer | Director – Land Development (Central Florida) |
| Cliff Torres | Director – Land Development (Central Florida) |
| Amy Steiger | Director – Land Development (Central Florida) |
| Jay Robbins | Director – Land Development (Central Florida) |
| Sean Bailey | Director – Land Development (Central Florida) |
| Jessa Anderson | Director – Land Development (Central Florida) |
| Val DeMarco | Director – Land Development (Central Florida) |
| Maleia Smiferguso | Director – Land Development (Central Florida) |
| Nate Friesen | Director of Product (Southeast Area) |
| Ryan Rossiter | Vice President -- Purchasing (Central Florida) |
| Greg Stone | Director -- Purchasing (Central Florida) |
| Scott Clements | Vice President, Assistant Secretary |
| Joshua S. Graeve | Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida) |
| Craig Russo | Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida) |
| Michael Blake Lapinsky | Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida) |
| Jeremy Needelman | Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida) |
| Torrey Michael Spilman | Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida) |
| Jennifer Kaye Ghioto | Assistant Secretary (Central Florida, Northeast Florida, West Florida, Southeast Florida, and Southwest Florida) |

4. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:
 - A. Omission of the words "Southeast," "Florida" "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
 - B. Division VP/Director of Finance shall mean either a Division-level (i.e., Central Florida-level) Vice President – Finance or a Director of Finance;
 - C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Central Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
 - D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Central Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
 - E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
 - F. Division/Project Controller shall also mean either Division Controller or Project Controller;
 - G. Division VP of Sales shall also mean Vice President – Sales.

5. Additionally and specifically, **Karen Woods** (formerly known as **Karen Janeczek**), as **Director-Finance**; **Tyler Maschinot**, as **Controller**; **Frank MacLeish**, **Michael Anglero**, **Yhisell Bruh**, **Alexandra Castro**, **Shani Charles**, **Neil Ennion**, **Catalina Gaviria**, **Destiny Laymon**, **Gabriela Lugo**, **Jennifer Mateo**, **Nikki McWilliams**, **Nancy Medina**, **Sadia Rivera**, **Sarah Proth**, and **Pascale Salomon**, in their respective capacities as **Closing/Homebuyer Coordinator**; **Branden Clarke**, as **Vice President – Finance**; **Matthew True**, as **Director-Sales**; and **Elizabeth Doble**, **Bradley Doyle**, **Carly Givargidze**, **David Gourley**, **Michelle Pearsall**, **Craig Russo**, and **Pablo Savetman**, in their respective capacities as **General Sales Manager**, have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, and such documents, properly executed by them on behalf of the LLC are binding upon the LLC.

6. Additionally and specifically, **Daniel Bryce Langen**, as **Vice President – Treasurer**, and **Gregory S. Rives**, as **Assistant Secretary** and **Assistant Treasurer**, each have been and are duly authorized to execute loan agreements, security agreements, promissory notes, mortgages, and bonds and any other bond-related documents on behalf of the LLC, and such documents, properly executed on behalf of the Company are binding upon the LLC.

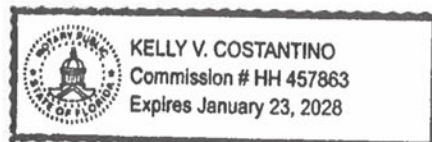
7. The LLC is not now and has never been a debtor in a bankruptcy proceeding during the existence of the LLC and is not a single member LLC.

8. This Affidavit is given for the purpose of evidencing incumbency and authority of the employees named above.



Scott M. Clements

Sworn to and subscribed before me by means of physical presence or online notarization this 28th day of April, 2025, by Scott M. Clements, Area General Counsel, Vice President and Assistant Secretary of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the LLC, who is personally known to me.





Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: HH457863
Commission Expires: 01/23/2028

**EXHIBIT A
SIGNING POWER RESOLUTIONS**

**CERTIFIED RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
PULTE HOME COMPANY, LLC**

I, Scott M. Clements, hereby certify that I am a duly elected and acting Assistant Secretary of PULTE HOME COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Michigan; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3rd day of January, 2017.


Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Kelly V. Costantino, Notary Public
Orange County, Florida
My Commission Expires: 01/23/2020



EXHIBIT A

PULTE HOME COMPANY, LLC SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

“signing power” means the power and authority to execute and deliver an agreement, instrument or other document.

“General Signing Power” means signing power relating to the ordinary course of business of PULTE HOME COMPANY, LLC (the “Company”) generally, without restriction to a particular Division or project, both in the Company’s own capacity and in any instances where it is the managing partner or managing member of a joint venture (the “Partnership”).

“Division Specific Signing Power” means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company’s own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company’s own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: “Other title(s) or person(s) designated in writing by . . .”.

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

EXHIBIT A

Development of Real Property

- I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|------------------------------|--|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Area VP Land |
| Executive Vice President | Division President |
| Senior Vice President | Division VP/Director Finance |
| Vice President | Division VP/Director of Land Development/Acquisition |

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|------------------------------|---|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Area VP Construction Operations |
| Executive Vice President | Area Purchasing Director |
| Senior Vice President | Division President |
| Vice President | Division VP/Director Finance |
| | Division VP/Director of Construction Operations |
| | Division Purchasing Director/Manager |

Storm Water Management

- II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water

EXHIBIT A

management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|-------------------------------------|--|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Area VP Land |
| Executive Vice President | Division President |
| Senior Vice President | Division VP/Director Finance |
| Vice President | Division VP/Director of Land Development/Acquisition |
| | Division Storm Water Compliance Representative |

Sale and Closing of Residential Homes or Lots

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|-------------------------------------|--|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Division President |
| Executive Vice President | Division VP/Director Finance |
| Senior Vice President | Division Controller |
| Vice President | Division VP of Sales |
| | General Sales Manager |
| | Closing/Homebuyer Coordinator |
| | Any of the following employees of either Pulte Mortgage LLC: Vice President, Branch Manager and Assistant Secretary |
| | Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer |

EXHIBIT A

| | |
|--|---|
| | Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance |
|--|---|

IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|------------------------------|--|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Division President |
| Executive Vice President | Division VP/Director Finance |
| Senior Vice President | Division Controller |
| Vice President | Division VP of Sales |
| | General Sales Manager |
| | Closing/Homebuyer Coordinator |
| | Any of the following employees of either Pulte Mortgage LLC: Vice President and Branch Manager |
| | Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer |
| | Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance |

Closing of the Purchase and Sale of Real Property

V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|------------------------------|--|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Area VP Land |

EXHIBIT A

| | |
|--|---|
| Executive Vice President | Division President |
| Senior Vice President and General Counsel | Division VP/Director of Finance |
| Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors | Division VP of Land Development/Acquisition |

Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

- a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.
- b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

“Special Taxing District Financing” means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

- c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remarking guarantees and environmental indemnities in connection with development financing.
- d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|--|--|
| Chief Financial Officer of the publicly traded ultimate parent | |
| Treasurer of the publicly traded ultimate parent | |

EXHIBIT A

Licenses

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|-------------------------------------|---|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Area VP Land |
| Executive Vice President | Division President |
| Senior Vice President | Division VP/Director of Finance |
| Vice President | Division VP/Director Sales |
| | Division VP of Construction Operations |
| | Area VP/Division VP/Director Land Acquisition/Development |

CC&Rs

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

| <i>General Signing Power</i> | <i>Division Specific Signing Power</i> |
|-------------------------------------|---|
| Chairman of the Board | Area President |
| Chief Executive Officer | Area VP Finance |
| President | Area VP Land |
| Executive Vice President | Division President |
| Senior Vice President | Division VP/Director Finance |
| Vice President | Division VP/Director Land Acquisition/Development |

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

EXHIBIT A

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of January 1, 2017.

* * * * *

2026 Property Record Card



Parcel: **11-21-29-300-0040-0000**
 Property Address:
 Owners: **AGJO FAMILY TRUST**
 2026 Market Value \$1,096,056 Assessed Value \$793,581 Taxable Value \$793,581
 2025 Tax Bill \$11,736.57 Tax Savings with Non-Hx Cap \$3,000.09
 Pud Under Development property has a lot size of 9.37 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|--|
| Parcel | 11-21-29-300-0040-0000 |
| Property Address | |
| Mailing Address | 350 BUSH RD STE 218 JUPITER, FL 33458-5694 |
| Subdivision | |
| Tax District | 01:County Tax District |
| DOR Use Code | 0005:Pud Under Development |
| 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) | \$1,096,056 | \$1,077,320 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$1,096,056 | \$1,077,320 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$302,475 | \$355,883 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$793,581 | \$721,437 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$14,736.66 |
| Tax Bill Amount | \$11,736.57 |
| Tax Savings with Exemptions | \$3,000.09 |

Owner(s)

Name - Ownership Type
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 11 TWP 21S RGE 29E
NE 1/4 OF SE 1/4 OF NW 1/4
E OF ST RD 400 (LESS RD)

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND | \$793,581 | \$0 | \$793,581 |
| SCHOOLS | \$1,096,056 | \$0 | \$1,096,056 |
| FIRE | \$793,581 | \$0 | \$793,581 |
| ROAD | \$793,581 | \$0 | \$793,581 |
| WATER MANAGEMENT DISTRICT | \$793,581 | \$0 | \$793,581 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 12/1/2001 | \$100 | 04278/0380 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|------------|----------------|-------------|-------------|
| 9.37 Acres | \$117,000/Acre | \$1,096,056 | \$1,096,056 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|---|---------|---------|-------------|
| 04041 | FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE | \$1,000 | | 4/1/2003 |

Extra Features

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

Zoning

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

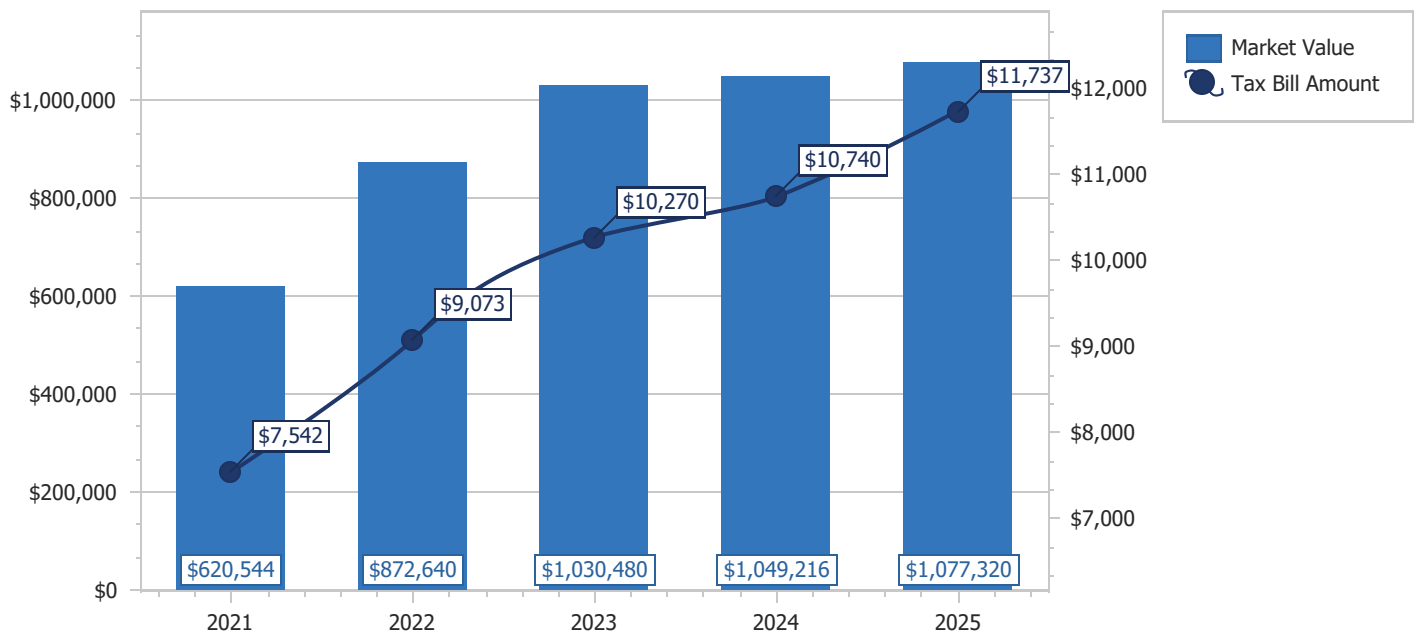
School Districts

| | |
|------------|-----------|
| Elementary | Altamonte |
| Middle | Milwee |
| High | Lyman |

| Political Representation | |
|--------------------------|------------------------------|
| Commissioner | District 3 - Lee Constantine |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 43 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 11 Zone: 114 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser



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

Detail by Entity Name

Foreign Limited Liability Company
PULTE HOME COMPANY, LLC

Filing Information

| | |
|-----------------------------|--------------|
| Document Number | M17000000044 |
| FEI/EIN Number | 38-1545089 |
| Date Filed | 01/03/2017 |
| State | MI |
| Status | ACTIVE |
| Last Event | LC AMENDMENT |
| Event Date Filed | 11/09/2017 |
| Event Effective Date | NONE |

Principal Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 03/21/2025

Mailing Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 03/21/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER, PRESIDENT

SHELDON, TODD N.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title VP

HILL, KIMBERLY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title VP, TREASURER

LANGEN, D. BRYCE
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title SECRETARY

MATUREN, ELLEN PADESKY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title VP, ASST. SECRETARY

CLEMENTS, SCOTT
2301 LUCIEN WAY
SUITE 155
MAITLAND, FL 32751

Title ASST. SECRETARY

IRWIN, ROSS E.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

VOILES, CHANDLER C.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

FRATTER, ERIC S.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY, ASST. TREASURER

RIVES, GREGORY S.
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

GRAEVE, JOSHUA S.
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FL 34134

Title ASST. SECRETARY

SIGMAN, JANIS
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

LAPINSKY, MICHAEL BLAKE
4901 VINELAND ROAD
SUITE 500
ORLANDO, FL 32811

Title ASST. SECRETARY

RUSSO, CRAIG
4901 VINELAND ROAD
SUITE 500
ORLANDO, FL 32811

Title ASST. SECRETARY

SPILMAN, TORREY
3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Title ASST. SECRETARY

GONZALEZ, PATRICK ANTHONY
1475 CENTREPARK BOULEVARD
SUITE 305
WEST PALM BEACH, FL 33401

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2025 | 03/16/2025 |
| 2025 | 03/21/2025 |

Document Images

| | |
|---|--------------------------|
| 01/12/2026 -- ANNUAL REPORT | View image in PDF format |
| 03/21/2025 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/16/2025 -- ANNUAL REPORT | View image in PDF format |
| 07/19/2024 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 06/19/2024 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 05/03/2024 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/30/2024 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/09/2024 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2023 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/19/2023 -- ANNUAL REPORT | View image in PDF format |
| 08/23/2022 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 08/03/2022 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/26/2022 -- ANNUAL REPORT | View image in PDF format |
| 05/17/2021 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/27/2021 -- ANNUAL REPORT | View image in PDF format |
| 06/02/2020 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 05/01/2020 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2019 -- ANNUAL REPORT | View image in PDF format |
| 12/05/2018 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 06/25/2018 -- ANNUAL REPORT | View image in PDF format |
| 11/09/2017 -- LC Amendment | View image in PDF format |
| 05/17/2017 -- LC Amendment | View image in PDF format |
| 03/10/2017 -- LC Amendment | View image in PDF format |
| 02/02/2017 -- LC Amendment | View image in PDF format |
| 01/12/2017 -- LC Amendment | View image in PDF format |
| 01/03/2017 -- Foreign Limited | 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
LEVELUP CONSULTING LLC

Filing Information

| | |
|-----------------------------|--------------|
| Document Number | L18000171627 |
| FEI/EIN Number | 83-1254613 |
| Date Filed | 07/17/2018 |
| Effective Date | 07/15/2018 |
| State | FL |
| Status | ACTIVE |
| Last Event | LC AMENDMENT |
| Event Date Filed | 05/17/2019 |
| Event Effective Date | NONE |

Principal Address

505 E JACKSON STREET
SUITE 200
TAMPA, FL 33602

Changed: 08/21/2018

Mailing Address

505 E JACKSON STREET
SUITE 200
TAMPA, FL 33602

Changed: 08/21/2018

Registered Agent Name & Address

TK Registered Agent, Inc.
101 E. Kennedy Boulevard
Suite 2700
Tampa, FL 33602

Name Changed: 03/22/2023

Address Changed: 03/22/2023

Authorized Person(s) Detail

Name & Address

Title MGR/VP

WILSON, BRANDON
5001 W. EVELYN DRIVE
TAMPA, FL 33609

Title MGR/VP

DUNNING, ERIC
106 S. LAUBER WAY
TAMPA, FL 33609

Title MGR/P

STEPHENSON, TRENT
954 SAN CARLOS CT NE
ST. PETERSBURG, FL 33702

Title VP

DEMARS, BRIDGER
6819 REGENTS VILLAGE WAY
APOLLO BEACH, FL 33572

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2024 | 02/28/2024 |
| 2025 | 02/27/2025 |
| 2026 | 03/06/2026 |

Document Images

| | |
|---|--|
| 03/06/2026 -- ANNUAL REPORT | View image in PDF format |
| 02/27/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/28/2024 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/11/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/06/2020 -- ANNUAL REPORT | View image in PDF format |
| 05/17/2019 -- LC Amendment | View image in PDF format |
| 04/25/2019 -- ANNUAL REPORT | View image in PDF format |
| 07/17/2018 -- Florida Limited Liability | View image in PDF format |

* 5/21/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:22:45
 PROJ # 26-55200001 RECEIPT # 0138118
 OWNER:
 JOB ADDRESS: LOT #:

FINAL SUBDIVISION 4550.00 4500.00 50.00

TOTAL FEES DUE.....: 4550.00

AMOUNT RECEIVED.....: 4500.00

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

COLLECTED BY: DRKS01 BALANCE DUE.....: 50.00
 CHECK NUMBER.....: 000095040828
 CASH/CHECK AMOUNTS...: 4500.00
 COLLECTED FROM: PULTEGROUP
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

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

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

Receipt Details

Date: 5/21/2026 11:01:21 AM
Project: 26-55200001
Credit Card Number: 54*****5112
Authorization Number: 06725Q
Transaction Number: 210526C2B-01C41A27-6DEA-46F8-81ED-51117107B562
Total Fees Paid: 52.50

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| FINAL SUBDIVISION | 50.00 |
| CC CONVENIENCE FEE -- PZ | 2.50 |
| Total Amount | 52.50 |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

Comment Document – Initial Submittal

| | | |
|---|---|----------------------------|
| PROJECT NAME: | HIDDEN WOODS RESERVE - FINAL ENGINEERING PLAN | PROJ #: 26-55200001 |
| APPLICATION FOR: | DR - SUBDIVISIONS FE | |
| APPLICATION DATE: | 5/21/26 | |
| RELATED NAMES: | EP NICK PEET | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 11-21-29-300-0040-0000 | |
| PROJECT DESCRIPTION | PROPOSED FINAL ENGINEERING PLAN FOR 22 SINGLE FAMILY RESIDENTIAL LOTS ON 9.37 ACRES IN THE PD ZONING DISTRICT | |
| NO OF ACRES | 9.37 | |
| BCC DISTRICT | 3-Lee Constantine | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE SOUTH SIDE OF HIDDEN WOODS CV, EAST OF VIRGINIA AVE | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| MALEIA SMIFERUGO PULTE HOME COMPANY, LLC 4901 VINELAND RD ORLANDO FL 32811 (407) 661-4710 | NICK PEET LEVELUP CONSULTING, LLC 3101 MAGUIRE BLVD ORLANDO FL 32803 (407) 605-5616 | |

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.

AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|-------------------|---|------------|
| 1. | Buffers and CPTED | Please note, on the irrigation plan, 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 the Approved Plant Species list set forth in Figure 14.1 of the SCLDC Sec 30.14. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database | Unresolved |
| 2. | Buffers and CPTED | Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Contact the reviewer for assistance with calculations. | Unresolved |
| 3. | Buffers and CPTED | No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b) | Unresolved |
| 4. | Buffers and CPTED | Provide a table showing species, DBH, and remove/remain status of all existing trees on site, including invasive species and palms. | Unresolved |
| 5. | Buffers and CPTED | Show the existing and proposed grades within the dripline of the preserved trees. All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g) | Unresolved |
| 6. | Buffers and CPTED | Landscape buffers should adhere to the following: North- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. South- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. East- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. No west buffer required. | Info Only |
| 7. | Buffers and CPTED | Please provide landscape and irrigation plans. Landscape plans should include all proposed plantings, buffer width, opacity, and plat unit group. | Unresolved |

| | | | |
|-----|---------------------------------|--|------------|
| 8. | Building Division | Standard building permitting will apply. | Info Only |
| 9. | Building Division | - Each separate parcel, and separate building and/ or standalone structure, will require a separate permit. | Info Only |
| 10. | Building Division | - Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 11. | Building Division | - All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 12. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. | Unresolved |
| 13. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please update the 4" PVC WM to be 1" SDR9 PE tubing connecting to the 2" water service line. Remove the 8"x4" tee and replace it with a 1" service saddle and corporation stop with a 5/8" x 3/4" meter. | Unresolved |
| 14. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please remove the 8" gate valve to the left of the proposed 8"x4" tee. Please remove the gate valve to the right of the proposed fire hydrant. Add a gate valve to the left of the 4"x4" tee. Remove the two 4" gate valves on both sides of the 4"x4" tee. | Unresolved |
| 15. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please specify the material for the 8" PVC WM to be 8" C900 DR18 PVC WM. Please specify the pipe material of the 2" PVC water service line such as 2" SCH40 or SCH80 PVC water line. Specify the material of the water service line between the service saddle and the water meter such as 1" SDR 9 PE tubing water service. Specify the pipe material for the 4" and 8" gravity sewer such as 4"/8" SDR 26 or SDR 35 PVC. | Unresolved |
| 16. | Environmental Services | On C1.0 COVER SHEET: Please add Seminole County Utilities' contact information: Water and Sewer Seminole County Utilities Department 500 W. Lake Mary Blvd. Sanford, FL 32773 (407) 665-2024 | Unresolved |
| 17. | Environmental Services | On C8.0 UTILITY PLAN: Please update the WM connection callout to be the following: Wet tap existing 8" PVC WM with 8"x8" tapping sleeve and valve. | Unresolved |

| | | | |
|-----|--------------------------|---|------------|
| 18. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please provide a small table or note listing the anticipated water and sewer demand (in GPD) for this development. This is used for water/sewer capacity reservation purposes. Please update GPD/unit value to 250 in water demands table and the GPD/unit value to 215 in the sewer demands table. Please revise anticipated flow calculations and meter sizing calculations as needed. See Seminole County Administrative Code Section 20, Part 20.45, Exhibit A for reference on our latest GPD/unit demand numbers. | Unresolved |
| 19. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please specify that the proposed fire hydrants will be public by updating the callout accordingly such as "public fire hydrant". | Unresolved |
| 20. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please add a callout for the 45-degree bend above the connection to the existing sanitary manhole. | Unresolved |
| 21. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please replace the 4" gate valves on the force mains to be 4" plug valves. Gate valves are not used on force mains. | Unresolved |
| 22. | Environmental Services | On Sheet C8.0 UTILITY PLAN: Please specify the water service line casing material such as 1" PVC SCH40 casing with end seals (TYP.) | Unresolved |
| 23. | Environmental Services | Please be aware that the interlocal agreement between Seminole County Utilities and the City of Altamonte Springs would need to be updated. The final sewer connection to the City of Altamonte Springs's sewer manhole will be contingent on the execution of the agreement. We anticipate this agreement will be finalized in the coming months. | Info Only |
| 24. | Natural Resources | Based on preliminary analysis, there may be threatened and endangered wildlife on the subject property. A threatened and endangered study along with a species of special concern survey is required. Please submit the threatened and endangered report. | Unresolved |
| 25. | Planning and Development | What are the proposed building heights? Please include within the Site Data Table on the Site Plan page. | Unresolved |
| 26. | Planning and Development | Please show the driveways on the overall Site Plan page. Driveways should extend twenty (20) feet from the edge of the sidewalk to the garage. | Unresolved |
| 27. | Planning and Development | Please add a traffic generation table on the plan. | Unresolved |

| | | | |
|-----|--------------------------|---|------------|
| 28. | Planning and Development | Is there a subdivision sign or perimeter fence being proposed? If so, please depict on the Site Plan and provide details. | Unresolved |
| 29. | Planning and Development | Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a) | Unresolved |
| 30. | Planning and Development | Please advise, the Hidden Woods Reserve Final Engineering Plan cannot be approved until the associated PSP is approved by the Planning and Zoning Commission. | Unresolved |
| 31. | Planning and Development | On the Site Plan page, please amend the required open space to reference approved DO# 21-20500008 as a reference. Provided open space should equate to 1.87 acres, per the approved DCA. | Unresolved |
| 32. | Planning and Development | On the Site Plan page, please also clarify the amenities provided in the pond area in order to count it as open space, these should be shown and detailed. Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover. (2)The pond shall have no greater than a 4:1 slope with no fencing. (3)The pond shall have a curvilinear shape simulating a natural water body. (4)Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect. (5)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (6)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. (7)The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features: a.Fountain b.Stabilized walking path c.Exercise equipment d.Benches for seating e.Tot lot or mini-park | Unresolved |

| | | | |
|-----|----------------------------|--|------------|
| 33. | Planning and Development | On the Site Plan page, please add a condition to the SITE NOTES section stating that this development will adhere to approved DO# 21-20500008 and DCA# 22-20500017. | Unresolved |
| 34. | Planning and Development | Under the Site Data Table on the Site Plan page, please include the required side street setback. The side street setback is fifteen (15) feet. | Unresolved |
| 35. | Public Safety - Addressing | On the 004 C4.0 SITE PLAN, please clearly label the street names "HOWARD AVENUE" and "RAYMOND AVENUE" within their respective boundary lines; and please add the suffix to "RIDGEWOOD STREET". | Unresolved |
| 36. | Public Safety - Addressing | On the 004 C4.0 SITE PLAN, please label the street name "OAKHURST STREET" within the right of way abutting lots 1-17. | Unresolved |
| 37. | Public Safety - Addressing | Will the segment of Raymond Avenue located between Ridgewood Street and Sheppard Street be improved? | Question |
| 38. | Public Safety - Addressing | Is a street sign for Oakhurst Street and Raymond Avenue proposed to be installed? | Question |
| 39. | Public Safety - Addressing | Will there be an entry gate? | Question |
| 40. | Public Safety - Addressing | Will Oakhurst Street be privately maintained? | Question |
| 41. | Public Safety - Addressing | (Subdivision Plats) The addressing fee for 22 lots, 1 lift station, and an entry address is \$440.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://scccap01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy) | Info Only |
| 42. | Public Safety - Addressing | (Development Name) The subdivision name, Hidden Woods Reserve, was approved for use in 2022. If Hidden Woods Reserve is the intended name for this plat, ensure this name is on the Final Engineering and the Final Plat. If a different name is proposed, please submit proposed subdivision names for compliance review to the E911 Administration, Attn: Addressing (email: addressing@seminolecountyfl.gov). The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one | Info Only |

| | | | |
|-----|----------------------------|--|-----------|
| | | (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov). | |
| 43. | Public Safety - Addressing | (PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid. | Info Only |
| 44. | Public Safety - Addressing | STREET SIGN/NAME) The correct street names and street designations are required to be labeled on the Final Engineering and the Final Plat. Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The street name designations and their proper abbreviations are as follows: Street (ST) and Avenue (AVE). The approved plat name is also required to be labeled on the Final Engineering and Final Plat. | Info Only |
| 45. | Public Safety - Addressing | STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L). | Info Only |

| | | | |
|-----|------------------------------|---|------------|
| 46. | Public Safety - Addressing | STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.) | Info Only |
| 47. | Public Safety - Addressing | Due to its access, the lift station will be addressed to Hidden Woods Cove. | Info Only |
| 48. | Public Safety - Fire Marshal | Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft | Unresolved |
| 49. | Public Safety - Fire Marshal | Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. | Unresolved |
| 50. | Public Safety - Fire Marshal | At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure. | Unresolved |
| 51. | Public Safety - Fire Marshal | Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18. | Unresolved |
| 52. | Public Safety - Fire Marshal | 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) Signage to be provided on one side of street or other and signage and striping throughout entire cul de sac area. | Unresolved |

| | | | |
|-----|---------------------------------|---|------------|
| 53. | Public Safety - Fire Marshal | All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2. | Unresolved |
| 54. | Public Works - Engineering | On sheet C10.0, Signage and Pavement Marking Plan, please add striping to crosswalk. | Unresolved |
| 55. | Public Works - Engineering | Please provide pipe conflict details for drainage and sewer pipe crossings. | Unresolved |
| 56. | Public Works - Engineering | Please provide hydraulic analysis to show drainage system is adequate for design flow. | Unresolved |
| 57. | Public Works - Engineering | On sheet C7.0, Cross Sections, several cross-sections appear to contain swale. Please revise accordingly. | Unresolved |
| 58. | Public Works - Engineering | There are conflicts between the site plan, tract plan and general notes with regards to the ownership of the Oakhurst Rd tract. In some places it is said to be private and in others county maintained. Remove any references to Oakhurst being a public road. | Unresolved |
| 59. | Public Works - Engineering | On sheet C10.0, Signage and Pavement Marking Plan, staff recommends adding curve signs for tapered road sections in accordance with Seminole County Engineering Manual Chapter 1 Sec 1.10.2. | Unresolved |

| | | | |
|-----|--------------------------------|---|------------|
| 60. | Public Works - Engineering | On sheet C4.0, Site Plan, please include radial measurements for turns, cul-de-sac, and right of way dedication. | Unresolved |
| 61. | Public Works - Engineering | On sheet C15.0, Best Management Practices Plan, please add location of the construction entrance. | Unresolved |
| 62. | Public Works - Engineering | In the Stormwater Management Report, use of the half acre lot assumption for calculating curve numbers is inappropriate. The county does not support use of lot size assumptions from TR-55. Please model maximum buildable area for each lot as impervious. | Unresolved |
| 63. | Public Works - Engineering | Outfall from basin 4 does not seem to be modelled correctly. Post development nodal diagram shows stormwater outfall goes to Raymond Ave right of way. Drainage plan appears to show this stormwater is collected by swale. If this is the intent, please revise stormwater report to model this. | Unresolved |
| 64. | Public Works - Engineering | Please provide cores of Oakhurst Rd offsite to show that it meets structural requirements. Provide alternating locations at no more than 100' intervals. | Unresolved |
| 65. | Public Works - Engineering | Break line for lots 1-5 and 18-22 should positioned as far back on the lot as possible to direct drainage into the site. Please consider altering the grading behind these lots. | Unresolved |
| 66. | Public Works - Engineering | Proposed swale behind lots 5,6 and 17 does not meet minimum 1% longitudinal slope. Please revise grading plan to correct this. | Unresolved |
| 67. | Public Works - Engineering | Please label and detail all structure types, top and bottom. Yard drains have to be concrete. Additionally, CO-1 cannot be cleanout. It must be a manhole structure. | Unresolved |
| 68. | Public Works - Engineering | Please add section detail for Oakhurst Rd improvements made offsite, including proposed driveway modifications. | Unresolved |
| 69. | Public Works - Impact Analysis | No TIS Report is Required, Peak Hour trips generated are less than requirement (50). | Info Only |

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

| Department | Reviewer | Email | Contact | Status |
|---------------------------------|------------------|--|--------------|----------------------|
| Buffers and CPTED | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665- | Approved |
| Public Safety-Addressing | Lily Kay | lkay@seminolecountyfl.gov | 407-665-5045 | Corrections Required |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 | Corrections Required |
| Environmental Services | Maliha Rahman | mrahman@seminolecountyfl.gov | 407-665-2033 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | Corrections Required |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-7334 | Corrections Required |
| Public Works - Impact Analysis | Arturo Perez | aperez07@seminolecountyfl.gov | 407-665-5716 | No Review Required |
| Public Works-County Surveyor | Raymond Phillips | rphillips@seminolecountyfl.gov | 407-665-5647 | No Review Required |

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

1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|-----------|---|--|
| 6/24/2026 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | Becky, Jim, Kaitlyn, Lily, Matthew, Andrew, Maliha |

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/urllt/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0550

Title:

PARSONS SUBDIVISION - PSP

Project Number: 26-55100004

Project Description: Proposed Preliminary Subdivision for 2 single family lots on 5.64 acres on the south side of E Chapman Rd, northwest of Onslow Ave

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

Parcel ID: 27-21-31-300-003A-0000

BCC District: 1-Dallari

Applicant: Clifford & Maria Parsons (407) 925-8279

Consultant: Tom Faber (407) 595-1566



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

PROJ. #: 26-55100004

RECEIVED 05/28/2026
PAID 05/29/2026

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

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

PROPERTY

SUBDIVISION NAME:

PARCEL ID #(S):

NUMBER OF LOTS: _____ SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

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

WATER PROVIDER:

SEWER PROVIDER:

ZONING:

FUTURE LAND USE:

TOTAL ACREAGE:

BCC DISTRICT: 1: DALLARI

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 3165 MCCRORY PL, SUITE 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: [REDACTED]

OWNER(S)

NAME(S): CLIFFORD AND MARIA PARSONS (OWNER)

ADDRESS: 625 E CHAPMAN RD

CITY: OVIEDO

STATE: FL

ZIP: 32765

PHONE: 407-925-8279

EMAIL: [REDACTED]


CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

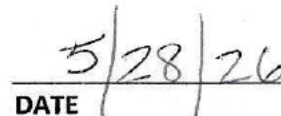
Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

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


SIGNATURE OF OWNER/AUTHORIZED AGENT

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


DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, CLIFFORD AND MARIA PARSONS, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-300-003A-0000 hereby designates Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

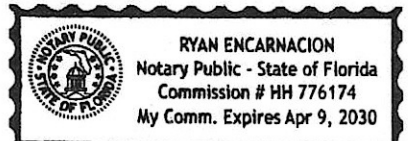
5/28/26
Date

Clifford Parsons
Property Owner's Signature

CLIFFORD PARSONS MARIA PARSONS
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 CLIFFORD AND MARIA PARSONS (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL DL AND FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 28 day of MAY, 2026.



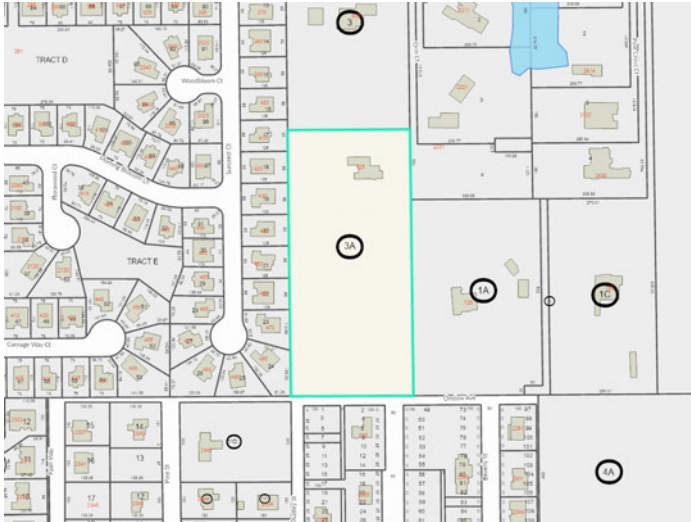
[Signature]
Notary Public

2026 Property Record Card



Parcel: 27-21-31-300-003A-0000
Property Address: 625 E CHAPMAN RD OVIEDO, FL 32765
Owners: PARSONS, CLIFFORD S; PARSONS, MARIA
 2026 Market Value \$738,133 Assessed Value \$311,718 Taxable Value \$260,307
 2025 Tax Bill \$3,593.08 Tax Savings with Exemptions \$5,152.94
 The 4 Bed/2.5 Bath Single Family property is 3,505 SF and a lot size of 5.46 Acres

Parcel Location



Current Site Picture



Parcel Information

| | |
|-------------------|---|
| Parcel | 27-21-31-300-003A-0000 |
| Property Address | 625 E CHAPMAN RD OVIEDO, FL 32765 |
| Mailing Address | 625 E CHAPMAN RD OVIEDO, FL 32765-9015 |
| Subdivision | |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | 00-HOMESTEAD (1994) |
| 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 | \$267,111 | \$270,672 |
| Depreciated Other Features | \$23,652 | \$15,190 |
| Land Value (Market) | \$447,370 | \$353,514 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$738,133 | \$639,376 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$426,415 | \$335,853 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$311,718 | \$303,523 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$8,746.02 |
| Tax Bill Amount | \$3,593.08 |
| Tax Savings with Exemptions | \$5,152.94 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PARSONS, CLIFFORD S - Tenancy by Entirety
 PARSONS, MARIA - Tenancy by Entirety

Legal Description

SEC 27 TWP 21S RGE 31E W 1/4 OF NE 1/4 OF NE 1/4 (LESS N 608 FT)

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$311,718 | \$51,411 | \$260,307 |
| SCHOOLS | \$311,718 | \$25,000 | \$286,718 |
| FIRE | \$311,718 | \$51,411 | \$260,307 |
| ROAD | \$311,718 | \$51,411 | \$260,307 |
| WATER MANAGEMENT DISTRICT | \$311,718 | \$51,411 | \$260,307 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 9/1/1989 | \$165,000 | 02107/1667 | Improved | Yes |
| WARRANTY DEED | 8/1/1979 | \$100 | 01238/1163 | Vacant | No |
| WARRANTY DEED | 7/1/1979 | \$100 | 01232/1599 | Vacant | No |

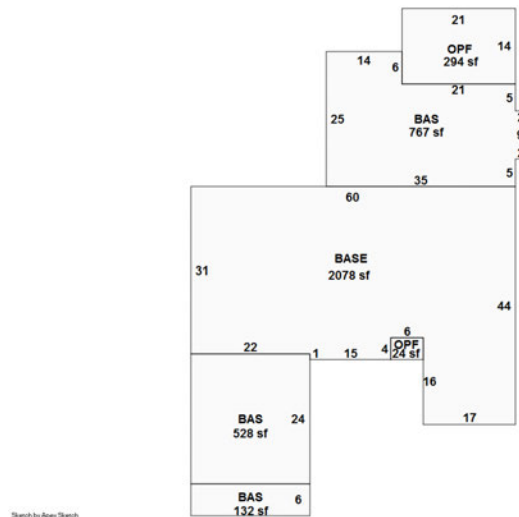
Land

| Units | Rate | Assessed | Market |
|------------|---------------|-----------|-----------|
| 5.39 Acres | \$83,000/Acre | \$447,370 | \$447,370 |

Building Information

| | |
|-------------------------------|---------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1980 |
| Bed | 4 |
| Bath | 2.5 |
| Fixtures | 9 |
| Base Area (ft ²) | 2078 |
| Total Area (ft ²) | 3823 |
| Constuction | CONC BLOCK |
| Replacement Cost | \$356,148 |
| Assessed | \$267,111 |

* Year Built = Actual / Effective



Building 1

Appendages

| Description | Area (ft ²) |
|-------------|-------------------------|
| BASE | 528 |
| BASE | 132 |

| | |
|---------------------|-----|
| BASE | 767 |
| OPEN PORCH FINISHED | 24 |
| OPEN PORCH FINISHED | 294 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|-------------|----------|---------|-------------|
| 11735 | REROOF. | \$9,000 | | 12/2/2014 |
| 08805 | ADDITION | \$34,000 | | 10/1/1999 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|------------------|------------|-------|----------|----------|
| SHED - NO VALUE | 1980 | 2 | \$0 | \$0 |
| ACCESSORY BLDG 1 | 2000 | 1 | \$2,500 | \$1,500 |
| ACCESSORY BLDG 1 | 2000 | 1 | \$2,500 | \$1,500 |
| CARPORT 3 | 2000 | 1 | \$17,000 | \$10,200 |
| FIREPLACE 2 | 2000 | 1 | \$6,000 | \$3,600 |
| PATIO 2 | 2003 | 1 | \$3,500 | \$2,100 |
| CANOPY AVG COMM | 2003 | 440 | \$7,920 | \$4,752 |

Zoning

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

School Districts

| | |
|------------|-----------------|
| Elementary | Evans |
| Middle | Jackson Heights |
| High | Hagerty |

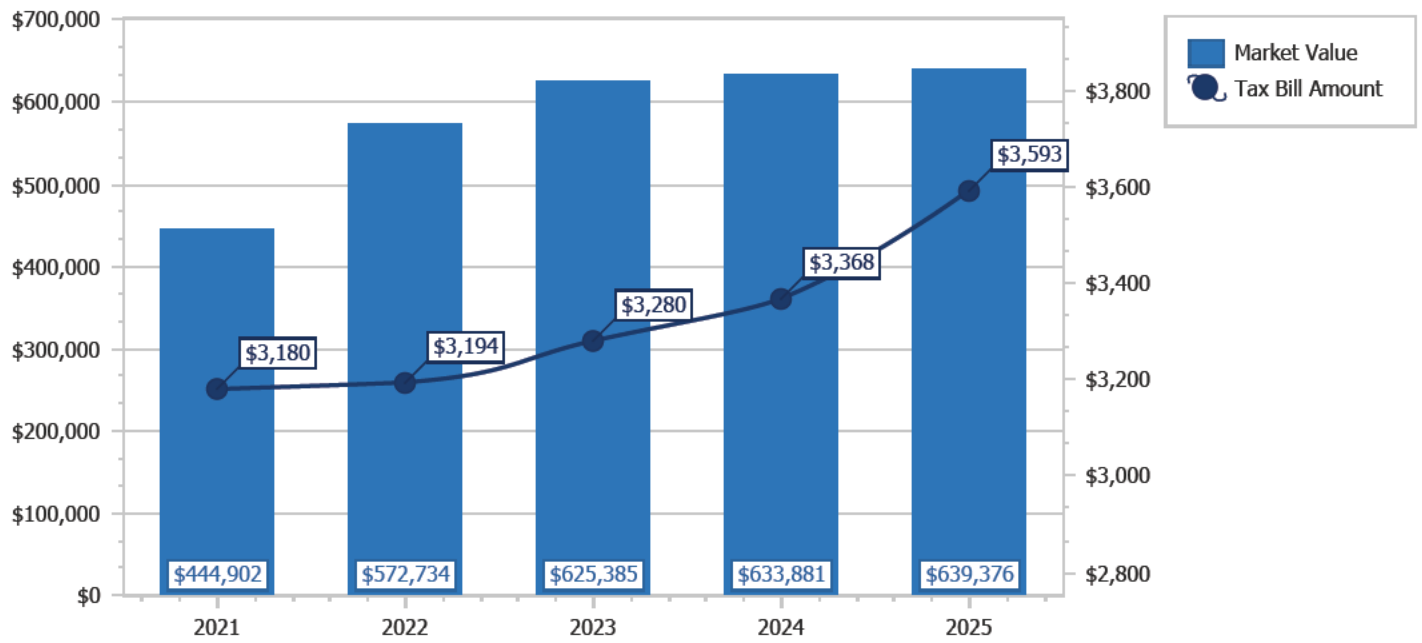
Political Representation

| | |
|-----------------|-------------------------------|
| 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 # | Station: 46 Zone: 464 |
| Power Company | DUKE |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | TUE/FRI |
| Recycle | FRI |
| Yard Waste | WED |
| Hauler # | Waste Pro |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

?

Date: 5/29/2026 9:08:07 AM
Project: 26-55100004
Credit Card Number: 47*****2420
Authorization Number: 150075
Transaction Number: 290526O3B-CD145A93-F487-4844-AF73-ECEBCF71B0EC
Total Fees Paid: 1533.34

Fees Paid

?

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 3.34 |
| PRELIMINARY SUBDIVISION | 1530.00 |
| Total Amount | 1533.34 |

Document date:

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

| | | |
|---|---|----------------------------|
| PROJECT NAME: | PARSONS SUBDIVISION - PSP | PROJ #: 26-55100004 |
| APPLICATION FOR: | DR - SUBDIVISIONS PSP | |
| APPLICATION DATE: | 5/29/26 | |
| RELATED NAMES: | EP TOM FABER | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 27-21-31-300-003A-0000 | |
| PROJECT DESCRIPTION | PROPOSED PRELIMINARY SUBDIVISION FOR 2 SINGLE FAMILY HOME DEVELOPMENT ON 5.64 ACRES | |
| NO OF ACRES | 5.64 | |
| BCC DISTRICT | Bob Dallari | |
| CURRENT ZONING | A-1 | |
| LOCATION | ON THE SOUTH SIDE OF E CHAPMAN RD, NORTHWEST OF ONSLOW AVE | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| CLIFFORD & MARIA PARSONS 625 E CHAPMAN RD OVIEDO FL 32765 (407) 925-8279 [REDACTED] | TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566 [REDACTED] | |

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.

AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|------------------------|---|------------|
| 1. | Buffers and CPTED | Comment Please advise, this property is located within the Econlockhatchee Protection Area. This requires a 25 foot minimum, 50 foot average buffer from wetlands. | Info Only |
| 2. | Buffers and CPTED | Comment Based on the density, no perimeter landscape buffers are required. | Info Only |
| 3. | Building Division | Comment -Permitting Requirements for Future Proposed Construction or Demolition- - 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 |
| 4. | Building Division | Comment - All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code | Info Only |
| 5. | Building Division | Comment - Separate demolition permits are required for the demolition of each existing structure. | Info Only |
| 6. | Building Division | Comment - Each separate parcel, and separate building and/ or standalone structure, will require a separate permit. | Info Only |
| 7. | Environmental Services | Comment On Sheet C1.0: Cover Sheet, please update the utility provider for potable water and irrigation to SJRWMD. Seminole County Utilities does not have any nearby water/irrigation lines to service these lots. Water/irrigation will be provided by individual wells. | Unresolved |

| | | | |
|-----|--------------------------|---|------------|
| 8. | Environmental Services | <p>Comment</p> <p>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 River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.</p> | Info Only |
| 9. | Environmental Services | <p>Comment</p> <p>The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.</p> | Info Only |
| 10. | Planning and Development | <p>Comment</p> <p>Per SCLDC Sec. 35.64. (b) (4) 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. The existing lot (Lot 1) does not retain the minimum frontage requirement. Please provide access for Lot 1 from Onslow with adequate frontage or provide at least twenty (20) feet somehow along Chapman.</p> | Unresolved |
| 11. | Planning and Development | <p>Comment</p> <p>When calculating the ROW dedication, the dimensions provided equate to 0.1894</p> | Unresolved |

| | | | |
|-----|----------------------------|---|------------|
| | | acres. Please round the value up to 0.19 acres for standard rounding practice. | |
| 12. | Planning and Development | Comment It appears that the southern ROWs that are proposed to serve as access are not to County Standard. There are issues with access to both parcels. Please revise/show improvements to roadways. | Unresolved |
| 13. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) The existing address on the property, parcel 27-21-31-300-003A-0000, is 625 E Chapman Road, Oviedo, FL 32765. Per the 003_C3.0_Site Plan.pdf, this existing residence will remain. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7) | Info Only |
| 14. | Public Safety - Addressing | Library Comment (Development Name) The subdivision "Parsons", has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development | Info Only |

| | | | |
|-----|-------------------------------|--|-----------|
| | | name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(Florida Statute 177.051) | |
| 15. | Public Safety - Addressing | Library Comment (POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to. | Info Only |
| 16. | Public Safety - Addressing | Library Comment (POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7) | Info Only |
| 17. | Public Safety - Addressing | Library Comment (POSTING) Residential building structures which are over fifty (50) feet from the street shall be required to use five (5) inch or larger numbers. In addition, if the main entrance to the building or the building structure is set back and is not readily visible from the street, address numbers shall be posted at the entrance street or driveway access to the building on both sides of a fence, mailbox or post, and on the building structure. Numbers shall be visible from both directions of the street. SCLDC 90.5 (5), (7) & (8) | Info Only |

| | | | |
|-----|---------------------------------|---|------------|
| 18. | Public Safety - Addressing | Library Comment (ADDRESS ASSIGNMENT) Address and applicable fees will be determined for Proposed Lot 2 at permitting upon the approved site plan. SCLDC 90.4(A) (C) | Info Only |
| 19. | Public Safety - Fire Marshal | Comment 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 | Unresolved |
| 20. | Public Safety - Fire Marshal | Comment Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans. (please reach out - mmaywald@seminolecountyfl.gov) for a copy of the fire easement access maintenance agreement that shall be filled out. | Unresolved |
| 21. | Public Safety - Fire Marshal | Comment 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 | Unresolved |
| 22. | Public Safety - Fire Marshal | Comment 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 | Unresolved |
| 23. | Public Safety - Fire Marshal | Comment Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2) | Unresolved |
| 24. | Public Safety - Fire Marshal | Comment Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2 | Unresolved |
| 25. | Public Safety - Fire Marshal | Comment Additional comments may be generated based on resubmittal. | Unresolved |

| | | | |
|-----|---|--|------------|
| 26. | Public Safety - Fire Marshal Matthew Maywald 6/5/26 9:28 AM | Comment Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. | Unresolved |
| 27. | Public Works - County Surveyor | Comment The survey does not tie to the section. As the description is fractional you must survey the quarter to determine how the property fits even though you have existing subdivisions adjacent there could be gaps or overlaps based on the section. | Unresolved |
| 28. | Public Works - County Surveyor | Comment What is the basis for the right of way for Chapman Road? what is the dedication for it? | Unresolved |
| 29. | Public Works - Engineering | Comment Proposed Lot 1 lacks sufficient frontage to Chapman Rd. Minimum of 20' is required. | Unresolved |
| 30. | Public Works - Engineering | Comment Proposed Lot 2 lacks frontage to a county-maintained road. A roadway meeting county standards for right of way width and structure of the road would have to be developed to provide access to this site. | Unresolved |
| 31. | Public Works - Engineering | Comment A detailed drainage plan for the proposed Lot 2 may be required at site plan review. | Info Only |
| 32. | Public Works - Impact Analysis | Comment No Review Required. | Info Only |
| 33. | Public Works - ROW Review | Library Comment The half right-of-way width for Chapman Road and Onslow Avenue (adjacent to the subject parcel) as depicted on the boundary survey from Allen & Company and with the latest revision date of 2/9/2026 appears to concur with our records. | Resolved |
| 34. | Public Works - ROW Review | Library Comment Although it is not clearly depicted but should be, the math works to allow for the north 33 feet of the 16 ft wide strip to not be included for Chapman Road. Our Chapman Road right-of-way is recorded in ORB 95, PG 277. | Info Only |

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 | Approved |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665-7468 | Approved |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 | Approved |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 | Corrections Required |
| Natural Resources | Jim Potter | jpotter@seminolecountyfl.gov | 407-665-5764 | Approved |
| Planning and Development | Kaitlyn Apgar | kapgar@seminolecountyfl.gov | 407-665-7377 | Corrections Required |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Corrections Required |
| Public Safety - Addressing | Lily Kay | acurtis@seminolecountyfl.gov | 407-665-5191 | Approved |
| Public Works- County Surveyor | Raymond Phillips | rphillips@seminolecountyfl.gov | 407-665-5647 | Corrections Required |
| Public Works- ROW Review | Neil Newton | nnewton@seminolecountyfl.gov | 407-665-5711 | Approved |
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-5734 | Corrections Required |
| Public Works - Impact Analysis | Arturo Perez | aperez07@seminolecountyfl.gov | 407-665-5764 | No Review Required |

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

1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|-----------|---|--|
| 6/24/2026 | The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i> | James, Kaitlyn, Raymond, Andrew |

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

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

Agenda Memorandum

File Number: 2026-0551

Title:

SUMMERLAND SENIOR LIVING EXPANSION - PRE-APPLICATION

Project Number: 26-80000067

Project Description: Proposed Special Exception for an expansion of a senior living facility on 0.61 acres in the RC-1 zoning district located on the east side of Tuskawilla Rd, north of Lake Dr

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 13-21-30-502-0A00-0230

BCC District: 2-Zembower

Applicant: Erik Schlichenmaier (407) 314-1845

Consultant: William Voll (407) 383-6361

PM: Chad



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

PROJ. #: 26-80000067

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Summerland Senior Living Expansion
PARCEL ID #(S): 13-21-30-502-0A00-0230
TOTAL ACREAGE: .61 Acres BCC DISTRICT: 2) Jay Zembower
ZONING: MC-1 FUTURE LAND USE: Senior Living Home-LDE

APPLICANT

NAME: Erik Schlichenmaier COMPANY: Summerland Senior Living
ADDRESS: 955 Tuskawilla Rd
CITY: Winter Springs STATE: FL ZIP: 32765
PHONE: 407-314-1845 EMAIL: [REDACTED]

CONSULTANT

NAME: William Voll COMPANY: Voll Construction LLC
ADDRESS: 1811 Shoshonee Trail
CITY: Casselberry STATE: FL ZIP: 32707
PHONE: 407-383-6361 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
Description of proposed development: ALF 7-14 people

STAFF USE ONLY

COMMENTS DUE: 6/19 COM DOC DUE: 6/25 DRC MEETING: 7/8
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: MC-1 FLU: LDR LOCATION: On the east side of Tuskawilla Rd, north of Lake Dr
W/S: Seminole County BCC: 2 Zembower
Agenda: 7/2

Detailed Project Summary for Construction Rezone Request

Our business has been incredibly welcomed and supported by the community. Due to the growing demand for our services and encouragement from local families, we have decided to expand our current property in order to better serve the needs of the community. The proposed project will not alter the current view of the house from the road or sidewalk.

The proposed project consists of an addition to the existing structure by following the current main roofline, enclosing the existing open-air patio, and constructing an expanded residential care addition containing approximately **6 new bedrooms and 3 new bathrooms**. The expansion is intended to enhance the functionality, safety, and capacity of the existing facility while maintaining architectural consistency with the current structure and surrounding area.

Proposed Improvements

Building Expansion

The proposed construction will include:

- Enclosure of the existing open-air patio area
- Construction of approximately 1,250 square feet of new concrete slab foundation
- New cinder block exterior walls designed to match the existing structure, including matching struck joints, sills, and lintels
- Installation of new roof trusses, roof decking, fascia, and architectural shingles to match the existing roof system
- Installation of new aluminum fascia, soffit, gutters, and downspouts
- Installation of new exterior fiberglass doors with PVC frames
- Installation of new Ply-Gem single-hung vinyl Low-E insulated windows throughout the addition and porch areas

Interior Improvements

Interior construction will include:

- Framing of all new bedrooms, bathrooms, corridors, and manager's office
- Rough-in and completion of all plumbing, electrical, and HVAC systems
- Installation of insulation throughout walls and ceilings
- Drywall hanging, finishing, sanding, and texturing
- Installation of interior doors, trim, and baseboards

Installation of tile backer board, bathroom wall tile, bathroom floor tile, and LVP flooring throughout all rooms and corridors
Interior and exterior painting of all new construction areas
Installation of all plumbing fixtures, lighting, electrical devices, ceiling fans, and HVAC trim components
Installation of a mini-split HVAC system for the back porch area

Utility & Infrastructure Improvements

Additional utility and infrastructure improvements will include:

Installation of a new septic system and drain field
Installation of a new 200-amp electrical panel
Addition of a dedicated electrical circuit for the washer and dryer in the existing house
Underground plumbing and electrical rough-ins
Importing and compaction of fill dirt as required for site preparation

Life Safety Systems

To ensure compliance and safety, the addition will include:
A complete fire suppression system throughout the new addition
A fire alarm system installed throughout the expanded structure

Site Improvements

Site improvements associated with the project will include:

Extension of the existing parking lot to accommodate the increased occupancy and operational needs of the facility
Construction of a new outdoor patio area facing the north side of the property for resident use and recreation
General site cleanup and removal of all construction debris upon completion

Thank you for your consideration. Throughout this process, we are committed not only to serving our community but also to preserving the county's natural beauty and the character of our residential neighborhoods.

Project Intent

This proposed expansion is intended to support the continued growth of the facility while maintaining compatibility with the surrounding community. The project is designed to improve resident accommodations, operational efficiency, life safety, and overall quality of care.

At this stage, the proposal is considered a conceptual construction summary for rezoning and planning purposes. Final engineering, architectural plans, and permitting documentation will be completed as part of the formal development and permitting process.

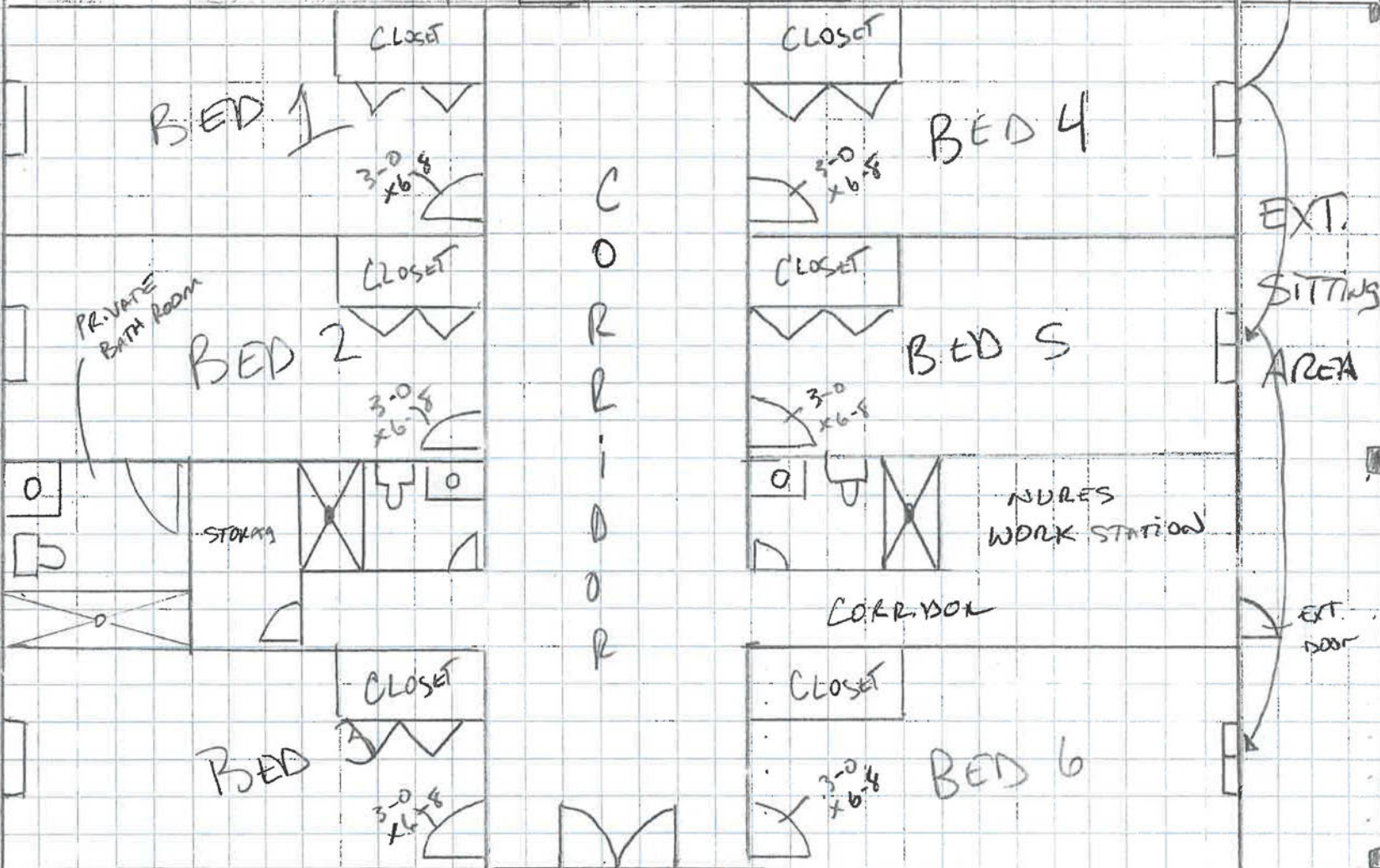
All plans and permits associated with the proposed addition are intended to be included as part of the project development.

955 TUSKAWILLA RD

WINDOW

WINDOW

EXT DOOR



(2) 30 x 68

EXIST PATIO TO BE CLOSED WITH WINDOWS AND HVAC.

— Cooled Space

955 TUSKAWILLA RD
Winter Springs, FL 32708

S.S.3



Summerland Senior Living

Current Structure.

current survey



PROPERTY ADDRESS:
955 TUSKAWILLA ROAD, WINTER SPRINGS, FLORIDA 32708

SURVEY NUMBER: 2405.9997

DATE SIGNED: 06/06/24 FIELD WORK DATE: 5/24/2024

REVISION DATES:
(REV.2: 10/16/2024) (REV.1: 5/28/2024)

POINTS OF INTEREST
NONE VISIBLE



SAMUEL J.A. TRAVIESO
State of Florida Professional Surveyor License Number LB7755
County: Seminole
Court: Loop Surveyors, LLC (LB9239)

SURVEYOR'S CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 55-15.030 through 55-15.063, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

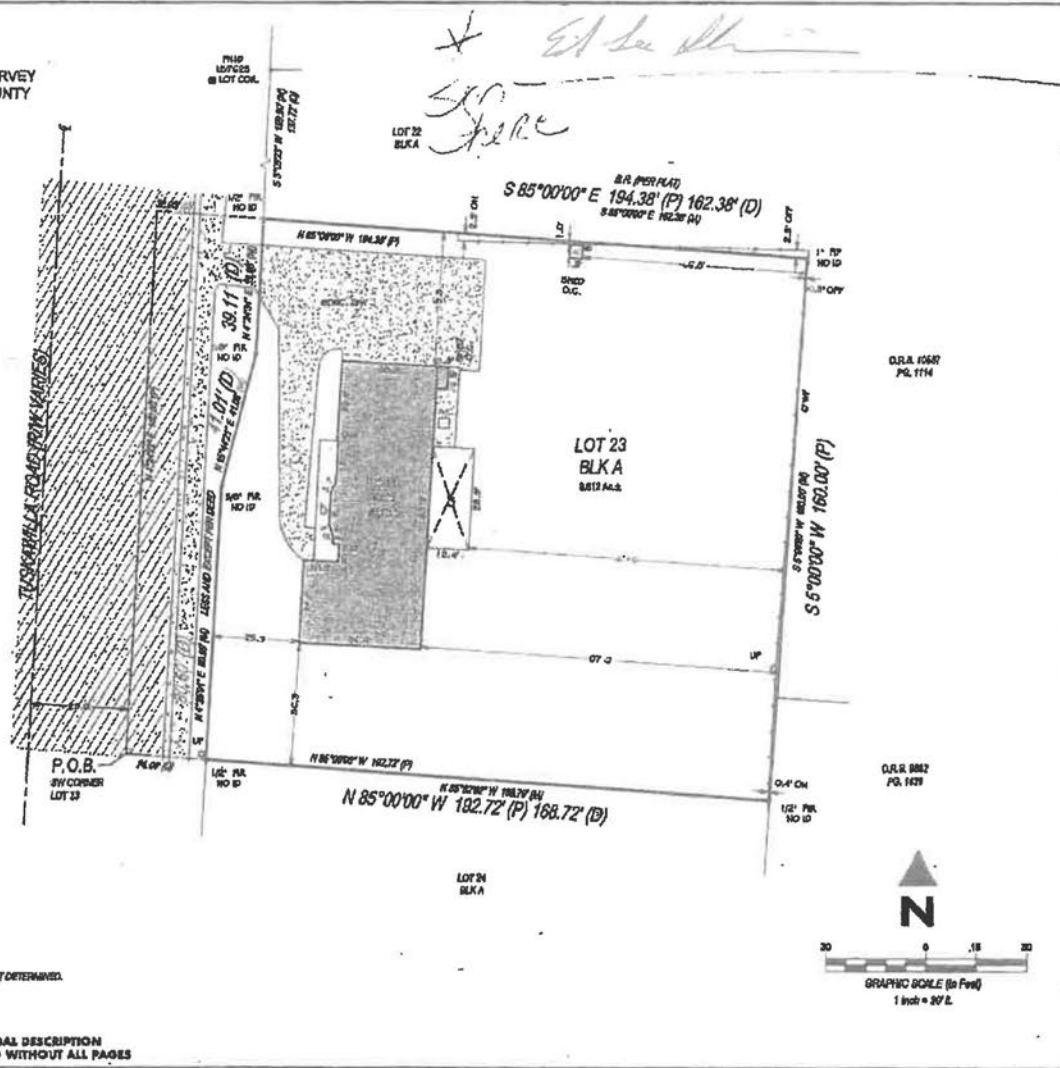


Exacta Land Surveyors, LLC
111 West Greenway Street, Suite 200, Ocala, FL 32768
Tel: 352.735.1212 | Fax: 352.744.2882



AFFILIATE MEMBERS

2405.9997
BOUNDARY SURVEY
SEMINOLE COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
951 TUSKAWILLA ROAD, WINTER SPRINGS, FLORIDA 32708

SURVEY NUMBER 2405.9997

CERTIFIED TO:
ERIK SCHLICHENMAIER INTEGRITY FIRST TITLE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NEXERA HOLDING LLC

DATE SIGNED: 06/06/24

BUYER: Erik Schlischenmaier

LENDER: NEXERA HOLDING LLC

TITLE COMPANY: INTEGRITY FIRST TITLE

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: C2404006

LEGAL DESCRIPTION:
LOT 23, BLOCK A, WINTER SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 81 AND 82, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:
THAT PORTION OF LAND AS DESCRIBED IN ORDER OF TAKING, TUSKAWILLA ROAD (PHASE II) RELATING TO PARCEL NUMBER 105/705, 109/709, 110/710, 111/711 AND 116, FILED JULY 27, 1994 IN OFFICIAL RECORDS BOOK 2803, PAGE 1099, MORE PARTICULARLY DESCRIBED AS:
PARCEL NO. 109
A PART OF LOT 23, BLOCK "A", WINTER SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 81 AND 82 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE RUN NORTH 04 DEGREES, 27 MINUTES, 47 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE RUN SOUTH 84 DEGREES 56 MINUTES 26 SECONDS, EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 22.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 04 DEGREES 27 MINUTES 47 SECONDS, WEST A DISTANCE OF 39.11 FEET; THENCE RUN SOUTH 15 DEGREES 42 MINUTES 46 SECONDS, WEST A DISTANCE OF 41.01 FEET; THENCE RUN SOUTH 04 DEGREES 27 MINUTES 47 SECONDS, WEST A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 23; THENCE RUN NORTH 84 DEGREES 56 MINUTES 26 SECONDS, WEST ALONG SAID SOUTH LINE A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, PANEL NUMBER 0170 DATED 9/28/2007.

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE PROPERTY LINE OF LOT 23, BLOCK A, LOCATED WITHIN WINTER SPRINGS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 81 AND 82 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

GENERAL SURVEYOR'S NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#62B1, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.002 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the features.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exakta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.6035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND:

| LINE TYPES | ABBREVIATIONS | FIP - Found Iron Pipe | Surveyor |
|--------------------------|-----------------------------------|---|--|
| Boundary Line | CI - Calculated | FIP - Found Iron Pipe & Cap | PLT - Platter |
| Center Line | DI - Deed | FIR - Found Iron Rod | POB - Point of Beginning |
| Chain Link or Wire Fence | FI - Field | FIRC - Found Iron Rod & Cap | POC - Point of Commencement |
| Assessment | MI - Measured | FNH - Found Nail | PRC - Point of Reversion |
| Edge of Water | PI - Plat | FRNSPK - Found Rail Road Spike | PRM - Permanent Reference Monument |
| Iron Fence | RI - Record | GAH - Garage | PSM - Professional Surveyor & Mapper |
| Overhead Lines | SI - Survey | GM - Gas Meter | PT - Point of Tangency |
| Structure | A/C - Air Conditioning | ID - Identification | PUE - Public Utility Easement |
| Survey Tie Line | AE - Access Easement | IE/EE - Ingress/Egress Easement | R - Radius or Radial |
| Vinyl Fence | AHS - Anchor Easement | ILL - Irregular | R/W - Right of Way |
| Wall or Party Wall | ASBL - Accessory Setback Line | INT - Instrument | RES - Residential |
| Wood Fence | B/W - Bay/Box Window | INT - Intersection | ROE - Roof Eave |
| | BC - Block Corner | IRIE - Irrigation Easement | L - Length |
| | BFF - Backflow Preventer | LAB - Limited Access Easement | LP - Radius Point |
| | BLOG - Building | LLB - License No. (Business) | S/W - Setback |
| | BLK - Block | LLB - Limited Buffer Easement | SBL - Setback Line |
| | BM - Benchmark | LS - Landscape Easement | SCL - Survey Closure Line |
| | BR - Bearing Reference | LMH - Lake/Landscape Maintenance Easement | SCR - Screen |
| | BRL - Building Restriction Line | LS# - License No. (Surveyor) | SEB - Section |
| | BSMT - Basement | MS - Map Book | SEP - Section Tank |
| | C - Curve | ME - Maintenance Easement | SEW - Sewer |
| | CL - Center Line | MEB - Meter End Section | SIRC - Set Iron Rod & Cap |
| | C/P - Covered Porch | MF - Metal Fence | SMWE - Storm Water Management Easement |
| | C/S - Concrete Slab | MH - Manhole | SNMP - Set Nail and Disc |
| | CATV - Cable TV Riser | MHWL - Mean High Water Line | SQFT - Square Feet |
| | CB - Concrete Block | NR - Non-Radial | STL - Survey Tie Line |
| | CH - Chord Bearing | NTS - Not to Scale | SV - Sewer Valve |
| | CHM - Chimney | NAVD83 - North American Vertical Datum 1983 | SWB - Sidewalk Easement |
| | CLF - Chain Link Fence | NAD83 - National Geodetic Vertical Datum 1983 | TBM - Temporary Bench Mark |
| | CMB - Canal Maintenance Easement | OG - On Ground | TEL - Telephone Facilities |
| | CO - Clean Out | ORA - Official Records Book | TOS - Top of Bank |
| | COMC - Concrete | ORV - Official Record Volume | TUE - Technological Utility Easement |
| | COR - Corner | OW - Overall | TWP - Township |
| | CS/W - Concrete Sidewalk | OS - Offset | TX - Transformer |
| | CUE - Control Utility Easement | OFF - Outside Subject Property | TY - Typical |
| | CVG - Concrete Valley Gutter | OH - Overhang | UE - Utility Easement |
| | D/W - Driveway | OHL - Overhead Utility Lines | UH - Underground |
| | DE - Driveway Easement | OMWL - Ordinary High Water Line | UP - Utility Pole |
| | DF - Drain Field | OM - Inside Subject Property | UR - Utility Riser |
| | DH - Drill Hole | PYE - Pool Sump/Pool | VF - Vinyl Fence |
| | DUB - Drainage & Utility Easement | PS - Plat Book | WC - White Corner |
| | EBV - Elevation | PC - Point of Curvature | WF - Water Filter |
| | EM - Electric Meter | PCC - Point of Curvature | WF - Wood Fence |
| | EMCL - Enclosure | PCP - Permanent Control Point | WB - Water Meter Valve Box |
| | ENT - Entrance | PI - Point of Intersection | WW - Water Valve |
| | EDP - Edge of Pavement | PLS - Professional Land | |
| | EW - Edge of Water | | |
| | ESMT - Easement | | |
| | EUH - Electric Utility Box | | |
| | F/DH - Found Drift Hole | | |
| | FCM - Found Concrete Monument | | |
| | FF - Finished Floor | | |

EXACTA
Land Surveyors, LLC
133 West Emerson Street, Suite 100, Winter Springs, FL 32789

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

2026 Property Record Card



Parcel: **13-21-30-502-0A00-0230**
 Property Address: **955 TUSKAWILLA RD WINTER SPRINGS, FL 32708**
 Owners: **SCHLICHENMAIER, ERIK L**
 2026 Market Value \$427,530 Assessed Value \$412,468 Taxable Value \$412,468
 2025 Tax Bill \$5,129.23

The 3 Bed/2 Bath Single Family property is 1,944 SF and a lot size of 0.61 Acres

Parcel Location



Current Site Picture



Parcel Information

| | |
|-------------------|---|
| Parcel | 13-21-30-502-0A00-0230 |
| Property Address | 955 TUSKAWILLA RD WINTER SPRINGS, FL 32708 |
| Mailing Address | 1271 PIMA PT OVIEDO, FL 32765-6372 |
| Subdivision | WINTER SPRINGS |
| 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 | \$198,180 | \$236,571 |
| Depreciated Other Features | \$13,350 | \$12,400 |
| Land Value (Market) | \$216,000 | \$126,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$427,530 | \$374,971 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$15,062 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$412,468 | \$374,971 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$5,129.23 |
| Tax Bill Amount | \$5,129.23 |
| Tax Savings with Exemptions | \$0.00 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SCHLICHENMAIER, ERIK L

Legal Description

LOT 23 BLK A (LESS RD ON W)
 .612 AC
 WINTER SPRINGS
 PB 15 PG 81

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$412,468 | \$0 | \$412,468 |
| SCHOOLS | \$427,530 | \$0 | \$427,530 |
| FIRE | \$412,468 | \$0 | \$412,468 |
| ROAD | \$412,468 | \$0 | \$412,468 |
| WATER MANAGEMENT DISTRICT | \$412,468 | \$0 | \$412,468 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|------------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 10/25/2024 | \$440,000 | 10718/0480 | Improved | Yes |
| QUIT CLAIM DEED | 4/1/2013 | \$100 | 08189/1669 | Improved | No |
| WARRANTY DEED | 12/1/2005 | \$282,000 | 06048/0319 | Improved | Yes |

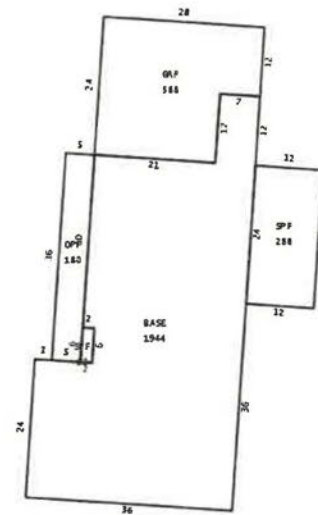
Land

| Units | Rate | Assessed | Market |
|-------|---------------|-----------|-----------|
| 1 Lot | \$240,000/Lot | \$216,000 | \$216,000 |

Building Information

| | |
|-------------------------------|------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1971 |
| Bed | 3 |
| Bath | 2.0 |
| Fixtures | 7 |
| Base Area (ft ²) | 1944 |
| Total Area (ft ²) | 3012 |
| Constuction | CB/WD/SDNG COMBO |
| Replacement Cost | \$304,892 |
| Assessed | \$198,180 |

* Year Built = Actual / Effective



Building 1

Appendages

| Description | Area (ft ²) |
|-------------|-------------------------|
|-------------|-------------------------|

| | |
|-----------------------|-----|
| GARAGE FINISHED | 588 |
| OPEN PORCH FINISHED | 180 |
| SCREEN PORCH FINISHED | 12 |
| SCREEN PORCH FINISHED | 288 |

| Permits | | | | |
|----------------|--|----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 11725 | 955 TUSKAWILLA RD: SIGN (POLE,WALL,FACIA)-New Ground Sign [WINTER SPRINGS] | \$2,137 | | 9/10/2025 |
| 01141 | 955 TUSKAWILLA RD: FENCE/WALL RESIDENTIAL-VINYL FENCE [WINTER SPRINGS] | \$16,000 | | 1/27/2025 |
| RESD-2024-2391 | 6 foot tall white vinyl fencing with access gates to back yard. | \$15,990 | 1/13/2025 | 12/23/2024 |
| 17046 | 955 TUSKAWILLA RD: UNDERGROUND FUEL TANK INSTALLATION- [WINTER SPRINGS] | \$0 | | 12/9/2024 |
| 17044 | 955 TUSKAWILLA RD: ELECTRIC - GENERATOR- [WINTER SPRINGS] | \$18,427 | | 12/3/2024 |
| 05026 | 955 TUSKAWILLA RD: REROOF RESIDENTIAL-Residential Re-Roof [WINTER SPRINGS] | \$15,675 | 6/7/2021 | 3/23/2021 |
| 16680 | 955 TUSKAWILLA RD: ELECTRICAL - RESIDENTIAL- [WINTER SPRINGS] | \$1,600 | | 10/8/2020 |
| 00433 | INSTALL FIRE ALARM SYSTEM | \$3,824 | | 1/12/2006 |

| Extra Features | | | | |
|---------------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| FIREPLACE 2 | 1971 | 1 | \$6,000 | \$3,600 |
| STANDBY GENERATOR 1 | 2024 | 1 | \$10,000 | \$9,750 |

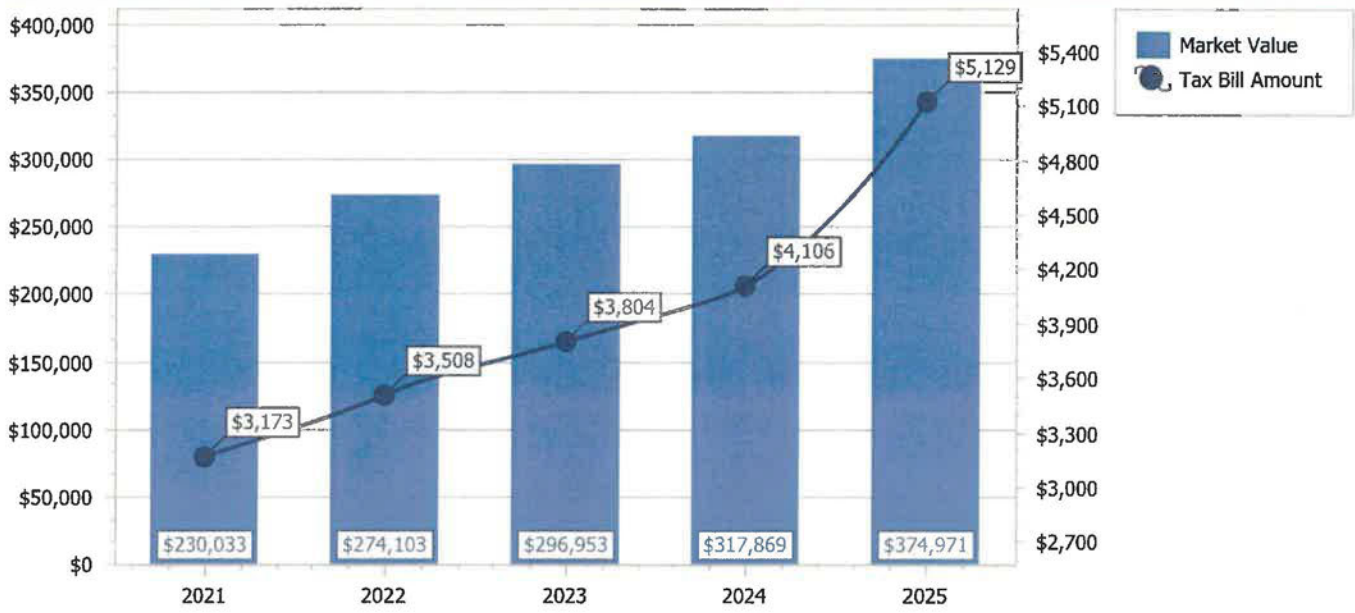
| Zoning | |
|-----------------|-------------------------|
| Zoning | OUT |
| Description | |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|----------------|
| Elementary | Rainbow |
| Middle | Indian Trails |
| High | Winter Springs |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 2 - Jay Zembower |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 49 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 27 Zone: 273 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | TUE/FRI |
| Recycle | TUE |
| Yard Waste | WED |
| Hauler # | Waste Management |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

*

6/08/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:22:05
 PROJ # 26-80000067 RECEIPT # 0155077
 OWNER: LA FORTUNE, ALINE
 JOB ADDRESS: 955 TUSKAWILLA RD LOT #: 0230

| | | | |
|-----------------------|-------|-------|-----|
| PRE APPLICATION | 50.00 | 50.00 | .00 |
| <hr/> | | | |
| 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.....: | 000000000105 | |
| CASH/CHECK AMOUNTS...: | 50.00 | |
| COLLECTED FROM: | SUMMERLAND SENIOR LIVING | |
| DISTRIBUTION.....: | 1 - COUNTY 2 - CUSTOMER 3 - | 4 - FINANCE |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

| | | |
|---|---|----------------------------|
| PROJECT NAME: | SUMMERLAND SENIOR LIVING EXPANSION - PRE-APPLICATION | PROJ #: 26-80000067 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/08/26 | |
| RELATED NAMES: | EP WILLIAM VOLL | |
| PROJECT MANAGER: | CHAD HARVEY (407) 665-7341 | |
| PARCEL ID NO.: | 13-21-30-502-0A00-0230 | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION FOR AN EXPANSION OF A SENIOR LIVING FACILITY ON 0.61 ACRES IN THE RC-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF LAKE DR | |
| NO OF ACRES | 0.61 | |
| BCC DISTRICT | 2-Jay Zembower | |
| CURRENT ZONING | RC-1 | |
| LOCATION | ON THE EAST SIDE OF TUSKAWILLA RD, NORTH OF LAKE DR | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| ERIK SCHLICHENMAIER SUMMERLAND SENIOR LIVING 955 TUSKAWILLA RD OVIEDO FL 32765 (407) 314-1845 | WILLIAM VOLL VOLL CONSTRUCTION LLC 1811 SHOSHONEE TRL CASSELBERRY FL 32707 (407) 383-6361 | |

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.

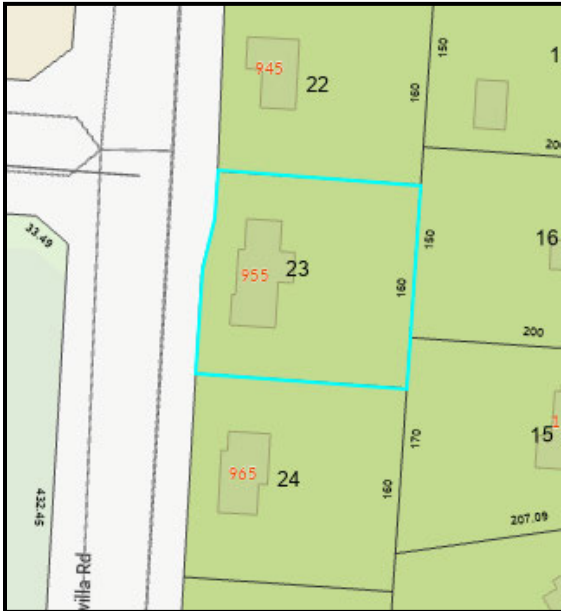
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

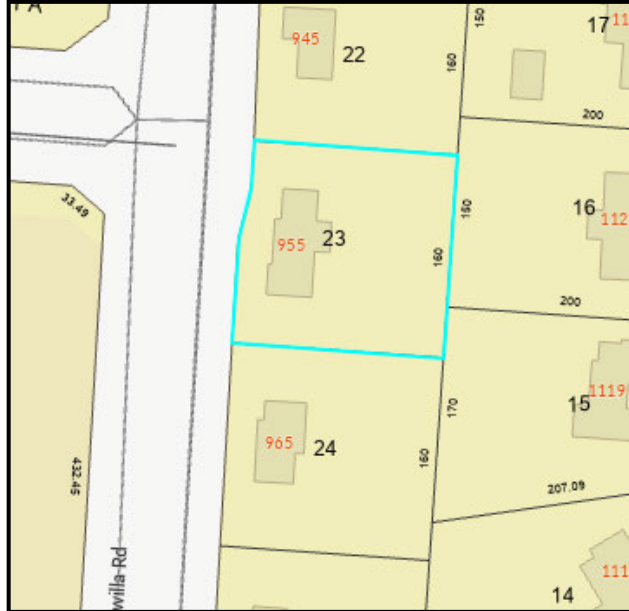
- The subject property has a Future Land Use of Low Density Residential and RC-1 (Country Homes) zoning.
- The RC-1 zoning district requires the applicant to obtain a Special Exception to allow 7-14 beds.

PROJECT AREA ZONING AND AERIAL MAPS

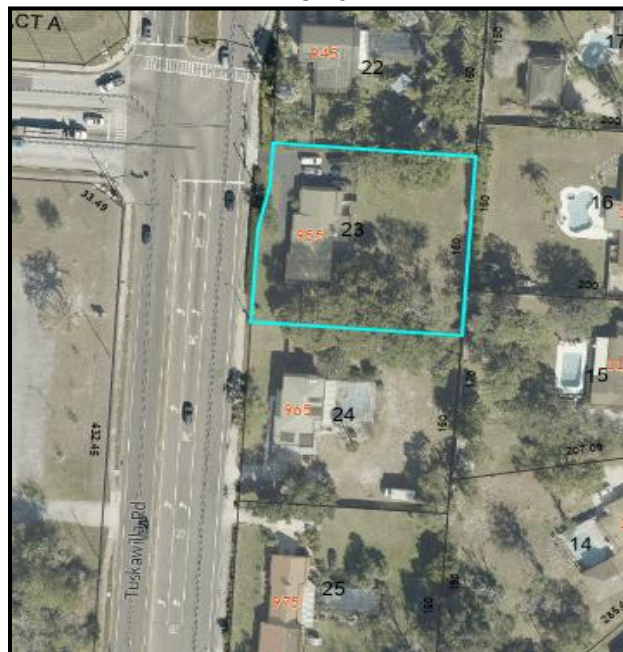
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| NO. | REVIEWED BY | TYPE | STATUS |
|-----|-------------------------------------|--|-----------|
| 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. | Info Only |
| 2. | Buffers and CPTED Chad Harvey | Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13. | Info Only |
| 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. | Info Only |
| 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. | Info Only |
| 5. | Buffers and CPTED Chad Harvey | Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeld=SECOLADECO_CH30_ZORE_PT67LASCBU | Info Only |
| 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. | Info Only |
| 7. | Buffers and CPTED Chad Harvey | Off-site trees do not count towards the landscape buffer requirements. | Info Only |
| 8. | Buffers and CPTED Chad Harvey | Buffers can overlap into a retention area. | Info Only |
| 9. | Buffers and CPTED Chad Harvey | Off-site trees do not count toward the landscape buffer requirements. | Info Only |

| | | | |
|-----|--|---|-----------|
| 10. | Building Division Daniel Losada | - Standard building permit will apply | Info Only |
| 11. | Building Division Daniel Losada | - All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code | Info Only |
| 12. | Building Division Daniel Losada | - This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure. | Info Only |
| 13. | Building Division Daniel Losada | - Type of use and size of building requires fire sprinklers and fire alarms throughout the entire structure. | Info Only |
| 14. | Building Division Daniel Losada | - Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission. | Info Only |
| 15. | Building Division Daniel Losada | - Any necessary or proposed modifications must be properly permitted. | Info Only |
| 16. | Building Division Daniel Losada | - Separate demolition permits are required for the demolition of each structure. | Info Only |
| 17. | Building Division Daniel Losada | - Complete site, including access form public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code. | Info Only |
| 18. | Building Division Daniel Losada | - Records show this structure as a 3/2 SFR, and in 06 was changed to 4/2 while installing a fire alarm. If the structure is being used as an ALF, it must be fire sprinklered. | Info Only |
| 19. | Comprehensive Planning David German | Site must be compliant with all requirements of Florida Statute 419.001 Site selection of community residential homes. "(a) 'Community residential home' means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents." | Info Only |
| 20. | Comprehensive Planning David German | Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and | Info Only |

| | | | |
|-----|---|--|-----------|
| | | <p>e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.</p> <p>Based on this, the proposed use appears consistent with the LDR FLU and will need to be consistent with the underlying zoning.</p> | |
| 21. | Environmental Services Maliha Rahman | Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands. Further review will be reserved for site plans/final engineering. | Info Only |
| 22. | Environmental Services Maliha Rahman | <p>The proposed development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link:</p> <p>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.</p> | Info Only |
| 23. | 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 |
| 24. | Environmental Services Maliha Rahman | <p>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.</p> | Info Only |
| 25. | Planning and Development Chad Harvey | <p>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</p> | Info Only |

| | | | |
|-----|---|---|-----------|
| | | 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/ | |
| 26. | Planning and Development Chad Harvey | If outdoor lighting is proposed, a photometric plan may be required per Chapter 30, Part 15 of the SCLDC. | Info Only |
| 27. | Planning and Development Chad Harvey | The setbacks for the RC-1 zoning district are: 35' Front Yard, 35' Rear Yard, 20' Side Yard and 35' Side Street. | Info Only |
| 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.shtml | Info Only |
| 29. | 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.) | Info Only |
| 30. | Planning and Development Chad Harvey | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf | Info Only |
| 31. | Planning and Development Chad Harvey | New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf | Info Only |
| 32. | Planning and Development Chad Harvey | Per section 30.5.2 of the Seminole County Land Development Code, a Special Exception will be required for the proposed use of a community residential home for 7-14 beds. | Info Only |
| 33. | Planning and Development Chad Harvey | Application for Special Exception, per Sec. 30.3.1.5 (c) Application for special exception. An applicant for a special exception shall file with Development Services. A conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot | Info Only |

| | | | |
|-----|---|--|-----------|
| | | lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping | |
| 34. | Planning and Development Chad Harvey | <p>The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards of Sec. 30.6.10.3 Community Residential Homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:</p> <p>(a) That the location does not create an over concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provision of this Section conflict with the provisions of Section 419.001(3)(c) Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>(b) In single- and two-family residential districts (including A-1 and RC-1) the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</p> <p>(c) In multiple-family residential districts, the Board of County Commissioners shall determine that the</p> | Info Only |

| | | | |
|-----|---|--|-----------|
| | | <p>proposed use is compatible with the area in its intensity of land use.</p> <p>(d) A copy of the application to the appropriate State agency shall accompany the application for the special exception.</p> <p>At the time the applicant submits the Special Exception request, they must also provide an affidavit certifying that the proposed facility is not located within a 1,000-foot radius (for facilities with 6 or fewer beds) or a 1,200-foot radius (for facilities with 7-14 beds) of another facility, unless an existing Special Exception has already been approved by Seminole County.</p> | |
| 35. | <p>Planning and Development Chad Harvey</p> | <p>Special Exception Application Process:</p> <p>Step 1: The Special Exception request goes to the Planning and Zoning Commission as a public hearing item.</p> <p>Step 2: The Special Exception request goes to the Seminole County Board of County Commissioners for Final approval or denial. (if approved)</p> <p>Step 3: The applicant submits a site plan if required for review and approval by staff, as well as plans required by Seminole County to upgrade/ alter the existing structure.</p> | Info Only |
| 36. | <p>Planning and Development Chad Harvey</p> | <p>Per section 30.11.3 – Quantities of Parking (Table 11.3-A: Minimum Parking Required) of the SCLDC, a minimum of .5 spaces per bed is required for a Residential Facility, Assisted Living.</p> | Info Only |
| 37. | <p>Planning and Development Chad Harvey</p> | <p>It should be noted that expansion of this use and site improvements required by the Seminole County Land Development Code for emergency vehicle access, safe ingress and egress to the site, additional parking, adequate site buffering to adjacent properties, etc., could present extensive expenses to the applicant if the requested expansion of this use is approved by the Board of County Commissioners through the Special Exception process.</p> | Info Only |
| 38. | <p>Public Safety - Fire Marshal Matthew Maywald</p> | <p>Type of use and size of building may require fire sprinklers and fire alarms.</p> | Info Only |
| 39. | <p>Public Safety - Fire Marshal Matthew Maywald</p> | <p>This project falls under the Uniform Fire Safety Standards as defined in the FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.</p> | Info Only |
| 40. | <p>Public Safety - Fire Marshal Matthew Maywald</p> | <p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p> | Info Only |
| 41. | <p>Public Safety - Fire Marshal Matthew Maywald</p> | <p>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.</p> | Info Only |
| 42. | <p>Public Works Engineering Andrew Broxton</p> | <p>The proposed project is located within the Howell Creek drainage basin.</p> | Info Only |

| | | | |
|-----|---|---|-----------|
| 43. | Public Works Engineering Andrew Broxton | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. | Info Only |
| 44. | Public Works – Impact Analysis Arturo Perez | No Review Required. | Info Only |
| 45. | Public Works Engineering Andrew Broxton | If additional impervious surface is added, a detailed drainage analysis will be required at final engineering. | Info Only |
| 46. | Public Works Engineering Andrew Broxton | Based on 1 ft. contours, the topography of the site appears to slope east. | Info Only |
| 47. | 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 |
| 48. | Public Works Engineering Andrew Broxton | Driveway access from Tuskawilla Rd should be right-in and right-out only. | Info Only |
| 49. | 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. | Info Only |
| 50. | Public Works Engineering Andrew Broxton | ADA parking and pedestrian access may be required to be shown at site plan review. | Info Only |

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 | Review Complete |
| Planning and Development | Chad Harvey | charvey02@seminolecountyfl.gov | 407-665-7341 | Review Complete |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Review Complete |
| Comprehensive Planning | David German | dgerman@seminolecountyfl.gov | 407-665-7386 | Review Complete |
| Buffers and CPTED | Chad Harvey | charvey02@seminolecountyfl.gov | 407-665-7341 | Review Complete |
| Environmental Services | Maliha Rahman | mrahman@seminolecountyfl.gov | 407-665-2033 | Review Complete |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665-5716 | Review Complete |
| Public Works – Impact Analysis | Arturo Perez | aperez07@seminolecountyfl.gov | 407-665-5716 | Review Complete |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0552

Title:

FGUA - PRE-APPLICATION

Project Number: 26-80000068

Project Description: Proposed Site Plan for a shipping container on 0.14 acres in the R-1 zoning district located on the south side of E 7th St, east of S CR 419

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 21-21-32-5CF-5700-0020

BCC District: 1-Dallari

Applicant: Charlotte Worsfold (727) 848-8292

Consultant: N/A



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

PROJ. #: 26-80000068
 PM: DAVID GERMAN
 REC'D: 06/09/2026

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: FGVA
 PARCEL ID #(S): 21-21-32-SCF-5700-0020
 TOTAL ACREAGE: 0.14 BCC DISTRICT: 1: DALLARI
 ZONING: R-1 FUTURE LAND USE: LDR

APPLICANT

NAME: Charlotte Worfold COMPANY: US Water service corporation
 ADDRESS: 4939 Cross Bayou Blvd
 CITY: New port Richey STATE: FL ZIP: 34652
 PHONE: 727-848-8292 EMAIL: [REDACTED]

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Place a Shipping container on right side of property for storage.
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 06/19 COM DOC DUE: 06/25 DRC MEETING: 07/08/2026
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: R-1 FLU: LDR LOCATION: on the south side of E 7th St, east of S CR 419
 W/S: FLORIDA GOVT UTILITY BCC: 1: DALLARI

June 9th, 2026

To Whom it May Concern,

USWater Service Corporation would like to place a shipping container on its property located at **118 East 7th Street, Chuluota, FL 32766.**

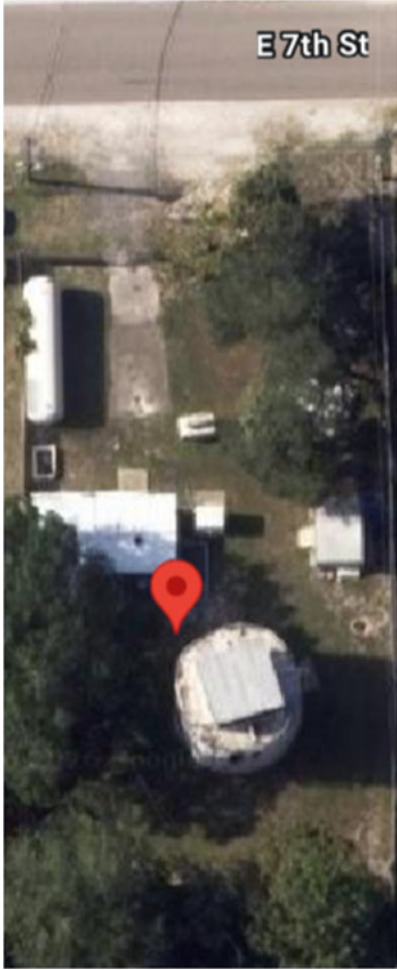
The shipping container will be used solely for the storage of equipment and related operational materials. The container will remain on the property and will support the organization's utility operations by providing secure storage space.

If you require any additional information, please do not hesitate to contact us.

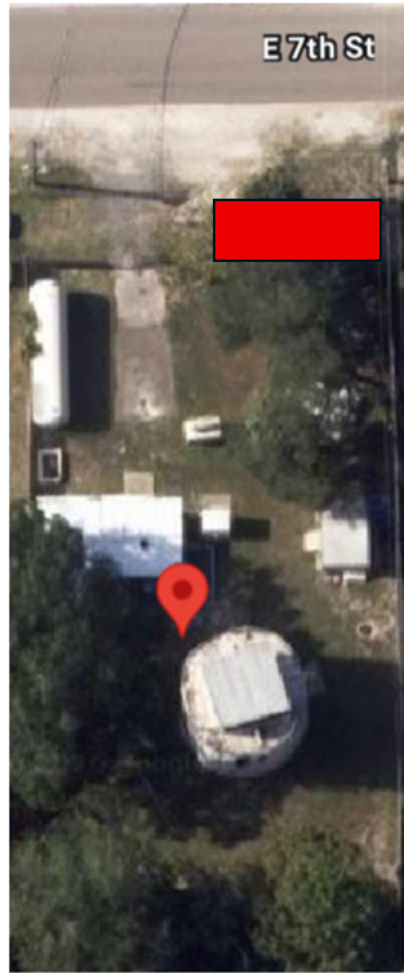
Sincerely,

Charlotte Worsfold
US Water Services Corporation
4939 Cross Bayou Blvd
New Port Richey Fl 34652
Cell (407) 873-2195
Email: [REDACTED]

*****Map Below



Current Aerial ^



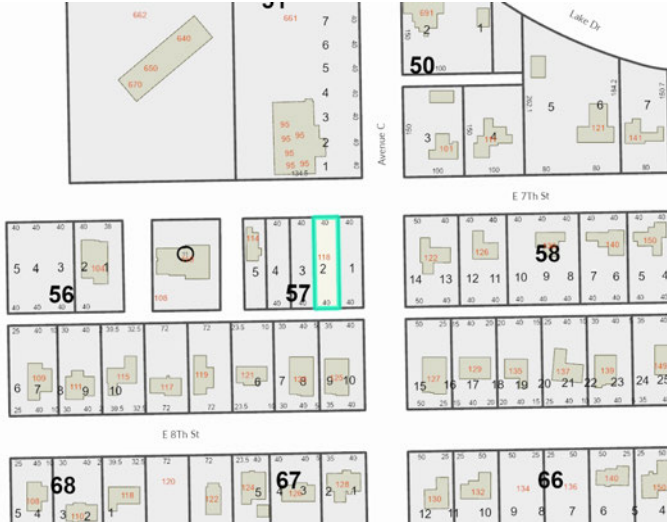
^^Preposed location for Shipping Container
(Trees already have been removed)

2026 Property Record Card



Parcel: **21-21-32-5CF-5700-0020**
 Property Address: **118 E 7TH ST CHULUOTA, FL 32766**
 Owners: **FLORIDA GOVERNMENTAL UTILITY AUTHORITY**
 2026 Market Value \$27,480 Assessed Value \$20,066 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$375.90
 Gas/Electric/Telephone Etc property has a lot size of 0.14 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|---|
| Parcel | 21-21-32-5CF-5700-0020 |
| Property Address | 118 E 7TH ST CHULUOTA, FL 32766 |
| Mailing Address | 9400 SOUTHPARK CENTER LOOP STE 400 ORLANDO, FL 32819-8647 |
| Subdivision | NORTH CHULUOTA |
| Tax District | 01:County Tax District |
| DOR Use Code | 91:Gas/Electric/Telephone Etc |
| Exemptions | 53-NOT PROFIT WATER/WASTEWATER s. 501(c) (12) () |
| 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) | \$27,480 | \$27,480 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$27,480 | \$27,480 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$7,414 | \$9,238 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$20,066 | \$18,242 |

2025 Certified Tax Summary

| | |
|-----------------------------|----------|
| Tax Amount w/o Exemptions | \$375.90 |
| Tax Bill Amount | \$0.00 |
| Tax Savings with Exemptions | \$375.90 |

Owner(s)

Name - Ownership Type
 FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 BLK 57
NORTH CHULUOTA
PB 2 PGS 54 TO 58

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|----------|---------------|---------|
| COUNTY GENERAL FUND | \$20,066 | \$20,066 | \$0 |
| SCHOOLS | \$27,480 | \$27,480 | \$0 |
| FIRE | \$20,066 | \$20,066 | \$0 |
| ROAD | \$20,066 | \$20,066 | \$0 |
| WATER MANAGEMENT DISTRICT | \$20,066 | \$20,066 | \$0 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 3/1/2013 | \$8,741,800 | 08004/1928 | Vacant | No |
| SPECIAL WARRANTY DEED | 6/1/2004 | \$3,664,000 | 05379/0647 | Vacant | No |
| WARRANTY DEED | 10/1/1978 | \$50,000 | 01190/1957 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|----------|-----------|----------|----------|
| 6,000 SF | \$4.58/SF | \$27,480 | \$27,480 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|---|-----------|---------|-------------|
| 07922 | NEW CONTROL PANEL, EQUIPMENT, & UNDERGROUND UTILITIES | \$100,000 | | 7/19/2007 |
| 55602 | WATER TREATMENT PLANT | \$0 | | 6/1/1995 |

Extra Features

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

Zoning

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

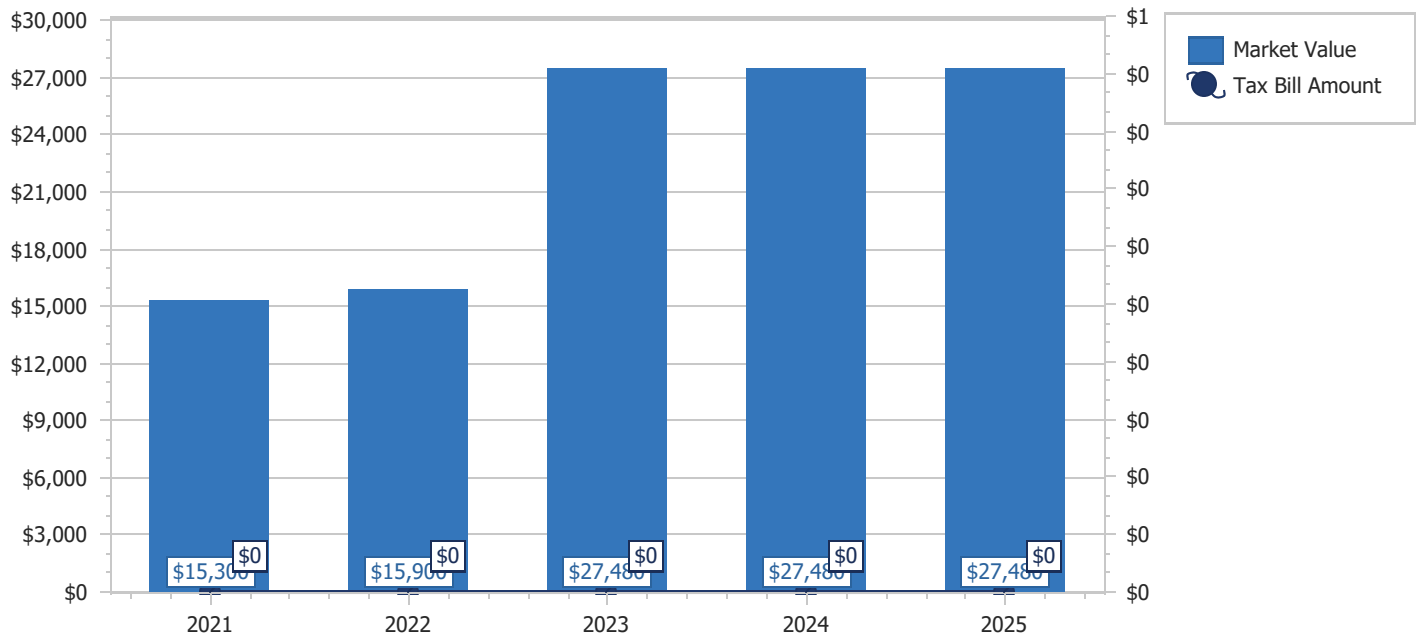
School Districts

| | |
|------------|---------|
| Elementary | Walker |
| Middle | Chiles |
| 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 82 |

| Utilities | |
|----------------|--------------------------------|
| Fire Station # | Station: 43 Zone: 433 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Florida Govt Utility Authority |
| Sewage | Florida Govt Utility Authority |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/9/2026 10:46:15 AM
Project: 26-80000068
Credit Card Number: 48*****5097
Authorization Number: 038074
Transaction Number: 090626017-9B312C32-5DB1-4A37-8B44-508489E660AC
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: | FGUA - PRE-APPLICATION | PROJ #: 26-80000068 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/09/26 | |
| RELATED NAMES: | EP CHARLOTTE WORSFOLD | |
| PROJECT MANAGER: | DAVID GERMAN (407) 665-7386 | |
| PARCEL ID NO.: | 21-21-32-5CF-5700-0020 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A SHIPPING CONTAINER ON 0.14 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF E 7TH ST, EAST OF S CR 419 | |
| NO OF ACRES | 0.14 | |
| BCC DISTRICT | 1-Bob Dallari | |
| CURRENT ZONING | R-1 | |
| LOCATION | ON THE SOUTH SIDE OF E 7TH ST, EAST OF S CR 419 | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | FLORIDA GOVT UTILITY AUTH | |
| WATER UTILITY | FLORIDA GOVT UTILITY AUTH | |
| APPLICANT: | CONSULTANT: | |
| CHARLOTTE WORSFOLD USWATER SERVICE CORP 4939 CROSS BAYOU BLVD NEW PORT RICHEY FL 34652 (727) 848-8292 | 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

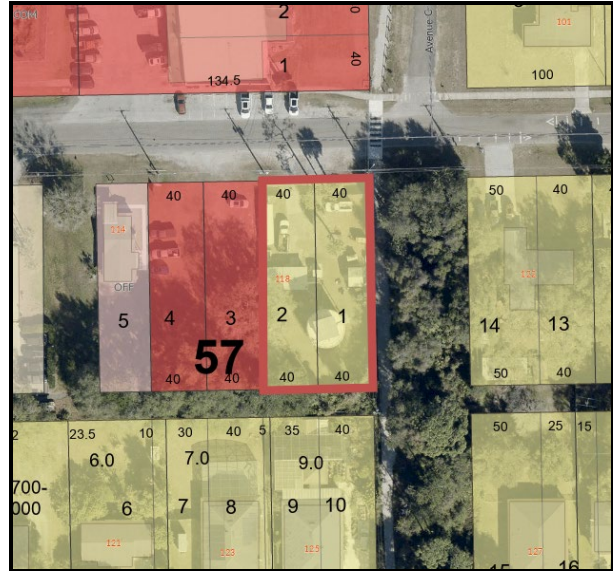
- Site has a zoning of R-1 and a Future Land Use of LDR.
- The use of public utilities is a nonconforming use to the R-1 zoning and requires a Special Exception to expand the use further. If the Special Exception is approved, a site plan for all related development activity will be required prior to building permits.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: R-1



Future Land Use: LDR



Aerial



AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|-------------------|--|-----------|
| 1. | Buffers and CPTED | For the purpose of calculating buffers, E 7th street and the trail are considered a local roads. | Info Only |
| 2. | Buffers and CPTED | A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. | 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 | 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 |

| | | | |
|----|-------------------|--|-----------|
| 5. | Buffers and CPTED | <p>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=SECO_LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>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=SECO_LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</p> <p>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=SECO_LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .</p> <p>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=SECO_LADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</p> | Info Only |
|----|-------------------|--|-----------|

| | | | |
|----|--------------------------|---|-----------|
| 6. | Building Division | <p>- Standard building permit will apply - Each separate building and structure requires a separate permit.</p> <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...</p> | Info Only |
| 7. | Comprehensive Planning | <p>Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses:</p> <p>Uses</p> <ul style="list-style-type: none"> - 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 C 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. <p>Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use but will require a Special exception based on Uses. Proposed use must also be compatible with the underlying zoning.</p> | Info Only |
| 8. | Environmental Services | <p>This development is not within Seminole County's utility service area. Please coordinate with the Florida Government Utility Authority to service it. No review required.</p> | Info Only |
| 9. | Planning and Development | <p>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</p> | Info Only |

| | | | |
|-----|--------------------------|--|-----------|
| | | <p>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/</p> | |
| 10. | Planning and Development | <p>SETBACKS: The setbacks for the R-1 zoning district are: 25ft Front Yard, 30ft Rear yard, 15ft Side Yard, 7.5ft Side Street</p> | Info Only |
| 11. | Planning and Development | <p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</p> | Info Only |
| 12. | Planning and Development | <p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p> | Info Only |
| 13. | Planning and Development | <p>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.</p> | Info Only |

| | | | |
|-----|-----------------------------------|--|-----------|
| 14. | Planning and Development | <p>The current use of "Utility and service structures, public" is classified as a Special Exception Use in the R-1 zoning.</p> <p>As the use is not currently permitted, it is considered a Nonconforming use under LDC Sec. 30.3.10. - Nonconforming uses. An expansion of a nonconforming use is not permitted per Sec. 30.3.10. - Nonconforming uses: (b) Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. Based on this, a Special Exception is required for an expansion of the utilities use.</p> | Info Only |
| 15. | 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 Existing fire department access shall not be reduced due to this shipping container being added into the site. | Resolved |
| 16. | Public Works - Engineering | Staff has no concerns about traffic or drainage impacts from this project. | Info Only |
| 17. | 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 | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-7334 |
| 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 Friday, July 2, 2026, in order to place you on the Wednesday, July 8, 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/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0553

Title:

NURSERY & LANDSCAPING - PRE-APPLICATION

Project Number: 26-80000069

Project Description: Proposed Special Exception for a nursery and landscaping company on 1.99 acres in the A-1 zoning district located on the west side of Mellonville Ave, north of Palm Way

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 17-20-31-5AZ-0000-008C

BCC District: 2-Zembower

Applicant: Brandon Dees (407) 968-8235

Consultant: N/A



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

PROJ. #: Nursery & Landscaping

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Nursery & Landscaping
PARCEL ID #(S): 1720315 Az 0000008C 17-20-31-5AZ-0000-008C
TOTAL ACREAGE: 1.99 BCC DISTRICT: 2: Zembower
ZONING: Agriculture A-1 FUTURE LAND USE: SE Wholesale Nursery & Landscaping

APPLICANT

NAME: Brandon Dees COMPANY: BCD Enterprise Services
ADDRESS: 127 W. Fairbanks Ave
CITY: Winter Park STATE: FL ZIP: 32789
PHONE: 407-968-8235 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: Wholesale Nursery & Landscaping Company, Wholesale of Plants, trees & shrubs

STAFF USE ONLY

| | | |
|---|--------------------------|---|
| COMMENTS DUE: <u>6/19</u> | COM DOC DUE: <u>6/25</u> | DRC MEETING: <u>7/8</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: <u>A-1</u> | FLU: <u>SE</u> | LOCATION: <u>on the west side of Mellonville Ave, north of Palm Way</u> |
| W/S: <u>City of Sanford</u> | BCC: <u>2: Zembower</u> | |

Agenda: 7/2

Immediate use of property will be for landscape company storage of equipment, trucks, and trailers with two forty foot shipping containers and a 10x20 office shed. Employee parking. Running power and water to structures.

Business hours for immediate use would be 7am-5pm Mon thru Fri for business trucks, trailers, and equipment. Office use is strictly for managerial use, not for the public.

Future use of property will be additional for wholesale nursery for plants, trees, and shrubs with 40x60ft pole barn/shop for storage. Asphalt milling driveways, irrigation system, and shade house. Nursery wholesale will be for landscape businesses to pick up material, not for retail use.

There is an artesian well on property that we plan on using. Proposed future nursery hours 7am-4pm Mon thru Fri.

Primary final use of property will be .5 acre landscape company parking/storage; 1.5 acres wholesale nursery use.

PINE WAY LOT 8C

SANFORD, FL 32773

CONCEPT SITE PLAN
A-1 AGRICULTURAL ZONING
±1.99 ACRES (±86,600 SF)

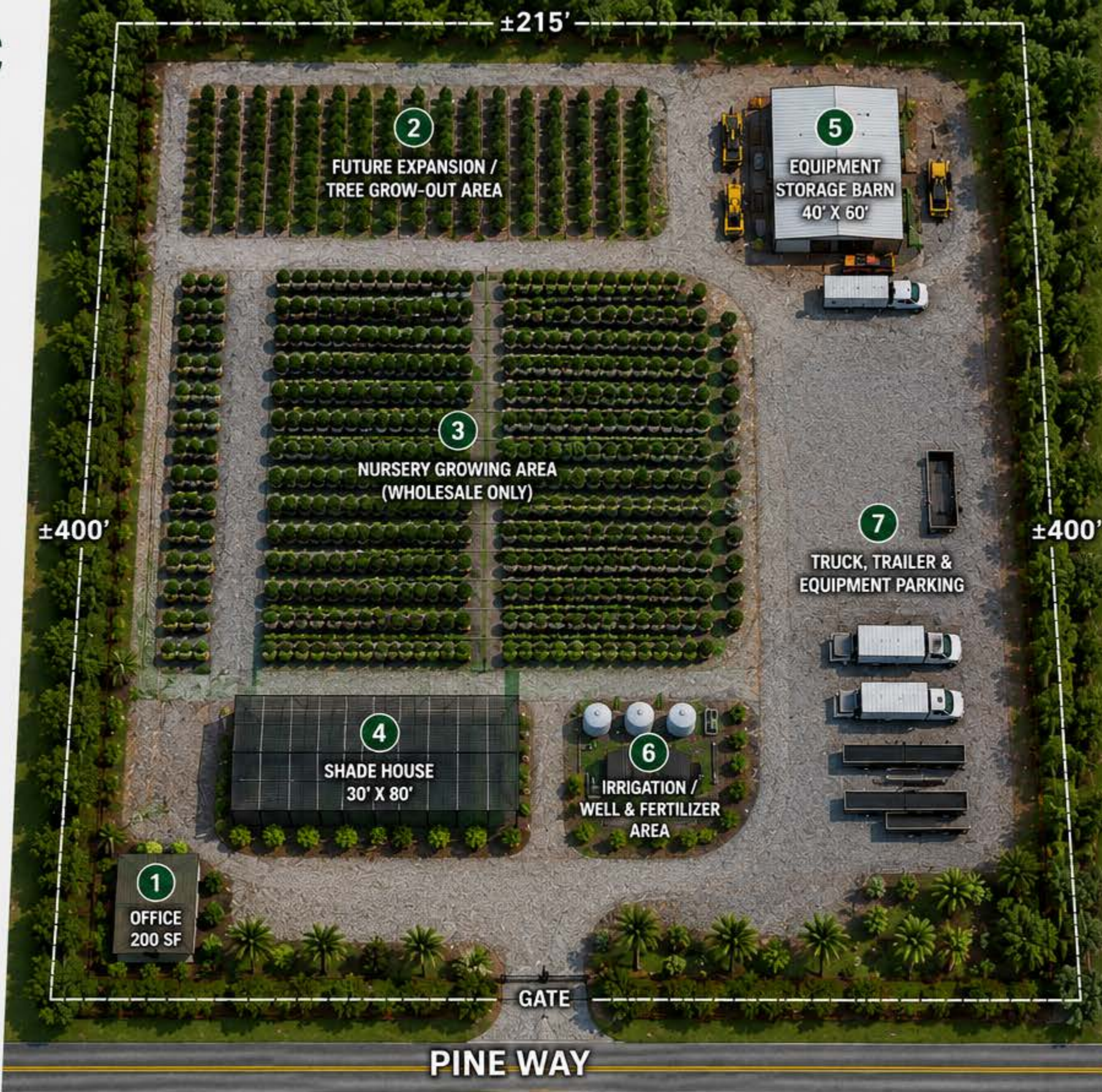
- PROPERTY SUMMARY**
- Wholesale Plant Nursery (Wholesale Only)
 - Agricultural / Horticultural Use
 - Two (2) Nursery Trucks
 - Three (3) Trailers
 - Office for Nursery Operations (200 SF)
 - Single Family Residence Allowed

SITE DATA

| | |
|------------------|-------------------------|
| Total Area: | ±1.99 Acres (86,600 SF) |
| Zoning: | A-1 Agricultural |
| Frontage: | ±215' on Pine Way |
| Depth: | ±400' |
| Future Land Use: | Rural |
| Water: | Well |
| Sewer: | Septic (if residence) |
| Utilities: | FPL Electric |



CONCEPT PLAN FOR PLANNING PURPOSES ONLY.
 All structures, uses and improvements subject to Seminole County approval.



- KEY / LEGEND**
- 1 Office (200 SF)
 - 2 Future Expansion / Tree Grow-Out Area
 - 3 Nursery Growing Area (Wholesale Only)
 - 4 Shade House
 - 5 Equipment Storage Barn
 - 6 Irrigation / Well & Fertilizer Area
 - 7 Truck, Trailer & Equipment Parking (2 Trucks, 3 Trailers)

- NOTES**
- Wholesale nursery only.
 - All plants grown on-site.
 - All trucks and trailers used for nursery operations (plant delivery, picking up liners, hauling materials, etc.).
 - All outdoor storage related to nursery operations.
 - Well and septic locations shown are conceptual.

- POTENTIAL USES**
- ✓ Wholesale Nursery
 - ✓ Growing of Nursery Stock
 - ✓ Nursery Equipment Storage
 - ✓ Delivery of Nursery Products
 - ✓ Agricultural Production

- SITE PLAN SUMMARY**
- Nursery growing area: ±0.9 – 1.0 acre
 - Landscape yard / storage: ±0.6 – 0.7 acre
 - Buildings, drives, misc.: ±0.3 – 0.4 acre

- BUILDING SUMMARY (ESTIMATE)**
- Office: 200 SF
 - Shade House: 30' x 80' (2,400 SF)
 - Equipment Barn: 40' x 60' (2,400 SF)

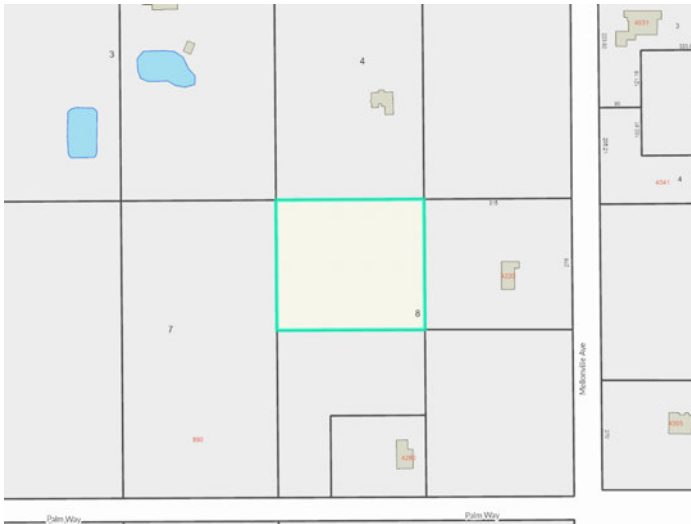


2026 Property Record Card



Parcel: **17-20-31-5AZ-0000-008C**
 Property Address:
 Owners: **LIGHTFOOT, CLAUDIA E; WAGONER, DONALD J JR**
 2026 Market Value \$119,400 Assessed Value \$94,215 Taxable Value \$94,215
 2025 Tax Bill \$1,317.42 Tax Savings with Non-Hx Cap \$234.19
 Vacant Residential property has a lot size of 1.99 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|--|
| Parcel | 17-20-31-5AZ-0000-008C |
| Property Address | |
| Mailing Address | 979 PINE WAY SANFORD, FL 32773-7228 |
| Subdivision | PALM HAMMOCK |
| 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) | \$119,400 | \$113,430 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$119,400 | \$113,430 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$25,185 | \$27,780 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$94,215 | \$85,650 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$1,551.61 |
| Tax Bill Amount | \$1,317.42 |
| Tax Savings with Exemptions | \$234.19 |

Owner(s)

Name - Ownership Type

LIGHTFOOT, CLAUDIA E - Tenancy by Entirety
 WAGONER, DONALD J JR - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 276 FT OF W 315 FT OF LOT 8 PALM HAMMOCK PB 1 PG 104

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$94,215 | \$0 | \$94,215 |
| SCHOOLS | \$119,400 | \$0 | \$119,400 |
| FIRE | \$94,215 | \$0 | \$94,215 |
| ROAD | \$94,215 | \$0 | \$94,215 |
| WATER MANAGEMENT DISTRICT | \$94,215 | \$0 | \$94,215 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 3/6/2019 | \$70,000 | 09313/1348 | Vacant | Yes |
| WARRANTY DEED | 3/6/2019 | \$50,000 | 09313/1341 | Vacant | No |
| WARRANTY DEED | 7/1/2007 | \$170,000 | 06794/0951 | Vacant | Yes |
| WARRANTY DEED | 8/1/1996 | \$20,000 | 03115/1241 | Vacant | Yes |

Land

| Units | Rate | Assessed | Market |
|------------|---------------|-----------|-----------|
| 1.99 Acres | \$60,000/Acre | \$119,400 | \$119,400 |

Permits

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

Extra Features

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

Zoning

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

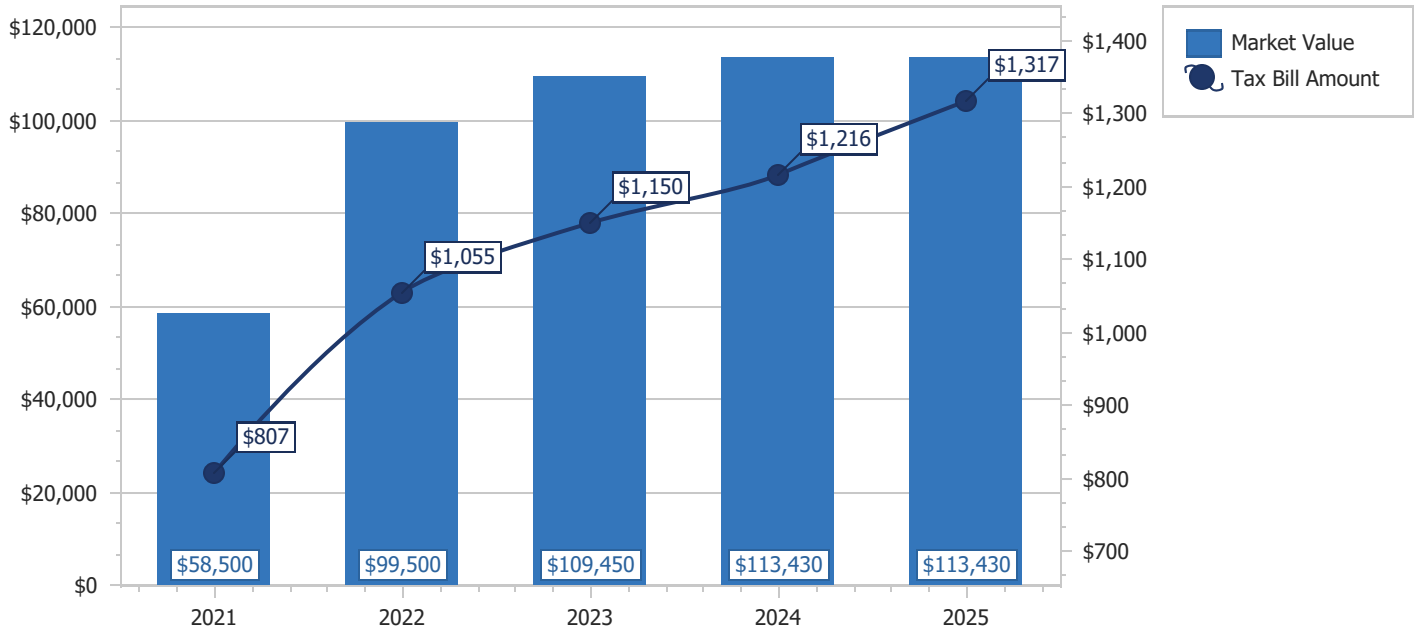
School Districts

| | |
|------------|----------|
| Elementary | Region 3 |
| Middle | Sanford |
| High | Seminole |

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

| Utilities | |
|----------------|-----------------------|
| Fire Station # | Station: 32 Zone: 321 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Sanford |
| Sewage | City Of Sanford |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/10/2026 1:28:08 PM
Project: 26-80000069
Credit Card Number: 54*****9781
Authorization Number: 583351
Transaction Number: 100626O3B-A8174AB0-5721-459D-A08F-AE9B32BDF180
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: | NURSERY & LANDSCAPING - PRE-APPLICATION | PROJ #: 26-80000069 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/10/26 | |
| RELATED NAMES: | EP BRANDON DEES | |
| PROJECT MANAGER: | AMY CANELO (407) 665-7354 | |
| PARCEL ID NO.: | 17-20-31-5AZ-0000-008C | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION FOR A NURSERY AND LANDSCAPING COMPANY ON 1.99 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MELLONVILLE AVE, NORTH OF PALM WAY | |
| NO OF ACRES | 1.99 | |
| BCC DISTRICT | 2: ZEMBOWER | |
| CURRENT ZONING | A-1 | |
| LOCATION | ON THE WEST SIDE OF MELLONVILLE AVE, NORTH OF PALM WAY | |
| FUTURE LAND USE- | SE | |
| APPLICANT: | CONSULTANT: | |
| BRANDON DEES BCD ENTERPRISE SERVICES 127 W FAIRBANKS AVE WINTER PARK FL 32789 (407) 968-8235 | 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.

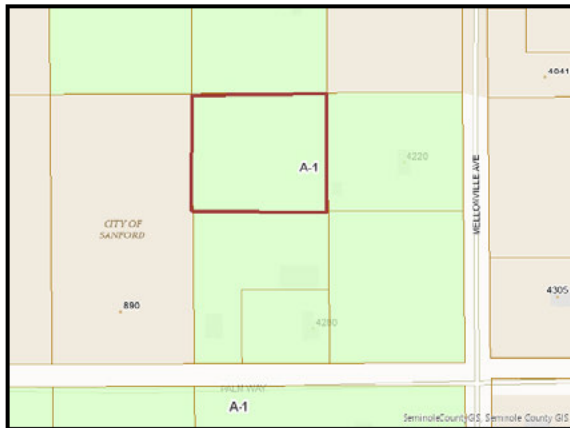
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- The subject property does not appear as a parcel of record in the 1971 Tax Roll. To become a legal parcel of record, it would need to obtain road frontage and be legalized through the subdivision process. Because the property currently lacks road frontage, it cannot be legalized through the subdivision process.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| NO. | REVIEWED BY | TYPE | STATUS |
|-----|-------------------|--|-----------|
| 1. | Buffers and CPTED | A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Please advise, general buffer concepts will be required to be demonstrated at time of Special Exception. | 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/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E | Info Only |
| 3. | Buffers and CPTED | Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function. | 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 | Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas. | Info Only |

| | | | |
|----|-------------------|---|-----------|
| 6. | Buffers and CPTED | <p>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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p> | Info Only |
| 7. | Buffers and CPTED | <p>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.</p> | Info Only |
| 8. | Buffers and CPTED | <p>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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_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/and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD .</p> <p>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.</p> | Info Only |

| | | | |
|-----|------------------------|--|-----------|
| | | The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.3BU . | |
| 9. | 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. Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 | Info Only |
| 10. | Buffers and CPTED | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years at time of Site 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 |
| 11. | Buffers and CPTED | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h). Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f) | Info Only |
| 12. | Comprehensive Planning | Per Policy FLU 3.5.4 Suburban Estates: The subject property has a Suburban Estates (SE) Future Land Use Designation. The maximum density is 1 DU/ac. Allowable Uses in SE: - General rural uses; -Houses of worship, country clubs (over 10 acres in size) and home occupations; - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. The proposed use appears consistent with the SE Future Land Use and needs to also be consistent with the underlying A-1 zoning. | Info Only |
| 13. | Comprehensive Planning | Site is located in the Sanford JPA (Joint Planning Agreement) area. A notice will be sent to the City of Sanford based on the site being within the JPA area. | Info Only |
| 14. | Environmental Services | This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required. | Info Only |

| | | | |
|-----|--------------------------|--|-----------|
| 15. | 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 |
| 16. | 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 |
| 17. | 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 |
| 18. | Planning and Development | A landscape contractor business cannot operate as standalone use when proposed as an accessory to a wholesale nursery or tree farm. The primary wholesale nursery or tree farm must be fully established before a landscape contractor use may be added as an accessory. In addition, a special exception is required for the landscape contractor business. | Info Only |
| 19. | Planning and Development | SETBACKS: The setbacks for the A-1 zoning district are: 50-foot Front Yard, 30-foot Rear Yard, 10-foot Side Yard, 50-foot Side Street. | Info Only |
| 20. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml | Info Only |

| | | | |
|-----|------------------------------|---|-----------|
| 21. | Planning and Development | All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building. | Info Only |
| 22. | Planning and Development | <p><u>Community Meeting Procedures Section 30.3.5.3</u></p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). | Info Only |
| 23. | Planning and Development | <p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Staff Review of Special Exception. 2. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 3. Planning and Zoning Board Recommendation. 4. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception. | Info Only |
| 24. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |

| | | | |
|-----|--------------------------------|--|-----------|
| 25. | 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 |
| 26. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 | Info Only |
| 27. | Public Safety - Fire Marshal | <p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | Info Only |
| 28. | Public Works - County Surveyor | The parcel in question does not match the proposed graphic. The parcel is not contiguous to the roadway and technically does not have legal access on its own to a public right of way. | Question |

| | | | |
|-----|--------------------------------|---|-----------|
| 29. | Public Works - Engineering | The proposed project is located within the Lake Jesup drainage basin. | Info Only |
| 30. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has poorly drained hydric soils. | Info Only |
| 31. | 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 |
| 32. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope south east. | Info Only |
| 33. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Info Only |
| 34. | 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 |
| 35. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. | Info Only |
| 36. | Public Works - Engineering | This parcel has no access to a county maintained right of way. Legal right to access the property via easement will have to be demonstrated at site plan review. | Info Only |
| 37. | 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 | STATUS | REVIEWER |
|--------------------------------|--------------------|--|
| Buffers and CPTED | Review Complete | Amy Canelo 407-665-7354 acanelo@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 |
| Natural Resources | Review Complete | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Planning and Development | Review Complete | Amy Canelo 407-665-7354 acanelo@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - County Surveyor | No Review Required | Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0556

Title:

VEHICLE DETAILING CONCEPT - PRE-APPLICATION

Project Number: 26-80000072

Project Description: Proposed Site Plan for an appointment only car detailing business on 0.08 acres in the C-1 zoning district located on the southwest corner of Southwest Rd and 18th St

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

Parcel ID: 35-19-30-517-0100-0100

BCC District: 5-Herr

Applicant: Treyous Jarrells (407) 773-9551

Consultant: N/A



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

PROJ. #: 26-80000072

PM: KAITLYN

REC'D: 06/12/2026

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: 1802 Southwest Road Vehicle Appearance & Detailing Concept Review

PARCEL ID #(S):

TOTAL ACREAGE: BCC DISTRICT: **5: HERR**

ZONING: FUTURE LAND USE: Unknown

APPLICANT

| | | |
|----------|---|------|
| NAME: | COMPANY: | |
| ADDRESS: | | |
| CITY: | STATE: | ZIP: |
| PHONE: | EMAIL: [REDACTED] | |

CONSULTANT

| | | |
|--------------|--------------|----------|
| NAME: N/A | COMPANY: N/A | |
| ADDRESS: N/A | | |
| CITY: N/A | STATE: N/A | ZIP: N/A |
| PHONE: N/A | EMAIL: N/A | |

PROPOSED DEVELOPMENT

Brief description of proposed development: _____

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

| | | |
|---|---------------------------|---|
| COMMENTS DUE: 06/19 | COM DOC DUE: 06/25 | DRC MEETING: 07/08/2026 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: C-1 | FLU: COM | LOCATION: on the southwest corner of Southwest Rd and 18th St |
| W/S: SANFORD | BCC: 5: HERR | |

1802 Southwest Road Vehicle Appearance & Detailing Concept Review

Project Narrative

The applicant is evaluating the feasibility of redeveloping the existing commercially zoned parcel located at **1802 Southwest Road, Sanford, Florida (Parcel ID: 35-19-30-517-0100-0100)** for a small-scale, appointment-only vehicle appearance and detailing service.

The proposed development would utilize the existing developed slab area where feasible and include the installation of one or more open-air canopy structures, utility connections, and associated site improvements necessary to support the proposed use.

The business model is intended to operate on an appointment-only basis and provide low-impact vehicle appearance services. Proposed services may include interior detailing, paint correction, ceramic coating application, vehicle appearance enhancement, and related detailing services. No automotive repair, mechanical work, body work, tire service, vehicle dismantling activities, or high-volume commercial car wash operations are proposed.

The applicant anticipates a limited number of vehicles being serviced per day. The intent is to provide individualized vehicle appearance services in a controlled environment with minimal customer traffic and limited on-site vehicle storage.

The applicant is committed to complying with all applicable Seminole County requirements related to utilities, drainage, wastewater management, environmental protections, parking, landscaping, and site development standards.

The applicant recognizes that the subject parcel is designated Low Density Residential (LDR) on the Future Land Use Map and seeks guidance regarding the relationship between the existing C-1 zoning designation and the proposed use.

The purpose of this pre-application request is to obtain guidance from Seminole County regarding:

- Whether the proposed appointment-only vehicle appearance and detailing services are permitted within the existing C-1 zoning district.
- Whether the proposed use would be classified differently than a commercial car wash under the Seminole County Land Development Code.
- Whether the proposed use may be permitted through a Special Exception, Conditional Use, or similar approval process.
- How the property's Low Density Residential (LDR) Future Land Use designation affects the proposed use and any future development approvals.

- Any site development, parking, utility, drainage, wastewater management, or permitting requirements that may apply to the proposed development.

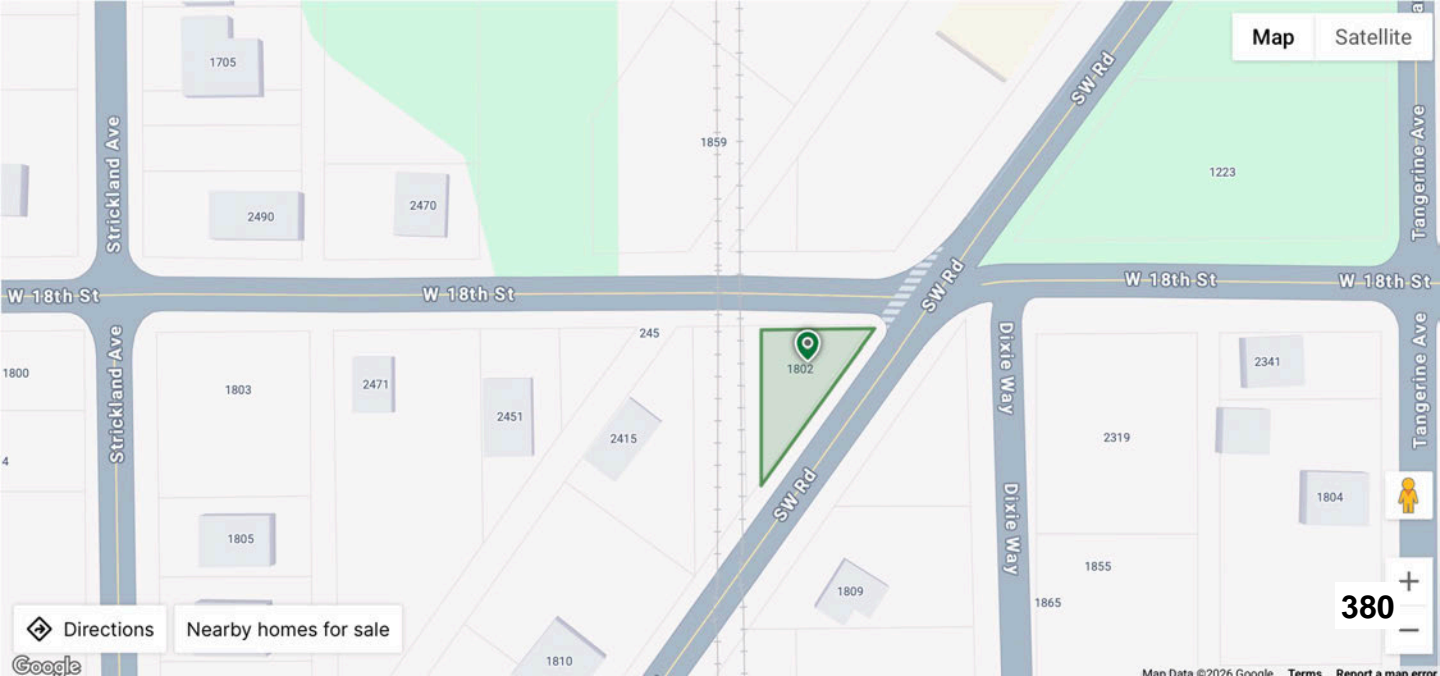
The applicant appreciates Seminole County's review and guidance regarding the feasibility of the proposed concept and any available path toward approval.



StellarMLS

Map

Satellite



1705

2490

2470

1859

1223

Strickland Ave

Tangerine Ave

W 18th St

W 18th St

W 18th St

W 18th St

SW Rd

SW Rd

SW Rd

Dixie Way

Dixie Way

Strickland Ave

Tangerine Ave

1800

4

1803

2471

2451

2415

245

1802

2341

2319

1804

1805

1855

1865

1809

1810



Directions

Nearby homes for sale



380



Google

ROAD FRONTAGE

| Open-Air Metal Canopy |

| Vehicle Appearance &
| Detailing Area |

| Utility Area |

2026 Property Record Card



Parcel: **35-19-30-517-0100-0100**
 Property Address:
 Owners: **GAIN GREEN LLC**
 2026 Market Value \$6,825 Assessed Value \$6,825 Taxable Value \$6,825
 2025 Tax Bill \$93.36
 Vac General-Commercial property has a lot size of 0.08 Acres

Parcel Location



Current Site Picture

Parcel Information

| | |
|-------------------|--|
| Parcel | 35-19-30-517-0100-0100 |
| Property Address | |
| Mailing Address | 203 W STATE RD 434 ALTAMONTE SPRINGS, FL 32701-1972 |
| Subdivision | LOCKHARTS SUBD |
| 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) | \$6,825 | \$6,825 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$6,825 | \$6,825 |
| 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 | \$6,825 | \$6,825 |

2025 Certified Tax Summary

| | |
|-----------------------------|---------|
| Tax Amount w/o Exemptions | \$93.36 |
| Tax Bill Amount | \$93.36 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
 GAIN GREEN LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

THAT PT OF LOTS 10 11 + 12 LYING E OF RY BLK 1 LOCKHARTS SUBD PB 3 PG 70

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|----------|---------------|---------|
| COUNTY GENERAL FUND | \$6,825 | \$0 | \$6,825 |
| SCHOOLS | \$6,825 | \$0 | \$6,825 |
| FIRE | \$6,825 | \$0 | \$6,825 |
| ROAD | \$6,825 | \$0 | \$6,825 |
| WATER MANAGEMENT DISTRICT | \$6,825 | \$0 | \$6,825 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------------|------------|-------------|-------------|-----------|------------|
| TAX DEED | 10/24/2024 | \$2,000 | 10718/1730 | Vacant | No |
| ADMINISTRATIVE DEED | 10/1/2003 | \$100 | 05063/1159 | Improved | No |
| PROBATE RECORDS | 11/1/1999 | \$100 | 03751/1240 | Improved | No |
| WARRANTY DEED | 4/1/1998 | \$11,900 | 03418/1369 | Improved | No |
| WARRANTY DEED | 5/1/1997 | \$14,000 | 03246/1043 | Improved | Yes |
| WARRANTY DEED | 7/1/1986 | \$100 | 01754/0909 | Improved | No |
| WARRANTY DEED | 10/1/1983 | \$12,000 | 01499/1926 | Improved | No |

Land

| Units | Rate | Assessed | Market |
|----------|-----------|----------|---------|
| 4,550 SF | \$1.50/SF | \$6,825 | \$6,825 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|----------------------------------|---------|---------|-------------|
| 04926 | DEMO | \$2,500 | | 6/18/2009 |
| 99913 | CONDITION OF BUILDING | \$0 | | 5/26/2009 |
| 03104 | REMOVE UNDERGROUND STORAGE TANKS | \$3,550 | | 5/1/1997 |

Extra Features

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

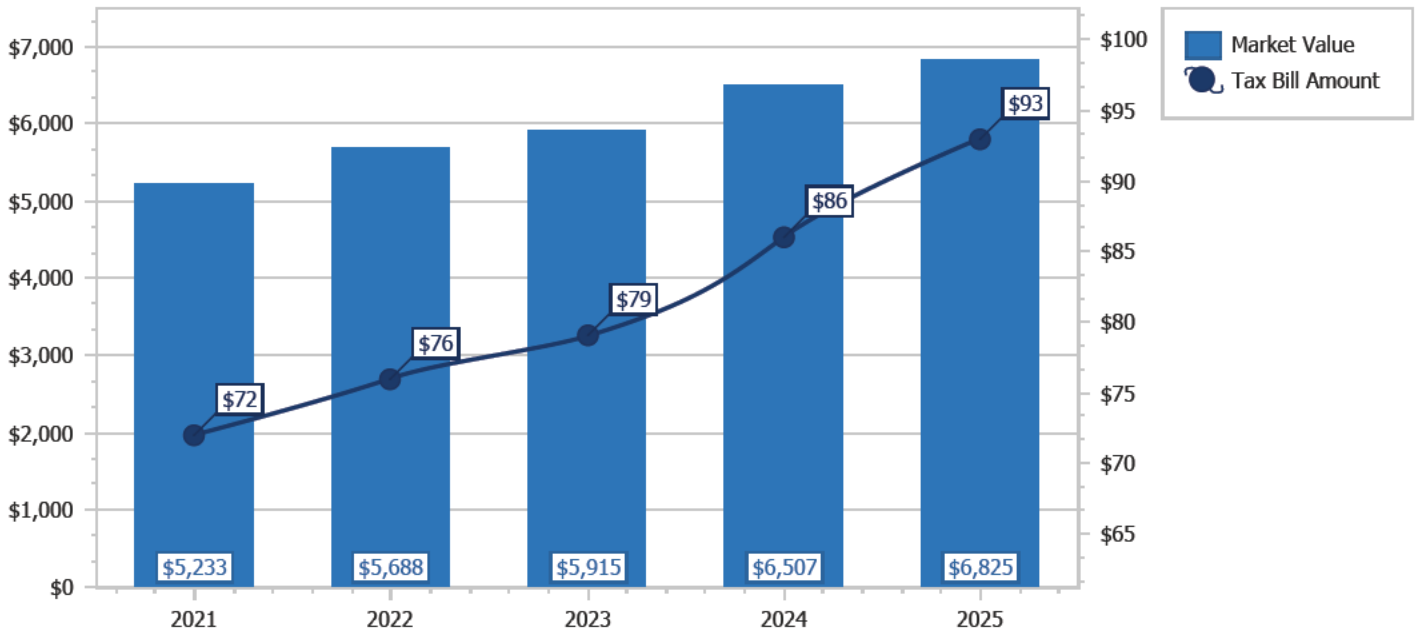
| Zoning | |
|-----------------|-----------------------------|
| Zoning | C-1 |
| Description | Retail Commercial-Commodies |
| Future Land Use | COM |
| Description | Commercial |

| School Districts | |
|------------------|----------|
| Elementary | Region 1 |
| Middle | Sanford |
| 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 7 |

| Utilities | |
|----------------|-----------------------|
| Fire Station # | Station: 31 Zone: 314 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Sanford |
| Sewage | City Of Sanford |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser



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

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

Receipt Details



Date: 6/12/2026 1:53:32 PM
Project: 26-80000072
Credit Card Number: 42*****5594
Authorization Number: 183447
Transaction Number: 120626C1C-53E9BBC6-433C-4549-9B0F-1FDB9A5CC74F
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: | VEHICLE DETAILING CONCEPT - PRE-APPLICATION | PROJ #: 26-8000072 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/12/26 | |
| RELATED NAMES: | EP TREYOUS JARRELLS | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 35-19-30-517-0100-0100 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR AN APPOINTMENT ONLY CAR DETAILING BUSINESS ON 0.08 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF SOUTHWEST RD AND 18TH ST | |
| NO OF ACRES | 0.08 | |
| BCC DISTRICT | 5: HERR | |
| CURRENT ZONING | C-1 | |
| LOCATION | ON THE SOUTHWEST CORNER OF SOUTHWEST RD AND 18TH ST | |
| FUTURE LAND USE- | LDR | |
| APPLICANT: | CONSULTANT: | |
| TREYOUS JARRELLS 2999 WILLOW ST UNIT 334 DENVER CO 80238 (407) 773-9551  | 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.

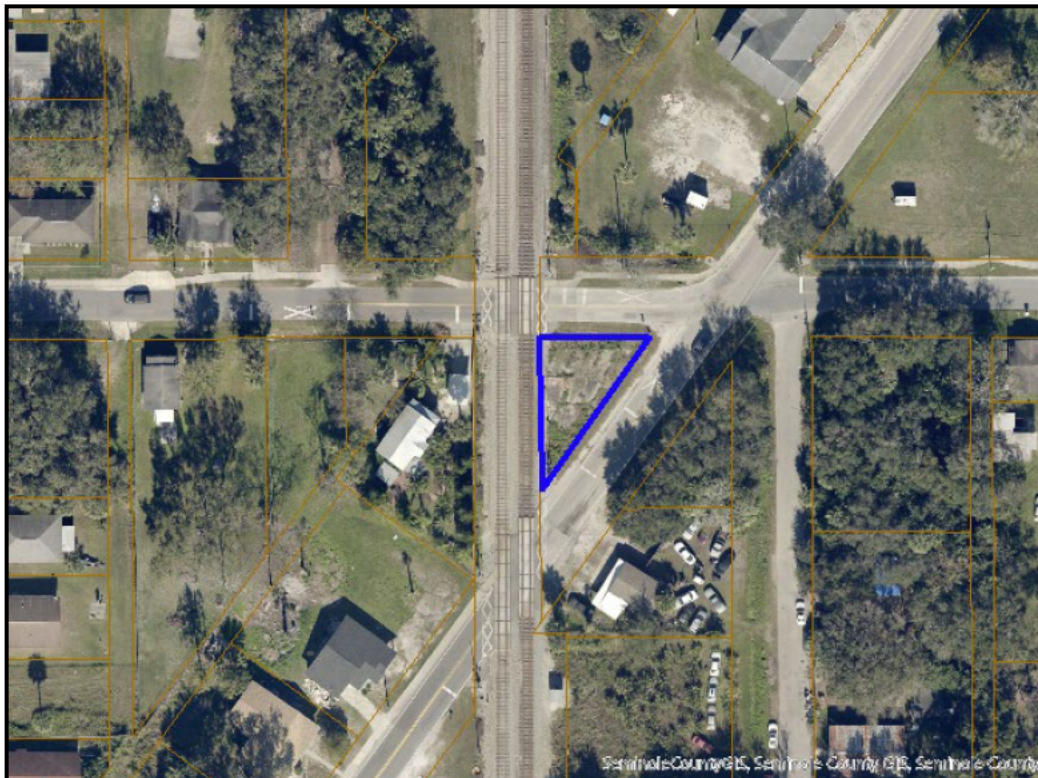
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Commercial and a zoning designation of C-1 (Retail Commercial).
- The proposed use is considered automobile service and/or car wash. Both uses are not permitted in the C-1 zoning district. A rezone may be required to achieve this use.
- Please advise that the character of the area consists primarily of C-1 (Retail Commercial) zoning and R-1 (Single Family Dwelling) zoning districts.
- Please advise that the sites frontages along W 18th St and Southwest Rd may be too close to the railroad crossings to permit a driveway.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|-------------------|--|-----------|
| 1. | Buffers and CPTED | <p>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</p> <p>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</p> | Info Only |
| 2. | Buffers and CPTED | <p>A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.</p> | Info Only |
| 3. | Buffers and CPTED | <p>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</p> | Info Only |
| 4. | Buffers and CPTED | <p>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</p> | Info Only |
| 5. | Buffers and CPTED | <p>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.</p> | Info Only |

| | | | |
|-----|--------------------------|---|-----------|
| 6. | 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, etc... | Info Only |
| 7. | Building Division | - All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 8. | Building Division | - Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 9. | Comprehensive Planning | Site has a Future Land Use of COM (Commercial). Please see below from 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 centers; - Retail sales, restaurants and commercial services; - Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Based on this, the use appears consistent with the COM Future Land Use and needs to also be consistent with site standards and the underlying zoning. | Info Only |
| 10. | Comprehensive Planning | Site is located in the City of Sanford JPA (Joint Planning Agreement) area, however it is not located within any JPA sub-area. Please reach out to the City of Sanford to discuss annexation. A notice to the City of Sanford will be sent for the proposed development. | Info Only |
| 11. | Environmental Services | This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required. | Info Only |
| 12. | 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 |

| | | | |
|-----|--------------------------|--|-----------|
| 13. | Planning and Development | On behalf of the City of Sanford Pretreatment Section: "If there will be ANY type of vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite (including at employee handwashing sinks), an appropriately sized oil water separator(s) will be required. Include capacity calculation for oil water separator, capacity and City oil water separator spec (attached) on plans. All sand traps, trench drains, floor sinks and/or employee hand washing sinks must connect to the oil water separator(s). Oil water separator(s) must be accessible for inspection/cleaning at all times and can't be situated in parking spaces. This also includes minimizing landscaping around manholes. A two way cleanout must be included before/after the oil water separator(s). Facility is required to obtain a wastewater discharge permit. Further information regarding this permit will be provided at a later time. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions. | Info Only |
| 14. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml | Info Only |
| 15. | Planning and Development | The subject property has a Future Land Use of Commercial and a zoning designation of C-1, Retail Commercial. The proposed use is considered Automobile Service and Car Wash. Both uses are not permitted in the C-1 zoning district. | Info Only |
| 16. | Planning and Development | This property is in proximity to the City of Sanford. It is strongly recommended to reach out to the City for coordination of utilities and potential for annexation, if applicable. | Info Only |
| 17. | Planning and Development | Per the C-1 zoning district and Commercial Future Land Use the following regulations apply: Maximum Floor Area Ratio (F.A.R.) is 0.35 Minimum required open space is 25%, and Maximum building height is thirty-five (35) feet. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands | Info Only |
| 18. | Planning and Development | Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for General Commercial, Non Retail are as follows: 1 space/ 2 employees Plus 1 space / company vehicle. | Info Only |

| | | | |
|-----|--------------------------|--|-----------|
| 19. | Planning and Development | <p>Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.6DEOREPASP</p> <ul style="list-style-type: none"> • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. | Info Only |
| 20. | Planning and Development | <p>Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</p> | Info Only |
| 21. | Planning and Development | <p>The setbacks for the C-1 zoning district are: twenty-five (25) feet Front Yard, ten (10) feet Rear yard, and Side/Side Street yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.</p> <p>A rear yard of not less than ten (10) feet shall be provided, except that, on a lot having a double frontage, the front yard requirements shall apply on both streets. Rear yards may be reduced to zero (0) when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than three hundred (300) feet to any residential district.</p> | Info Only |
| 22. | Planning and Development | <p>Minimum required open space is 25%. Per SCLDC Sec. 30.14.2.2 Nonresidential Open Space, Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p> | Info Only |
| 23. | Planning and Development | <p>A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.3.5 – Community Meeting Procedure. 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. Please provide the project manager with a</p> | Info Only |

| | | | |
|-----|------------------------------|--|-----------|
| | | draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC 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). | |
| 24. | Planning and Development | Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15 Screening https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC Dumpster enclosures will require a separate permit. | Info Only |
| 25. | Planning and Development | Per Seminole County Land Development Code (SCLDC) Sec. 30.15 – Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles. Outdoor Lighting will require a separate permit. | Info Only |
| 26. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 27. | 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 |
| 28. | 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 |
| 29. | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall | Info Only |

| | | | |
|-----|--------------------------------|---|-----------|
| | | provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | |
| 30. | 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 |
| 31. | Public Works - Engineering | All water used for car washing and detailing must be prevented from entering the county stormwater system. | Info Only |
| 32. | Public Works - Engineering | The proposed project is located within the Sanford drainage basin. | Info Only |
| 33. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. | Info Only |
| 34. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope east. | Info Only |
| 35. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. Please note that all redevelopment has to be addressed for current drainage requirements. | Info Only |
| 36. | 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 |
| 37. | Public Works - Engineering | The sites frontages along W 18th St and Southwest Rd may be too close to the railroad crossings to permit a driveway. | Info Only |
| 38. | Public Works - Engineering | ADA designated parking and pedestrian access will be required at site plan review. | Info Only |
| 39. | 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 - 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/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0565

Title:

HEATHROW MULTIFAMILY - PRE-APPLICATION

Project Number: 26-80000073

Project Description: Proposed Site Plan for a 302 multifamily unit apartment complex for the live local act on 15.26 acres in the PD zoning district located on the east side of Bayvista Ln, north of Wilson Rd

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

Parcel ID: 29-19-30-517-0000-0020

BCC District: 5-Herr

Applicant: Brent Lenzen (407) 898-1511

Consultant: N/A



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

PROJ. #: 26-80000073

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

| | |
|--|------------------------|
| PROJECT NAME: Heathrow Multifamily | |
| PARCEL ID #(S): 29-19-30-517-0000-0020 | |
| TOTAL ACREAGE: 15.26 | BCC DISTRICT: 5 - Herr |
| ZONING: PD Planned Development | FUTURE LAND USE: HIPTI |

APPLICANT

| | | | |
|--|---|------------|--|
| NAME: Brent A. Lenzen, P.E. | COMPANY: Kimley-Horn and Associates, Inc. | | |
| ADDRESS: 200 S. Orange Ave., Suite 600 | | | |
| CITY: Orlando | STATE: FL | ZIP: 32801 | |
| PHONE: 407-898-1511 | EMAIL: [REDACTED] | | |

CONSULTANT

| | | | |
|--|---|------------|--|
| NAME: Brent A. Lenzen, P.E. | COMPANY: Kimley-Horn and Associates, Inc. | | |
| ADDRESS: 200 S. Orange Ave., Suite 600 | | | |
| CITY: Orlando | STATE: FL | ZIP: 32801 | |
| PHONE: 407-898-1511 | EMAIL: [REDACTED] | | |

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

| | | | | |
|--|---|---------------------------------|---|--|
| <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> LAND USE AMENDMENT | <input type="checkbox"/> REZONE | <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL EXCEPTION |
| Description of proposed development: <u>250-302 Multifamily Units (Live Local)</u> | | | | |

STAFF USE ONLY

| | | |
|---|-------------------------|--|
| COMMENTS DUE: <u>6/26</u> | COM DOC DUE: <u>7/1</u> | DRC MEETING: <u>7/8</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: <u>PD</u> | FLU: <u>HIPTI</u> | LOCATION: <u>on the east side of Bayvista Ln, north of Wilson Rd</u> |
| W/S: <u>Seminole County</u> | BCC: <u>5: Herr</u> | |

Agenda: 7/2



June 17, 2026

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

Re: **Heathrow Multifamily – Pre-Application Meeting Request**

Dear Seminole County,

The proposed site is located within unincorporated Seminole County, FL at the intersection of Bayvista Lane and Wilson Rd, Lake Mary, FL better known as Seminole County Parcel #29-19-30-517-0000-0020 which is zoned PD (Planned Development) and has a Future Land Use of HIPTI (Higher Intensity Planned Development – Target Industry).

The applicant is proposing a 302-unit multifamily community that will include 40% attainable housing units to comply with the Live Local Act. The site is 15.26 acres and +/- 5 acres of the land was previously used as a borrow pit for construction fill dirt. The applicant would reduce the size of the body of water to +/- 3 acres and permit and utilize it as the stormwater pond. The Water Management District previously provided a letter stating that the borrow pit area is not connected to any offsite wetlands or water bodies. Lastly, we are looking for overall feedback from County staff regarding the overall project moving forward, process, timeline, etc.

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

Respectfully,

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

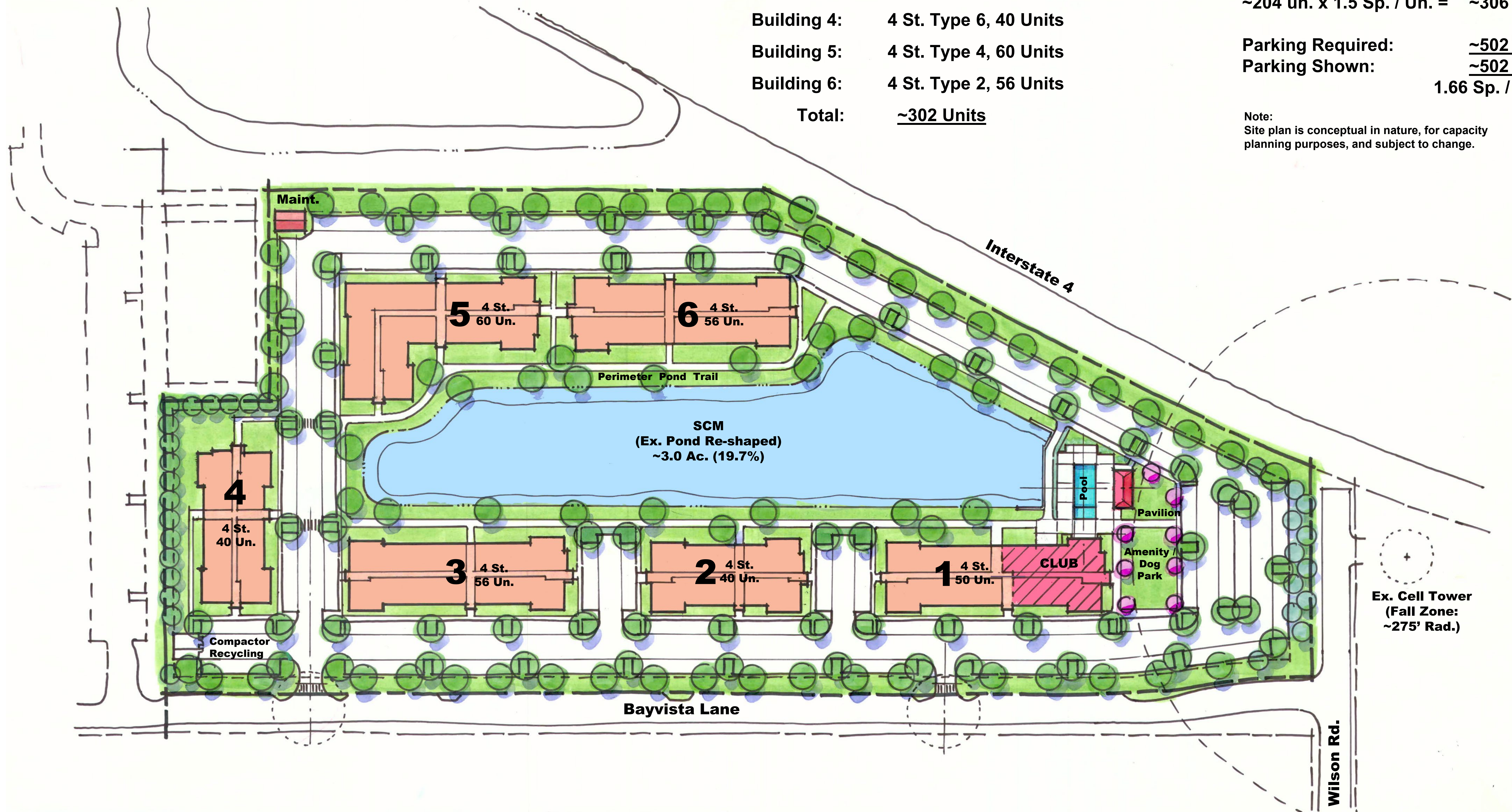
Site Data:

| | |
|---------------|---------------------------------------|
| Building 1: | 4 St. Type 3, 50 Units w. Club + Pool |
| Building 2: | 4 St. Type 6, 40 Units |
| Building 3: | 4 St. Type 2, 56 Units |
| Building 4: | 4 St. Type 6, 40 Units |
| Building 5: | 4 St. Type 4, 60 Units |
| Building 6: | 4 St. Type 2, 56 Units |
| Total: | <u>~302 Units</u> |

Parking:

| | | |
|--------------------------|----------------------------|------------------------|
| Units over 1,000 SF: | ~98 un. x 2 Sp. / Un. = | ~196 Sp. |
| Units under 1,000 SF: | ~204 un. x 1.5 Sp. / Un. = | ~306 Sp. |
| Parking Required: | | <u>~502 Sp.</u> |
| Parking Shown: | | <u>~502 Sp.</u> |
| | | 1.66 Sp. / Un. |

Note:
Site plan is conceptual in nature, for capacity planning purposes, and subject to change.



Conceptual Capacity Plan
Mosby at Heathrow / Interstate 4
Seminole County, FL Middleburg Communities
 Revised 12 May, 2026 #226097



Scale:
1" = 50'

Property Record Card



Parcel: **29-19-30-517-0000-0020**
 Property Address:
 Owners: **YEN, MING TR**
 2026 Market Value \$648,152 Assessed Value \$1,457 Taxable Value \$1,457
 2025 Tax Bill \$682.10 Tax Savings with Non-Hx Cap \$6,320.15
 Grazing Land property has a lot size of 15.26 Acres

Parcel Location



Site View

Parcel Information

| | |
|-------------------|---|
| Parcel | 29-19-30-517-0000-0020 |
| Property Address | |
| Mailing Address | 4008 SHADY OAK CT LAKE MARY, FL 32746-4401 |
| Subdivision | INTEGRA CROSSINGS A REPLAT |
| Tax District | G1:Agricultural |
| DOR Use Code | 60:Grazing Land |
| 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) | \$648,152 | \$648,152 |
| Land Value Agriculture | \$128,512 | \$128,512 |
| Just/Market Value | \$648,152 | \$648,152 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$127,055 | \$127,155 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$1,457 | \$1,357 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$7,002.25 |
| Tax Bill Amount | \$682.10 |
| Tax Savings with Exemptions | \$6,320.15 |

Owner(s)

Name - Ownership Type
 YEN, MING TR

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Extra Features

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

Zoning

| | |
|-----------------|--|
| Zoning | PD |
| Description | Planned Development |
| Future Land Use | HIPTI |
| Description | Higher Intensity Planned Development - Target Industry |

School Districts

| | |
|------------|----------|
| Elementary | Region 1 |
| Middle | Sanford |
| High | Seminole |

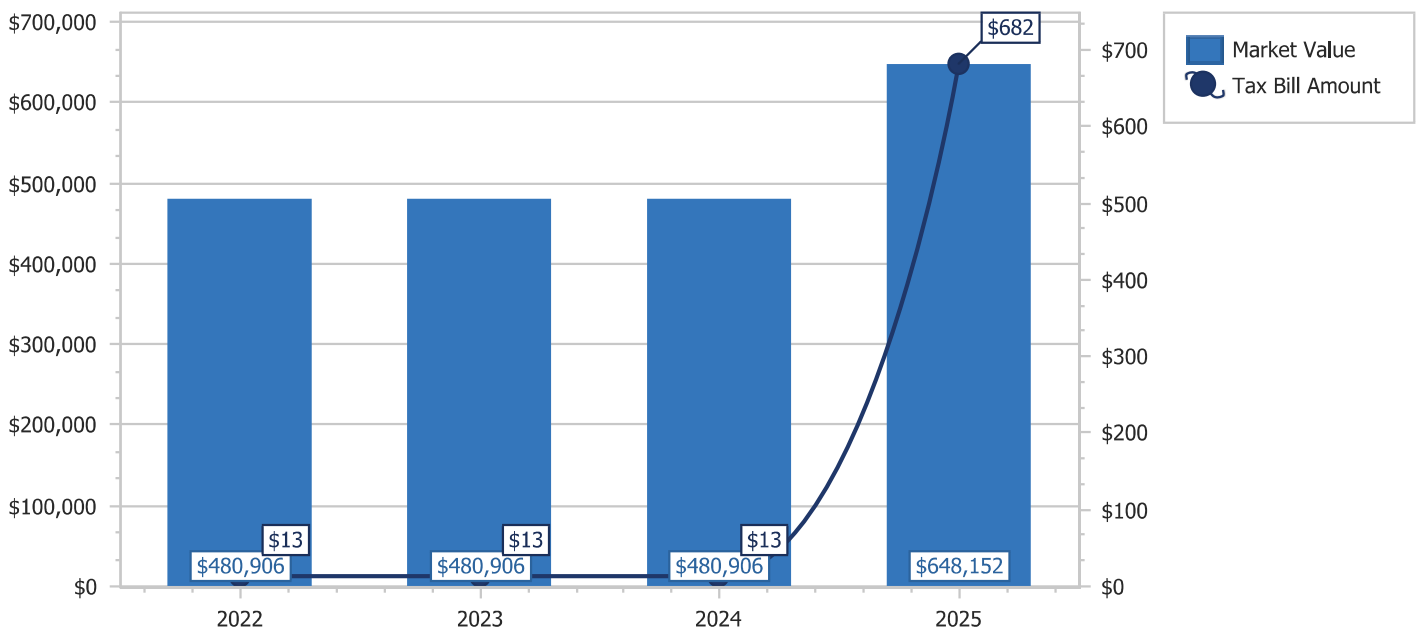
Political Representation

| | |
|-----------------|-----------------------------|
| 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 3 |

Utilities

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

Property Value History



Legal Description

LOT 2 INTEGRA CROSSINGS A REPLAT PB 87
PGS 37-42

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$1,457 | \$0 | \$1,457 |
| Schools | \$128,512 | \$0 | \$128,512 |
| SJWM(Saint Johns Water Management) | \$1,457 | \$0 | \$1,457 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------|------|-------------|-------------|-----------|------------|
|-----------|------|-------------|-------------|-----------|------------|

Land

| Units | Rate | Assessed | Market |
|------------|---|-----------|-----------|
| 1.60 Acres | \$325,000/Acre Market, \$225/Acre AG | \$360 | \$520,000 |
| 8.54 Acres | \$15,000/Acre | \$128,100 | \$128,100 |
| 5.18 Acres | \$10/Acre | \$52 | \$52 |

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

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

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

Receipt Details

Date: 6/18/2026 11:25:29 AM
Project: 26-80000073
Credit Card Number: 37*****1001
Authorization Number: 276818
Transaction Number: 180626O17-3F5406FE-C428-4D7C-9B87-89F0A082B809
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: | HEATHROW MULTIFAMILY - PRE-APPLICATION | PROJ #: 26-8000073 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/18/26 | |
| RELATED NAMES: | EP BRENT LENZEN | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | |
| PARCEL ID NO.: | 29-19-30-517-0000-0020 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A 302 MULTIFAMILY UNIT APARTMENT COMPLEX FOR THE LIVE LOCAL ACT ON 15.26 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF BAYVISTA LN, NORTH OF WILSON RD | |
| NO OF ACRES | 15.26 | |
| BCC DISTRICT | 5: HERR | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE EAST SIDE OF BAYVISTA LN, NORTH OF WILSON RD | |
| FUTURE LAND USE- | HIPTI | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| BRENT LENZEN KIMLEY-HORN & ASSOCIATES INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 898-1511 | 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

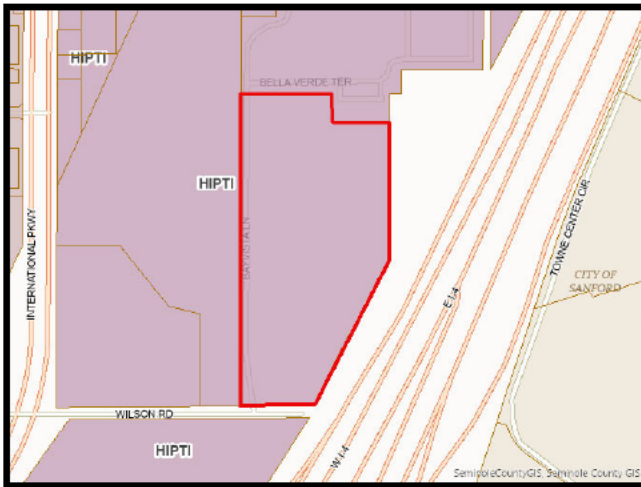
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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

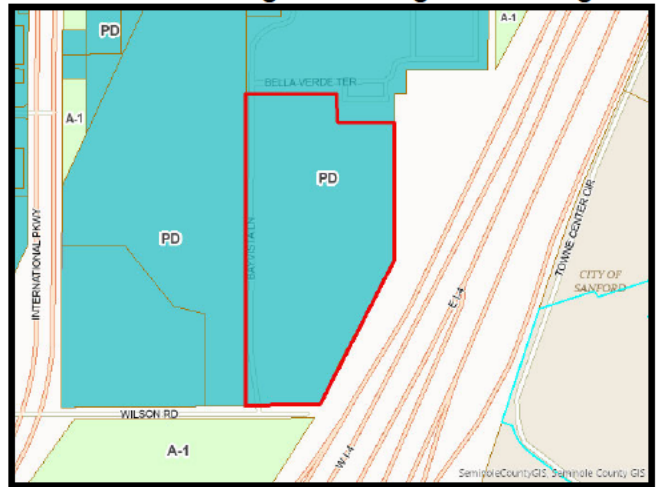
- The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is zoned PD (Planned Development).
- The subject property is considered the Office/Commercial Tract of the Integra Crossings PD. The entitlements allow retail commercial and office uses. Based on the provisions of Florida State Statute 166.04151, the site would qualify for the Live Local Act based on the permitted uses.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: HIPTI



Zoning: PD: Integra Crossings



Aerial



AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|--------------------|--|---------------|
| 1. | Buffers and CPTED | A full buffer review will be done at time of Site Plan. 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 5. Floor Area Ration 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/code_s/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 | Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas. | Info Only |

| | | | |
|----|-------------------|--|-----------|
| 6. | Buffers and CPTED | <p>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/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p> | Info Only |
| 7. | Buffers and CPTED | <p>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/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>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/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBUEAD</p> <p>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/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUP EAD</p> <p>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/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</p> | Info Only |
| 8. | Buffers and CPTED | <p>Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2</p> | Info Only |

| | | | |
|-----|-------------------|---|-----------|
| 9. | 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 |
| 10. | 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 |
| 11. | 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 |
| 12. | Buffers and CPTED | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years at time of Site 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 |
| 13. | 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 |
| 14. | Building Division | All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code | Info Only |
| 15. | Building Division | - Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review. | Info Only |
| 16. | Building Division | - Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 17. | Building Division | - All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |

| | | | |
|-----|---------------------------------|--|-----------|
| 18. | Comprehensive Planning | Site has HIPTI Future Land Use (High Intensity Planned Development Target Industry). | Info Only |
| 19. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. | Info Only |
| 20. | 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 10" HDPE potable water main running along the west side of Bayvista Ln. | Info Only |
| 21. | Environmental Services | This development is within Seminole County's sanitary sewer service area. There is a pressurized 6" PVC force main running along the east side of Bayvista Ln. 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 |
| 22. | Environmental Services | This development is within Seminole County's reclaim irrigation service area and is required to connect. The nearest connection point is a 10" PVC reclaim water main running along the centerline of Bayvista Ln. | Info Only |
| 23. | Environmental Services | Be advised this development is west of W Interstate-4 which is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit. | Info Only |
| 24. | 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 |

| | | | |
|-----|--------------------------|--|-----------|
| 25. | 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 |
| 26. | 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 |
| 27. | 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 |
| 28. | Natural Resources | Please note that there appears to be wetlands or surface water on the site. A wetlands evaluation will be required at site plan. Please note that there are a 15' minimum and a 25' average wetlands buffer required. | Info Only |
| 29. | Natural Resources | Please note that the site appears to be high recharge. The recharge requirements of the code will have to be met. | Info Only |
| 30. | 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 |
| 31. | Planning and Development | Per Florida Statute 125.01055 (7)(a) - Multifamily development shall be permitted as an allowable use in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years. | Info Only |

| | | | |
|-----|--------------------------|---|-----------|
| 32. | Planning and Development | <p>Comment</p> <p>The maximum allowable building height for live local development shall not be less than the highest currently allowed height for commercial or residential building located in its jurisdiction within 1 mile of the proposed development, or a maximum of 3 stories, whichever is higher. The term "highest currently allowed height" does not include the height of any building that has received any bonus, variance, or other special exception for height provided in the County's land development regulations as an incentive for development.</p> | Info Only |
| 33. | Planning and Development | <p>Seminole County Land Development Code</p> <p>Definition: Building, height of: The vertical distance from the grade to the highest point of a flat roof or a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.</p> | Info Only |
| 34. | Planning and Development | <p>The maximum floor area ratio in Seminole County is 1.5 Floor Area Ratio (F.A.R.)/ the maximum density is 50 dwelling units per net buildable area.</p> | Info Only |
| 35. | Planning and Development | <p>Per SCLDC Sec. 30.11.3 (Table 11.3-A) Parking requirements are as follows for residential Units: 1,000 SF or greater - 2 spaces / dwelling unit Less than 1,000 SF - 1.5 spaces / dwelling unit Studio Apartment / Efficiency - 1 space / dwelling unit.</p> | Info Only |
| 36. | Planning and Development | <p>This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. Please see the following link for more info: https://library.municode.com/fl/seminole_county/code_s/code_of_ordinances?nodeId=CH258URBEMA_S258.2REREURBEMAAR</p> | Info Only |
| 37. | Planning and Development | <p>Stormwater retention ponds may be counted toward the minimum open space area requirement subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover. (2)The pond shall have no greater than a 4:1 slope with no fencing. (3)The pond shall have a curvilinear shape simulating a natural water body. (4)Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect. (5)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (6)For wet ponds, littoral zones of ponds shall be vegetated with</p> | Info Only |

| | | | |
|-----|--------------------------|---|------------|
| | | <p>emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. (7)The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features: a. Fountain b. Stabilized walking path c. Exercise equipment d. Benches for seating e. Tot lot or mini-park</p> | |
| 38. | Planning and Development | <p>Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features. No parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. 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 receptacles and appropriate signage. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. Required landscaped areas and buffers may not be credited toward the required open space area. Borrow pits may count as open space only if sodded, landscaped, and/or configured as a water feature in compliance with SCLDC Section 65.8(l).</p> | Info Only |
| 39. | Planning and Development | <p>In accordance with FS 166.04151 (e)1., the development must be approved administratively and is subject to standards for multifamily development. This development will be held to the standards for the R-4 (Multiple Family Dwelling) district.</p> | Unresolved |

| | | | |
|-----|------------------------------|---|-----------|
| 40. | Planning and Development | The R-4 zoning district requires 35% open space. The maximum lot coverage is 22% for building heights 50.1 to 60 feet. The required setbacks are as follows: twenty-five (25) feet from the front, side, side street, and rear yard property boundaries. Each building story over one (1) requires an additional ten (10) feet of setback distance from the side and rear property lines. | Info Only |
| 41. | Planning and Development | This property has a Future Land Use of HIPTI (High Intensity Planned Development Target Industry) and a zoning district of PD (Planned Development). This property is considered the Office/Commercial Tract of the Integra Crossings PD. | Info Only |
| 42. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 43. | 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 |
| 44. | 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 |
| 45. | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS | Info Only |

| | | | |
|-----|--------------------------------|--|-----------|
| | | and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | |
| 46. | 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 |
| 47. | Public Works - County Surveyor | As the property is already platted my only concern could be impacts to existing easements. This plan shows the roadway (bayvista lane) being outside of the development when it is part of the parcel. | Question |
| 48. | 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 |
| 49. | Public Works - Engineering | The proposed project is located within the Lake Monroe drainage basin. | Info Only |
| 50. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. | Info Only |
| 51. | Public Works - Engineering | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. | Info Only |
| 52. | 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 |
| 53. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope north. | Info Only |
| 54. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Info Only |
| 55. | Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov | Info Only |

| | | | |
|-----|--------------------------------|--|-----------|
| 56. | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com . | Info Only |
| 57. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. | Info Only |
| 58. | Public Works - Engineering | The proposed access road Bayvista Lane is a private road with access rights retained by the "future owners of Integra Crossings" per Integra Crossings A Replat (pb 87 pg 37). | Info Only |
| 59. | Public Works - Engineering | ADA Parking and pedestrian access will need to be provided at site plan review. | Info Only |
| 60. | Public Works - Impact Analysis | A Traffic Impact Study (TIS) will 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 Countys 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 . Trip Generation Information (ITE 12th Edition) 302 Multi Family Dwelling Units ITE Land Use Code 220 (Multifamily Housing (Low- Rise), $R^2=0.81$ PM Peak Hour: Fitted Curve= 152 (Total), 94 (Entry), 58 (Exit). 152 New net external peak hour trips. >> 50 peak hour trip threshold --> TIS is 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 - 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/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0567

Title:

ANTOJITOS FOOD TRUCK - PRE-APPLICATION

Project Number: 26-80000075

Project Description: Proposed Site Plan for a permanent food truck at an existing gas station on 0.55 acres in the C-2 zoning district located on the northeast corner of SR 436 and Jewel Dr

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 17-21-29-501-0D00-019A

BCC District: 3-Constantine

Applicant: Deire Rodriguez (407) 353-8825

Consultant: N/A



PM: Amy

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

PROJ. #: 26 80000075

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

| | | | |
|-----------------|--------------------------------|------------------|-------------------------|
| PROJECT NAME: | <u>Antojitos Food Truck</u> | | |
| PARCEL ID #(S): | <u>17-21629-501-0000-019A</u> | | |
| TOTAL ACREAGE: | <u>0.55</u> | BCC DISTRICT: | <u>3</u> |
| ZONING: | <u>C-2 (Retail Commercial)</u> | FUTURE LAND USE: | <u>COM (Commercial)</u> |

APPLICANT

| | | | | | |
|----------|----------------------------|----------|----------------------------------|------|--------------|
| NAME: | <u>Deire Rodriguez</u> | COMPANY: | <u>Mis Antojitos Street Food</u> | | |
| ADDRESS: | <u>1113 W State Rd 436</u> | | | | |
| CITY: | <u>Altamonte Springs</u> | STATE: | <u>FL</u> | ZIP: | <u>32714</u> |
| PHONE: | <u>407 353 0825</u> | 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: | <u>6/26</u> | COM DOC DUE: | <u>7/1</u> | DRC MEETING: | <u>7/8</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | | | | |
| ZONING: | <u>C-2</u> | FLU: | <u>Com</u> | LOCATION: | <u>on the northeast corner of SR 436 and Jewell dr</u> |
| W/S: | <u>Seminole County</u> | BCC: | <u>3: Constantine</u> | | |

Agenda: 7/2

Antojitos Mobile Food Vendor (Recurring Operation)

Applicant / Operator: Deire Rodriguez, Mis Antojitos Street Food

Subject Property: 1113 W State Road 436, Altamonte Springs, FL 32714 (unincorporated Seminole County)

Parcel ID: 17-21-29-501-0D00-019A (Owner of record: MLDMA LLC)

Zoning / Future Land Use: C-2 (Retail Commercial) / COM (Commercial); 0.55 acres; County Tax District; Commissioner District 3.

Contact: 407-353-8825 [REDACTED]

1. Project Summary

The applicant requests Seminole County's guidance on the approvals required to operate a single mobile food vendor (food truck) on a recurring / permanent basis on the subject parcel. The parcel is the same site as the applicant's established business, Mis Antojitos Street Food. The truck ("Antojitos") serves Mexican street food. This request follows the Plan Desk's guidance (Karina Snell, June 10, 2026) that a pre-application is the appropriate path for operating a food truck on a more permanent basis.

2. Existing Use & Site Context

The parcel is zoned C-2 (Retail Commercial) with a Commercial Future Land Use and is already classified by the Property Appraiser under a Fast Food Restaurant use code, with two existing commercial buildings on site (addressed 1111, 1113, and 1115 W State Road 436). The applicant's existing food business operates at 1113 W State Road 436. The proposed food truck would be stationed on this same parcel at [describe location on lot — e.g., rear/side of the building], using the existing site access, parking, and utilities. No change to the principal use of the property is proposed.

3. Proposed Operation

- Units: one (1) mobile food vendor / food truck.
- Setup: [self-contained truck / served from existing on-site commissary — specify].
- Proposed days & hours of operation: [e.g., Fri–Sun, 11 AM–9 PM — specify].
- Staffing: [number] employees per shift.
- Customer parking: existing on-site lot ([number] spaces).
- Utilities / waste: [water, electric, grease & solid-waste disposal — specify].
- New construction: none proposed [or describe any minor site improvements].

4. Requests to the County

The applicant respectfully requests staff guidance on the following:

- Whether the parcel's current zoning and Future Land Use permit a mobile food vendor to operate on a recurring basis at this location.
- Which approval path applies — e.g., a Temporary Use / mobile food vendor permit under Land Development Code Sec. 30.6.4, a site plan, a special exception, or another authorization.

- Any site-related requirements (parking, setbacks, restroom access, utility connections, screening, or signage).
- Any limits on the hours, frequency, or duration of operation, consistent with Florida HB 1193.

5. Scope Note

This pre-application concerns only the Antojitos mobile food vendor. A separate concept — The Sweet Spot by Valentina (ice cream/frozen dessert) at 1115 W State Road 436 — is being handled through a separate building permit and Change of Occupancy process and is not part of this application.

Attachments: site map of existing conditions; site sketch showing proposed food-truck location.



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.

SCPA Appraisal Map

David Johnson, CFA
 Seminole County Property Appraiser

Date: 6/12/2026



2026 Property Record CardA



Parcel: **17-21-29-501-0D00-019A**
 Property Address: **1115 W SR 436 ALTAMONTE SPRINGS, FL 32714**
 Owners: **MLDMA LLC**
 2026 Market Value \$861,156 Assessed Value \$861,156 Taxable Value \$861,156
 2025 Tax Bill \$11,118.08 Tax Savings with Non-Hx Cap \$487.72
 Fast Food Restaurant property w/1st Building size of 375 SF and a lot size of 0.55 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

| | |
|-------------------|--|
| Parcel | 17-21-29-501-0D00-019A |
| Property Address | 1115 W SR 436 ALTAMONTE SPRINGS, FL 32714 |
| Mailing Address | 644 N WEKIWA SPRINGS RD APOPKA, FL 32712-4012 |
| Subdivision | PEARL LAKE HEIGHTS 1ST ADD |
| Tax District | 01:County Tax District |
| DOR Use Code | 22:Fast Food Restaurant |
| Exemptions | None |
| AG Classification | No |

Value SummaryA

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 2 | 2 |
| Depreciated Building Value | \$101,943 | \$94,779 |
| Depreciated Other Features | \$34,323 | \$28,770 |
| Land Value (Market) | \$724,890 | \$724,890 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$861,156 | \$848,439 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$57,855 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$861,156 | \$790,584 |

2025 Certified Tax SummaryA

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$11,605.80 |
| Tax Bill Amount | \$11,118.08 |
| Tax Savings with Exemptions | \$487.72 |

Owner(s)A

Name - Ownership Type
 MLDMA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

BEG SW COR LOT 19 RUN N 12
 DEG 34 1/2 MIN E 150 FT S
 77 DEG 25 1/2 MIN E 143.52
 FT S 154.39 FT N 77 DEG 15
 MIN W 177.77 FT TO BEG
 BLK D
 PEARL LAKE HEIGHTS 1ST ADD
 PB 8 PG 60

TaxesA

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$861,156 | \$0 | \$861,156 |
| SCHOOLS | \$861,156 | \$0 | \$861,156 |
| FIRE | \$861,156 | \$0 | \$861,156 |
| ROAD | \$861,156 | \$0 | \$861,156 |
| WATER MANAGEMENT DISTRICT | \$861,156 | \$0 | \$861,156 |

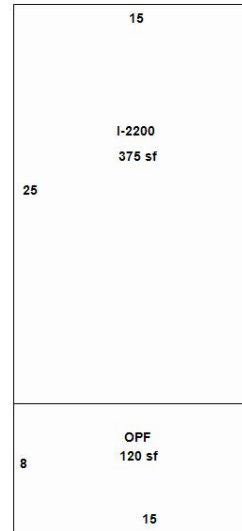
SalesA

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|------------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 2/28/2025 | \$1,000,000 | 10783/1739 | Improved | Yes |
| QUIT CLAIM DEED | 11/14/2024 | \$100 | 10727/0221 | Improved | No |
| SPECIAL WARRANTY DEED | 12/22/2023 | \$850,000 | 10557/0723 | Improved | Yes |
| WARRANTY DEED | 9/30/2019 | \$700,000 | 09449/1304 | Improved | Yes |
| QUIT CLAIM DEED | 1/1/2015 | \$100 | 08596/0703 | Improved | No |
| WARRANTY DEED | 1/1/2015 | \$303,000 | 08405/1678 | Improved | No |
| SPECIAL WARRANTY DEED | 8/1/2006 | \$630,000 | 06404/0390 | Improved | No |
| WARRANTY DEED | 6/1/2005 | \$600,000 | 05803/0796 | Improved | Yes |
| WARRANTY DEED | 2/1/2000 | \$300,000 | 03804/1121 | Improved | No |
| WARRANTY DEED | 7/1/1990 | \$254,000 | 02206/1135 | Improved | Yes |
| WARRANTY DEED | 5/1/1982 | \$186,200 | 01392/0929 | Improved | No |
| WARRANTY DEED | 1/1/1971 | \$38,500 | 00886/0889 | Improved | Yes |

LandA

| Units | Rate | Assessed | Market |
|-----------|---------|-----------|-----------|
| 24,163 SF | \$30/SF | \$724,890 | \$724,890 |

| Building InformationA | |
|-------------------------------|------------------------------------|
| # | 1 |
| Use | WOOD BEAM/COLUMN |
| Year Built* | 1970/2010 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 375 |
| Total Area (ft ²) | |
| Constuction | ALUMINIUM WITH WOOD OR METAL STUDS |
| Replacement Cost | \$86,114 |
| Assessed | \$70,183 |

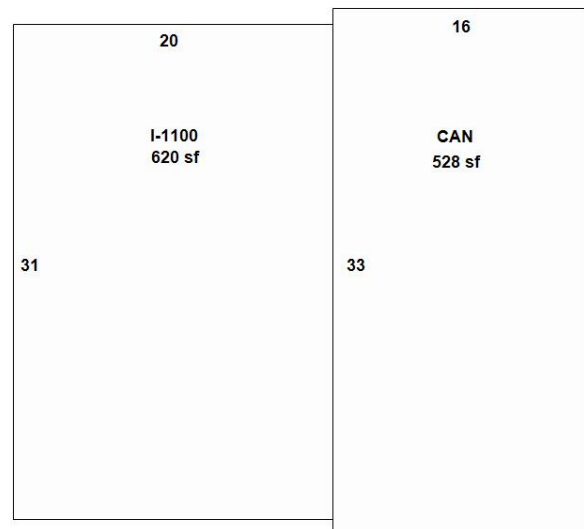


Building 1

* Year Built = Actual / Effective

| AppendagesA | |
|---------------------|-------------------------|
| Description | Area (ft ²) |
| OPEN PORCH FINISHED | 120 |

| Building InformationA | |
|-------------------------------|--------------------------|
| # | 2 |
| Use | MASONRY PILASTER . |
| Year Built* | 1979/1980 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 620 |
| Total Area (ft ²) | |
| Constuction | CONCRETE BLOCK - MASONRY |
| Replacement Cost | \$67,575 |
| Assessed | \$31,760 |



Building 2

* Year Built = Actual / Effective

| AppendagesA | |
|-------------|-------------------------|
| Description | Area (ft ²) |
| CANOPY | 528 |

| PermitsA | | | | |
|----------|--|----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 20828 | 1115 W SR 436 : ELECTRICAL - COMMERCIAL-UPGRADE ELECTRICAL SERVICE TO 200 AMPS [PEARL LAKE HEIGHTS 1ST AD] | \$3,500 | | 1/14/2021 |
| 07837 | 1113 W SR 436 : INTERIOR ALTERNATIONS COMMERCIAL RESTAURANT | \$87,000 | 3/24/2021 | 10/22/2020 |
| 01583 | 1115 W SR 436 : REROOF COMMERCIAL-[PEARL LAKE HEIGHTS 1ST AD] | \$2,900 | | 2/12/2020 |
| 08494 | CARPORT; PAD PER PERMIT 1115 W SR 436 | \$6,975 | | 10/28/2010 |
| 09328 | SUPPRESSION SYSTEM | \$0 | | 9/11/2008 |
| 06537 | DEMOLISH EXISTING PAVILLION STYLE BLDG; PAD PER PERMIT 1111 W SR 436 | \$500 | | 6/15/2007 |
| 04130 | REROOF W/METAL ONLY; PAD PER PERMIT 1115 W SR 436 | \$2,000 | | 4/13/2004 |
| 11592 | FENCE/WALL; PAD PER PERMIT 1115 W SR 436 | \$1,000 | | 10/15/2003 |
| 12006 | CONVERT RESTROOM INTO HANDICAP BATHROOM; PAD PER PERMIT 1113 W SR 436 | \$4,000 | | 12/1/2002 |
| 07734 | GREENHOUSE; PAD PER PERMIT 1111 W SR 436 | \$10,000 | | 8/1/2000 |
| 07411 | AUTO TINTING APPLICATION-STRG | \$2,000 | 4/21/1995 | 11/1/1994 |

| Extra FeaturesA | | | | |
|----------------------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| COMMERCIAL ASPHALT DR 2 IN | 2010 | 16393 | \$54,917 | \$34,323 |

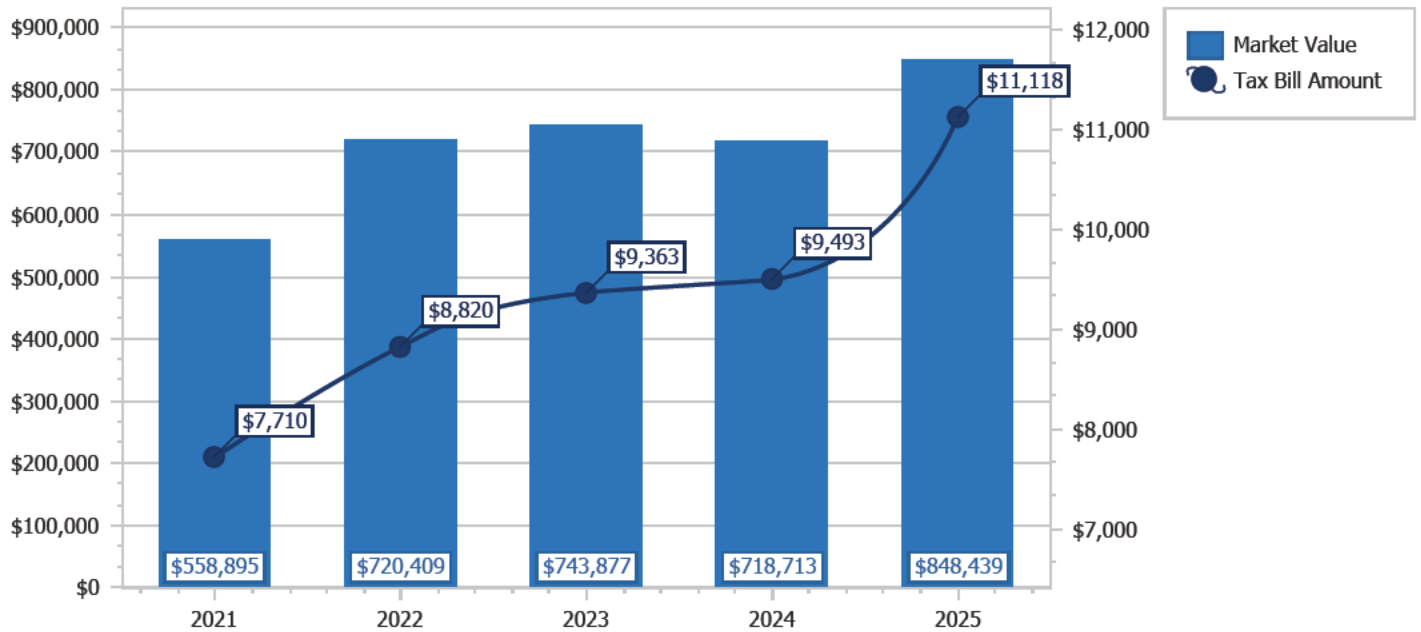
| ZoningA | |
|-----------------|-------------------|
| Zoning | C-2 |
| Description | Retail Commercial |
| Future Land Use | COM |
| Description | Commercial |

| School DistrictsA | |
|-------------------|---------------|
| Elementary | Forest City |
| Middle | Teague |
| High | Lake Brantley |

| Political RepresentationA | |
|---------------------------|------------------------------|
| Commissioner | District 3 - Lee Constantine |
| US Congress | District 7 - Cory Mills |
| State House | District 39 - Doug Bankson |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 37 |

| UtilitiesA | |
|----------------|---------------------------|
| Fire Station # | 13 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

*

6/18/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:40:31
PROJ # 26-80000075 RECEIPT # 0165589

OWNER:

JOB ADDRESS:

LOT #:

| | | | |
|-----------------------|-------|-------|-----|
| PRE APPLICATION | 50.00 | 50.00 | .00 |
| <hr/> | | | |
| 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.....: | 000000001116 | |
| CASH/CHECK AMOUNTS...: | 50.00 | |
| COLLECTED FROM: | MIS ANTOJITOS STREET FOOD | |
| DISTRIBUTION.....: | 1 - COUNTY 2 - CUSTOMER 3 - | 4 - FINANCE |

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

| | | |
|--|---|---------------------------|
| PROJECT NAME: | ANTOJITOS FOOD TRUCK - PRE-APPLICATION | PROJ #: 26-8000075 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/18/26 | |
| RELATED NAMES: | EP DEIRE RODRIGUEZ | |
| PROJECT MANAGER: | ANNIE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 17-21-29-501-0D00-019A | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A PERMANENT FOOD TRUCK AT A EXISTING GAS STATION ON 0.55 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF SR 436 AND JEWEL DR | |
| NO OF ACRES | 0.55 | |
| BCC DISTRICT | 3-Lee Constantine | |
| CURRENT ZONING | C-2 | |
| LOCATION | ON THE NORTHEAST CORNER OF SR 436 & JEWEL DR | |
| FUTURE LAND USE- | COM | |
| SEWER UTILITY | NA | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| DEIRE RODRIGUEZ MISANTOJITOS STREET FOOD 1113 W SR 436 ALTAMONTE SPRINGS FL 32714 (407) 353-8825 | 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 site has a Commercial Future Land Use and C-2 (General Commercial) zoning which allows for the use of restaurants.
- The proposed addition of a permanent Food Truck will require submittal and approval of a site plan.

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 | A full buffer review will be done at time of site plan review. | Info Only |
| 4. | 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 |
| 5. | Building Department Daniel Losada | Must provide plans that showing proper count of restroom facilities. 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. | Info Only |
| 6. | Building Department Daniel Losada | All site alterations and upgrades must comply with the Florida Accessibility Code. | Info Only |
| 7. | Comprehensive Planning David German | COM (Commercial) Future Land Use, please see below from 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 centers; - Retail sales, restaurants and commercial services; - Highway oriented businesses and outdoor advertising; - Special exceptions uses... 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. The site may require a landscaped buffer between a commercial area and SR 436 due to special provisions. | Info Only |
| 8. | Comprehensive Planning | Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and | Info Only |

| | | | |
|-----|--|--|-----------|
| | David German | 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. | |
| 9. | Environmental Services Maliha Rahman | Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands. | Info Only |
| 10. | Environmental Services Maliha Rahman | 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.shtml . | Info Only |
| 11. | Planning and Development Annie Sillaway | The subject site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants. <ul style="list-style-type: none"> • The Commercial Future Land Use designation allows a maximum Floor Area Ratio (F.A.R.) of 0.35. • The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet. | Info Only |

| | | | |
|-----|--|---|-----------|
| | | <ul style="list-style-type: none"> • The C-2 (General Commercial) zoning district requires the following minimum building setbacks: Front Yard – Twenty-five (25) feet Side Yard - setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. <p>Side Street - Zero (0) feet</p> <p>Rear Yard - Ten (10) feet</p> | |
| 12. | Planning and Development Annie Sillaway | F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. | Info Only |
| 13. | Planning and Development Annie Sillaway | The proposed addition of a permanent Food Truck will require submittal and approval of a Site Plan. The Site Plan review process can be found in Seminole County Land Development Code, Chapter 40. The Site Plan must meet all requirements of the Seminole County Land Development Code (SCLDC) including but not limited to building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; etc. | Info Only |
| 14. | Planning and Development Annie Sillaway | The Site Plan must demonstrate that the site meets the minimum twenty-five (25) percent open space requirement. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources. | Info Only |
| 15. | Planning and Development Annie Sillaway | <p>The Site Plan must demonstrate that the parking requirements for the existing use and the proposed use of a food service establishment are met.</p> <ul style="list-style-type: none"> • Parking requirements for general retail are 4 spaces for every 1,000 square feet of building. • Parking for food and beverage uses are 5 spaces for every 1,000 square feet. | Info Only |
| 16. | Planning and Development Annie Sillaway | The proposed use of a food truck onsite requires the provision of restroom facilities. | Info Only |
| 17. | Planning and Development Annie Sillaway | The proposed food truck shall not encroach within required landscape buffers, parking spaces, or drive aisles. | Info Only |

| | | | |
|------------|--|--|------------------|
| <p>18.</p> | <p>Planning and Development Annie Sillaway</p> | <p>Per Sec. 30.6.4 (c) Mobile food vendors.</p> <p>(1) Purpose and Intent. These regulations are intended to <u>establish requirements for the sale of prepared foods on a temporary basis from motorized vehicles, trailers, carts and other movable devices, within specified commercial zoning districts unless otherwise preempted by Section 509.102, Florida Statutes.</u> No formal permit or approval shall be issued by Seminole County for a particular property or mobile food vendor, but all required documentation, including licenses and owner authorization, shall be in the vendor's possession at all times while in operation, and shall be provided to any County official upon request. Mobile food vendors not in compliance with Section 30.6.4.2 shall be prohibited unless approved as part of an Outdoor Sales Permit under Section 30.6.4.2.</p> <p>(2) Exemptions. Specifically excluded from these regulations are the following: a. Produce stands in agricultural zoning districts. b. Ice cream trucks and similar vehicles operating on public streets. c. Food sales on active construction sites not accessible to the public. d. Sales of non-food items in any district.</p> <p>(3) General Requirements. All mobile food vendors shall meet the following requirements:</p> <p>a. Mobile food vendors shall be permitted in C-1, C-2, C-3, and M-1 Districts, but may also be allowed in the Planned Development (PD) District where an approved master development plan permits general retail commercial uses, and where mobile food vendors are not specifically prohibited through a development order.</p> <p>b. Mobile food vendors shall not operate on vacant lots or within one hundred (100) feet of any structure containing a residence. Operation of an individual vendor at any location shall be limited to three (3) consecutive days and a total of twelve (12) days in any calendar month.</p> | <p>Info Only</p> |
|------------|--|--|------------------|

| | | | |
|--|--|--|--|
| | | <p>c. Except as provided herein, mobile food vendors shall not occupy any of the following:</p> <ul style="list-style-type: none"> i. Site entrances, exits, and driveway aisles. ii. More than ten (10) percent of parking spaces required under Section 30.11.3. iii. Buffers required under Part 14, Chapter 30. iv. Open space areas required under Part 14, Chapter 30.v. Stormwater retention areas, drainage easements, and related facilities. However, the Development Services Director may reduce or eliminate the above restrictions where it is demonstrated that the food vendor activity does not significantly impair the functioning of the development site with respect to the applicable provisions of this Code. In doing so, the Director may establish conditions as necessary to meet the purpose and intent of these provisions. Any such waiver shall be valid for a ninety (90) day period, but may be extended at the Director's discretion. Waivers shall be made in writing, and shall include specific location, effective date, and expiration date. <p>d. Tents and/or canopies exceeding one hundred (100) square feet, and electrical wiring outside of vehicles shall be prohibited.</p> <p>e. Outdoor amplification of sound shall be prohibited.</p> <p>f. Business activity shall be prohibited during the hours of 11:00 p.m. to 7:00 a.m.</p> <p>g. Overnight parking of mobile food vendor vehicles shall be prohibited.</p> <p>h. Signage is limited to information painted on or otherwise affixed to mobile food vendor vehicles; and no freestanding signs shall be permitted.</p> | |
|--|--|--|--|

| | | | |
|-----|--|--|-----------|
| | | <p>i. All mobile food vendors shall obtain the required license(s) from the State of Florida and a business tax receipt (BTR) from Seminole County.</p> <p>j. All mobile food vendors shall obtain a notarized letter from the property owner authorizing the mobile vendor activity. This letter shall note specific calendar days when the individual vendor may operate on the property, and confirm access to on-site restrooms for patrons of the vendor. Where on-site restroom access is not available, mobile food vendors shall operate only under an Outdoor Sales Permit in accordance with Section 30.6.4.2.</p> <p>(4) Additional Requirements. All mobile food vendors utilizing electricity for any purpose, and/or gas or open flames for cooking, shall meet the following requirements:</p> <p>a. Each vendor shall obtain an annual fire inspection from the Seminole County Fire Prevention Bureau.</p> <p>b. Vendors shall maintain current inspections for NFPA 96 hoods and fire extinguishers.</p> <p>c. Cooking equipment shall comply with NFPA 96.</p> <p>d. Class K Fire extinguishers shall be provided for the protection of cooking appliances that use combustible cooking media.</p> <p>e. A minimum of one portable fire extinguisher with a rating of not less than 2-A: 10-B: C shall be provided.</p> <p>f. Electrical equipment and installations shall comply with NFPA 70, National Electrical Code. g. Externally mounted generators, when in use, shall be isolated from the public by either physical guards, fencing, or enclosures.</p> | |
| 19. | Public Safety - Fire Marshal Matthew Maywald | If food truck is moved each day or weekly, it will require inspections (with associated fees) each time it arrives to operate due to gas leak detection, etc. | Info Only |
| 20. | Public Safety - Fire Marshal Matthew Maywald | All existing drive aisles shall remain for fire department access to structures. | Info Only |

| | | | |
|-----|--|--|-----------|
| 21. | Public Works - Engineering Andrew Broxton | Per the Seminole County Land Development code, mobile food vendors shall not occupy any of the following: site entrances, exits, and driveway aisles; more than ten (10) percent of parking spaces required; stormwater retention areas, drainage easements, and related facilities. | Info Only |
| 22. | Public Works - Engineering Andrew Broxton | No discharge of water from this facility is permitted to enter the County's stormwater system. All waste fluids must be held on site and disposed of in accordance with Seminole County environmental regulations. | Info Only |
| 23. | 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 |
|---------------------------------|--------------------|---|
| Natural Resources | No Review Required | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Public Works - County Surveyor | No Review Required | Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Andrew Broxton 407-665-5275 abroxton@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov |
| Comprehensive Planning | Review Complete | David German 407-665-7386 dgerman@seminolecountyfl.gov |
| Environmental - Impact Analysis | No Review Required | Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov |
| Environmental Services | Review Complete | Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov |
| Building Division | Review Complete | Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov |
| Buffers and CPTED | Review Complete | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Planning and Development | Review Complete | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0568

Title:

WALMART STORAGE - PRE-APPLICATION

Project Number: 26-80000076

Project Description: Proposed Special Exception for an enclosed bale and pallet storage on 5.20 acres in the PD zoning district on the northeast corner of Red Bug Lake Rd and Dodd Rd

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 24-21-30-519-0000-0010

BCC District: 2-Zembower

Applicant: Desiree Govitz (479) 273-7780

Consultant: Bo Ebbrecht (479) 273-7780

June 18th, 2026

Seminole County Planning & Development Division
1101 E First Street
Room 2028
Sanford, FL 32771

RE: 5132 Walmart Bale & Pallet Storage
5216 Red Bug Lake Road
Winter Springs, FL 32708

Narrative:

The proposed design consists of a **screened enclosure for bale, pallet, and organic waste storage**, combining durable masonry construction with open metal screening to balance visibility, ventilation, and containment.

The enclosure is formed by **reinforced concrete masonry (CMU) screen walls** supported on continuous concrete footings, with a **concrete slab-on-grade floor and integral curbs** to define storage areas and withstand heavy service use. Above and between the masonry walls, **galvanized chain link fencing and metal screen panels** complete the enclosure height while maintaining airflow.

The front elevation incorporates **wide-access chain link gates**, including a **cantilever sliding gate system**, allowing efficient entry for service vehicles and material handling. Gate components include standard steel posts, latching hardware, and rolling mechanisms.

A portion of the enclosure, primarily over the organic waste area, is covered by a **lightweight framed roof structure with sloped metal roofing**, providing weather protection and improving sanitation conditions.

Overall, the material palette includes **concrete (slab, curbs, and footings), CMU walls with metal coping, and galvanized steel fencing and gates**, selected for durability, low maintenance, and compatibility with service operations. The design intent is to create a **functional, secure, and visually screened service yard** that accommodates waste and recycling needs while minimizing visual impact.

ARCHITECTURAL FIRM QUALIFIER

David Wilgus
FL Registration No: AR0096636

ENGINEERING FIRM QUALIFIER

Gregory Schluterman
FL Registration No: 72212



2026 Property Record Card



Parcel: 24-21-30-519-0000-0010
 Property Address: 5216 RED BUG LAKE RD WINTER SPRINGS, FL 32708
 Owners: WALMART STORES EAST LP
 2026 Market Value \$5,907,487 Assessed Value \$5,519,355 Taxable Value \$5,519,355
 2025 Tax Bill \$68,635.68
 Supermarket property w/1st Building size of 40,156 SF and a lot size of 5.20 Acres

Parcel Location



Current Site Picture



Parcel Information

| | |
|-------------------|--|
| Parcel | 24-21-30-519-0000-0010 |
| Property Address | 5216 RED BUG LAKE RD WINTER SPRINGS, FL 32708 |
| Mailing Address | PO BOX 8050 BENTONVILLE, AR 72712-8055 |
| Subdivision | WAL-MART NEIGHBORHOOD MARKET |
| Tax District | 01:County Tax District |
| DOR Use Code | 14:Supermarket |
| 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 | \$3,336,406 | \$2,862,683 |
| Depreciated Other Features | \$464,597 | \$332,503 |
| Land Value (Market) | \$2,106,484 | \$1,822,409 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$5,907,487 | \$5,017,595 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$388,132 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$5,519,355 | \$5,017,595 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$68,635.68 |
| Tax Bill Amount | \$68,635.68 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
 WALMART STORES EAST LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1
 WAL-MART NEIGHBORHOOD MARKET
 AT RED BUG VILLAGE
 PB 63 PGS 24-27

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND | \$5,519,355 | \$0 | \$5,519,355 |
| SCHOOLS | \$5,907,487 | \$0 | \$5,907,487 |
| FIRE | \$5,519,355 | \$0 | \$5,519,355 |
| ROAD | \$5,519,355 | \$0 | \$5,519,355 |
| WATER MANAGEMENT DISTRICT | \$5,519,355 | \$0 | \$5,519,355 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------|------|-------------|-------------|-----------|------------|
|-----------|------|-------------|-------------|-----------|------------|

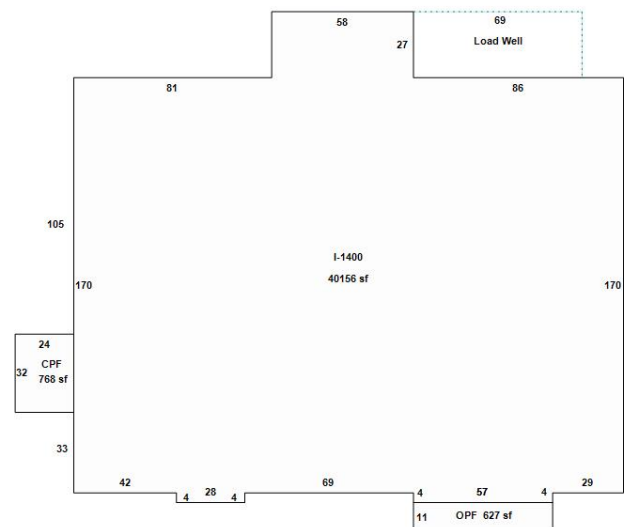
Land

| Units | Rate | Assessed | Market |
|------------|-----------|-------------|-------------|
| 240,741 SF | \$8.75/SF | \$2,106,484 | \$2,106,484 |

Building Information

| | |
|-------------------------------|----------------------|
| # | 1 |
| Use | MASONRY PILASTER . |
| Year Built* | 2003 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 40156 |
| Total Area (ft ²) | |
| Constuction | FACE BLOCK - MASONRY |
| Replacement Cost | \$4,478,397 |
| Assessed | \$3,336,406 |

* Year Built = Actual / Effective



Building 1

Appendages

| Description | Area (ft ²) |
|---------------------|-------------------------|
| CARPOT FINISHED | 768 |
| OPEN PORCH FINISHED | 627 |

| Permits | | | | |
|----------|---|-----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 07555 | 5216 RED BUG LAKE RD: ELECTRIC - GENERATOR-generator & related equipment [WAL-MART NEIGHBORHOOD MAR] | \$250,000 | | 3/18/2025 |
| 11556 | 5216 RED BUG LAKE RD: ALTERATION COMMERCIAL-Concrete Masonry [WAL-MART NEIGHBORHOOD MAR] | \$10,000 | | 3/6/2025 |
| 19892 | 5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL- [WAL-MART NEIGHBORHOOD MAR] | \$2,450 | | 8/10/2023 |
| 10941 | 5216 RED BUG LAKE RD: CONSTRUCTION TRAILER-20 ft by 8 ft Constructionn Trailer [WAL-MART NEIGHBORHOOD MAR] | \$2,000 | | 8/4/2023 |
| 11751 | 5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Walmart [WAL-MART NEIGHBORHOOD MAR] | \$46,326 | | 8/1/2023 |
| 17096 | 5216 RED BUG LAKE RD: ALTERATION COMMERCIAL-EXISTING WALMART LEVEL 2 ALTER, CC NO CO [WAL-MART NEIGHBORHOOD MAR] INTERIOR REMODEL OF 6415 SF OF 39,910 SQ FEET OF STORE | \$500,000 | 5/22/2024 | 7/14/2023 |
| 09686 | 5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Low voltage work inside of Wal-Mart [WAL-MART NEIGHBORHOOD MAR] | \$56,000 | | 6/23/2023 |
| 09566 | 5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Low voltage work inside of Wal-Mart [WAL-MART NEIGHBORHOOD MAR] | \$30,500 | | 6/23/2023 |
| 07355 | 5216 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Wall Signs [WAL-MART NEIGHBORHOOD MAR] | \$7,500 | | 5/18/2023 |
| 12003 | 5216 RED BUG LAKE RD: ALTERATION COMMERCIAL-WALMART NEIGHBORHOOD MARKET Equip chg [WAL-MART NEIGHBORHOOD MAR] | \$339,156 | 5/10/2023 | 9/2/2022 |
| 12195 | INTERIOR & EXTERIOR REPLACEMENT CANOPY | \$198,000 | | 3/7/2019 |
| 21007 | 5216 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [WAL-MART NEIGHBORHOOD MAR] | \$2,270 | | 1/11/2019 |
| 14385 | 5216 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL [WAL-MART NEIGHBORHOOD MAR] | \$4,513 | | 9/17/2018 |
| 16661 | 5216 RED BUG LAKE RD: MECHANICAL - COMMERCIAL [WAL-MART NEIGHBORHOOD MAR] | \$40,650 | | 3/14/2018 |
| 17878 | REMODEL CHECKOUT LANES | \$30,400 | | 12/18/2017 |
| 07129 | MECHANICAL | \$160,000 | | 6/20/2016 |
| 05844 | REROOF | \$111,700 | | 5/29/2015 |
| 02644 | FIRE SPRINKLER SYSTEM INSTALLATION. | \$2,100 | | 4/16/2013 |

| | | | | |
|-------|--|-------------|----------|-----------|
| 07837 | INTERIOR ALTERATIONS. | \$250,000 | | 4/4/2013 |
| 01453 | REPLACE EXISTING W/8 NEW NON-ILLUMINATED WALL SIGNS & 1 ILLUMINATED WALL SIGN & FACE | \$7,000 | | 2/28/2013 |
| 02457 | ELECTRICAL | \$1,600 | | 4/5/2012 |
| 12700 | INTERIOR DEMOLITION - WALMART; PAD PER PERMIT 5256 RED BUG LAKE RD | \$2,400 | | 12/4/2007 |
| 00177 | REMODEL RESTROOMS FOR STORE #5132 | \$190,000 | 6/6/2007 | 1/8/2007 |
| 06088 | RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5216 RED BUG LAKE RD | \$0 | | 6/1/2003 |
| 03798 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5216 RED BUG LAKE RD | \$4,800 | | 4/1/2003 |
| 03259 | MONUMENT & WALL SIGNS; PAD PER PERMIT 5204 RED BUG LAKE RD | \$0 | | 3/1/2003 |
| 02522 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5216 RED BUG LAKE RD | \$9,516 | | 3/1/2003 |
| 01828 | MECHANICAL & CONDENSOR; PAD PER PERMIT 5216 RED BUG LAKE RD | \$129,300 | | 2/1/2003 |
| 01786 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5216 RED BUG LAKE RD | \$28,500 | | 2/1/2003 |
| 07736 | WALMART GROCERY; PAD PER PERMIT 5216 RED BUG LAKE RD | \$2,143,713 | 8/5/2003 | 8/1/2002 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|-----------------------------|------------|--------|-----------|-----------|
| COMMERCIAL ASPHALT DR 2 IN | 2003 | 142544 | \$477,522 | \$286,513 |
| COMMERCIAL CONCRETE DR 4 IN | 2003 | 13210 | \$82,563 | \$49,538 |
| WALKS CONC COMM | 2003 | 3582 | \$19,486 | \$11,692 |
| FACE BLOCK WALL - SF | 2003 | 1641 | \$25,288 | \$15,173 |
| BRICK WALL - SF | 2003 | 116 | \$2,463 | \$1,478 |
| IRON FENCE - LIN FT | 2003 | 27 | \$422 | \$253 |
| POLE LIGHT 1 ARM | 2003 | 14 | \$25,956 | \$25,956 |
| POLE LIGHT 2 ARM | 2003 | 14 | \$50,470 | \$50,470 |
| LOAD WELL | 2003 | 1863 | \$3,838 | \$2,303 |
| CANOPY AVG COMM | 2019 | 1387 | \$24,966 | \$21,221 |

Zoning

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

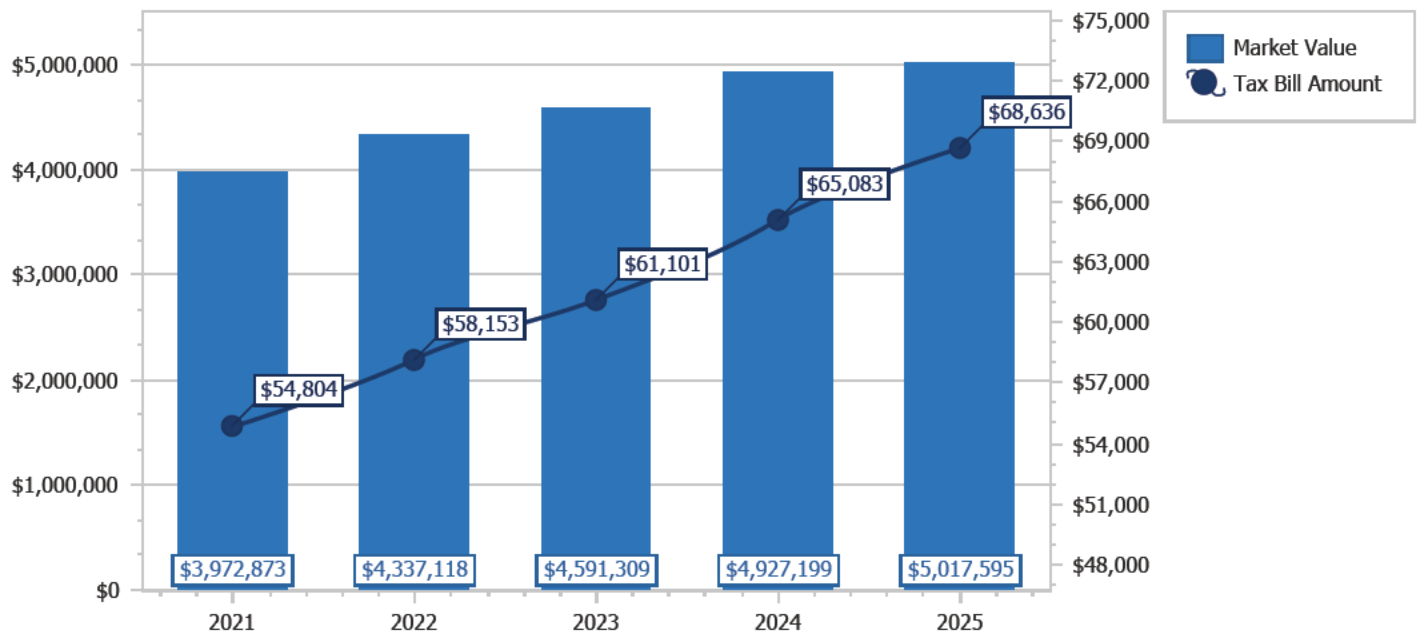
School Districts

| | |
|------------|-------------|
| Elementary | Red Bug |
| Middle | Tuskawilla |
| High | Lake Howell |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 2 - Jay Zembower |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 60 |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | 27 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 6/18/2026 2:53:02 PM
Project: 26-80000076
Credit Card Number: 44*****5050
Authorization Number: 014694
Transaction Number: 180626C1B-64A18BEC-2F50-4444-B9F5-0DC650107B52
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: | WALMART STORAGE - PRE-APPLICATION | PROJ #: 26-8000076 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 6/18/26 | |
| RELATED NAMES: | EP DESIREE GOVITS | |
| PROJECT MANAGER: | CHAD HARVEY (407) 665-7341 | |
| PARCEL ID NO.: | 24-21-30-519-0000-0010 | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION FOR AN ENCLOSED BALE AND PALLET STORAGE ON 5.20 ACRES IN THE PD ZONING DISTRICT ON THE NORTHEAST CORNER OF RED BUG LAKE RD AND DODD RD | |
| NO OF ACRES | 5.20 | |
| BCC DISTRICT | 2-Jay Zembower | |
| CURRENT ZONING | PD | |
| LOCATION | ON THE NORTHEAST CORNER O | |
| LOCATION PART 2 | FRED BUG LAKE RD AND DODD | |
| LOCATION PART 3 | RD | |
| FUTURE LAND USE- | PD | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| DESIREE GOVITZ HFA-AE-LTD 1705 S WALTON BLVD BENTONVILLE AR 72712 (479) 273-7780 | BO EBBRECHT HFA-AE-LTD 1705 S WALTON BLVD BENTONVILLE AR 72712 (479) 273-7780 | |

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.

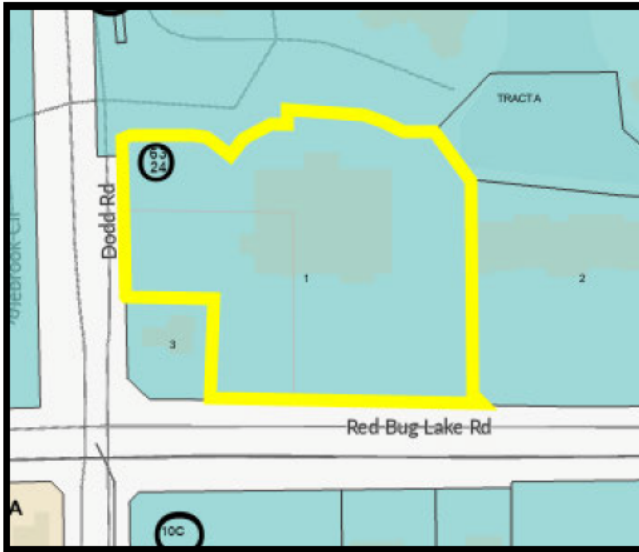
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

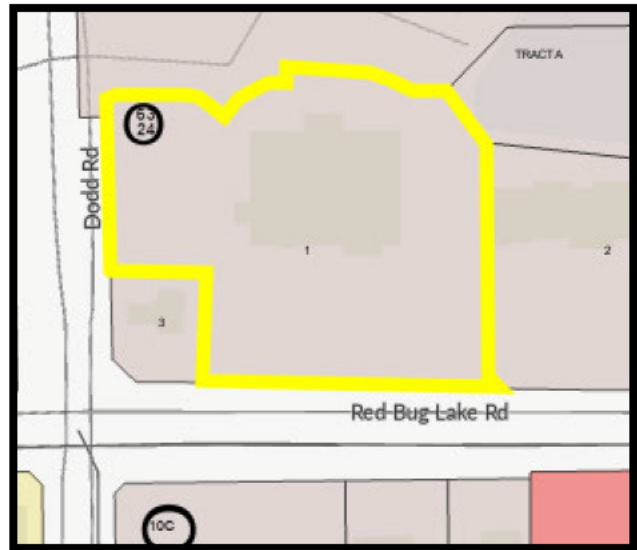
- The Zoning and Future Land Use of this property is PD (Planned Development).
- The Zom Red Bug Lake Road PD requirements govern this property. Approved uses are those consistent with the C-1 (Retail Commercial) zoning district with the exception of funeral homes, furniture stores, hardware stores gasoline pumps as an accessory use, living quarters in conjunction with a commercial use and self-service laundries.

PROJECT AREA ZONING AND AERIAL MAPS

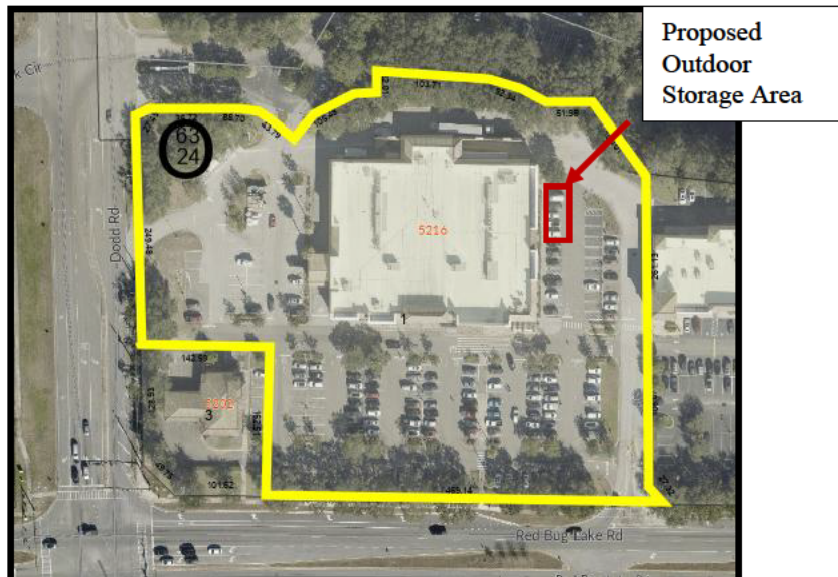
Zoning



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 along the north, east, south and west portions of the property as well as within the parking area surrounding the existing building. |
| 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_PT67LASC BU |
| 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 | Off-site trees do not count toward the landscape buffer requirements. |
| 10. | Buffers and CPTED Chad Harvey | This property is part of the ZOM Red Bug Village PD. Required buffers are those consistent with the Lake Mary Boulevard Gateway Corridor Overlay Standards and the Seminole County Land Development Code (SCLDC). A 25' buffer must be maintained along the northern property line between Tract 1 (multifamily residential to the north) and Tract 2 (subject property). |

| | | |
|-----|------------------------------------|---|
| 11. | Buffers and CPTED Chad Harvey | Per the Developer's Commitment, Tract 2 (the subject tract for this request) must maintain internal landscape buffers (internal to other tracts) of 10' in width. |
| 12. | Buffers and CPTED Chad Harvey | The subject property is Tract 2 of the ZOM Red Bug Lake Road PD. This Tract requires a minimum of 30% open space minimum and allows for a 70% maximum Impervious Surface. |
| 13. | Buffers and CPTED Chad Harvey | Within Tract 2, there shall be a six (6') wide intermittent foundation landscape buffer between parking lot and buildings. |
| 14. | Buffers and CPTED Chad Harvey | Per the Final Master Plan Developer's Commitment Agreement, Commitments, Classifications and District Description, Section VII. Landscaping and Buffers – North Parcel, A. Landscaping (2) A minimum 25' landscape buffer, except one 30' radius of drive, shall encroach up to 10'. A 6' wall shall be required between Tract 1 and Tract 2. This buffer must be maintained per existing approval for this site. |
| 15. | Buffers and CPTED Chad Harvey | <p>Parking Lot Landscaping shall be per the Lake Mary Boulevard Gateway Corridor Overlay Standards. Per Sec. 30.10.3.6, Parking Lots shall be designed and landscaped according to the following criteria:</p> <p>(a) Landscape requirement. A minimum of ten (10) percent of all parking area and entryways shall be landscaped with vegetation listed in the Florida-Friendly Landscape Guide.</p> <p>(b) Parking bays. Parking bays shall not be larger than forty (40) spaces.</p> <p>(c) Landscape breaks.</p> <p>(1) Perimeter landscaped parking breaks shall be a maximum of two hundred (200) square feet in area, planted with one (1) canopy tree and a maximum of twenty (20) spaces apart.</p> <p>(2) Internal landscaped breaks shall be a minimum of four hundred (400) square feet planted with one (1) canopy tree, two (2) to three (3) inches dbh, for every landscape break and a minimum of three (3) shrubs for every landscaped break. Internal breaks shall be a maximum of twenty (20) spaces apart.</p> <p>(3) Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree</p> |
| 16. | Building Division Daniel Losada | - Standard building permit will apply |
| 17. | Building Division Daniel Losada | - Any building construction and/or modification will require Building permits and engineered plans to meet the current 8 th ed (2023) Florida Building Code |
| 18. | Building Division Daniel Losada | - Type of use and size of building may require fire sprinklers and fire alarms. |
| 19. | Building Division Daniel Losada | - Separate demolition permits are required for the demolition of each structure. |

| | | |
|-----|---|---|
| 20. | Building Division Daniel Losada | - All site alterations and upgrades must comply with the Florida Accessibility Code. |
| 21. | 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... |
| 22. | 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. |
| 23. | Environmental Services Maliha Rahman | Seminole County Utilities does not have any objection to the proposed storage unit. However, please note there may be an 8" PVC potable water service pipe located below the proposed storage unit and caution may be required for construction. This can be viewed through a GIS map of the area. |
| 24. | 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. |
| 25. | 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/ |
| 26. | Planning and Development Chad Harvey | This property is zoned PD (ZOM Red Bug Lake Road). Allowed uses within this PD are those consistent with the C-1 zoning district per the SCLDC. Outdoor storage is not a permitted use in the C-1 (Retail Commercial) zoning district. |
| 27. | 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. |
| 28. | Planning and Development Chad Harvey | At the time of site plan review, please show site dimensions of proposed area for outdoor storage enclosure. |
| 29. | Planning and Development Chad Harvey | The setbacks for this property are: Twenty-five feet (25') Front Yard, Fifty-feet (50') Rear Yard, (adjacent to residential) and Fifty-feet (50') Side Yard (adjacent to residential); if not adjacent to |

| | | |
|-----|---|--|
| | | residential, then the Side Yard setbacks would be Twenty-five feet (25') for the passive side of the building. |
| 30. | 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.shtml |
| 31. | Planning and Development Chad Harvey | Staff does not support the proposed location of the storage structure that the Applicant is proposing because it encroaches into the required open space and landscape buffer. Preserving these areas is necessary to maintain compliance with the conditions established in the Developer's Commitment Agreement. Staff recommends that the applicant relocate the structure to the eastern side of the building, toward the rear of the site, within the existing parking lot shown in the aerial above.. Because the site contains more parking spaces than required, removing a few parking spaces to accommodate the outdoor storage structure would not prevent Walmart from meeting its minimum parking requirements. However, the parking requirements would need to be demonstrated at the time of the PD Major Amendment Rezone on the Master Development Plan. If the applicant chooses to locate the structure in the proposed location instead, the request would require approval of a Planned Development (PD) Major Amendment to the ZOM Red Bug Lake Road PD. |
| 32. | Planning and Development Chad Harvey | <i>The PD Major Amendment is considered as a Rezone from PD (Planned Development) to PD (Planned Development).</i> 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take 6 months depending on the review and agenda date deadlines. <i>(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).</i> 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level, which can be submitted as a Final Development Plan as an Engineered Site Plan |
| 33. | Planning and Development Chad Harvey | <u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u> Placards |

| | | |
|-----|---|--|
| | | <p>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.</p> <p>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.</p> <p><u>A PD Major Amendment Rezone requires the Applicant to conduct a Community Meeting Section 30.3.5.3</u></p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). |
| 34. | Planning and Development Chad Harvey | The subject property is required to follow the Lake Mary Blvd. Gateway Corridor Overlay Standards (Sec. 30.10.3) of the SCLDC. |
| 35. | Public Safety - Fire Marshal Matthew Maywald | Dumpster enclosure/storage shall be a minimum of 10 ft from all existing structures. |
| 36. | 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. |
| 37. | Public Works Engineering Andrew Broxton | A detailed grading and drainage plan will be required at site plan review to show that the approved drainage system can accommodate the additional impervious surface. |
| 38. | Public Works County Surveyor | There are possibly a large number of easements near or in the location requested a better drawing showing the actual location in relation to the easements and the lot boundary is required for this Surveyor to form an opinion. |

DEPARTMENT PROJECT STATUS AND CONTACT

| Department | Reviewer | Email | Contact | Status |
|--------------------------------|------------------|---------------------------------|--------------|-----------------|
| Public Works - Engineering | Andrew Broxton | abroxton@seminolecountyfl.gov | 407-665-0311 | Review Complete |
| Planning and Development | Chad Harvey | charvey02@seminolecountyfl.gov | 407-665-7341 | Review Complete |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | 407-665-5177 | Review Complete |
| Comprehensive Planning | David German | dgerman@seminolecountyfl.gov | 407-665-7386 | Review Complete |
| Buffers and CPTED | Chad Harvey | charvey02@seminolecountyfl.gov | 407-665-7341 | Review Complete |
| Environmental Services | Maliha Rahman | mrahman@seminolecountyfl.gov | 407-665-2033 | Review Complete |
| Building Division | Daniel Losada | dlosada@seminolecountyfl.gov | 407-665-5716 | Review Complete |
| Public Works – County Surveyor | Raymond Phillips | rphillips@seminiolecountyfl.gov | 407-665-5647 | Review Complete |

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/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3605 | www.floridahealth.gov |

Other Resources:

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