



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda - Final**

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**Wednesday, March 4, 2026**

**9:00 AM**

**Room 3024 and TEAMS**

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

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

**DRC & PRE- APPLICATIONS**

**9:00AM (IN PERSON) ALEXANDER AVE - PRE-APPLICATION**

**[2026-0186](#)**

**Project Number:** 26-80000011

**Project Description:** Proposed Subdivision for 3 single family residential lots on .23 acres in the R-1 zoning district located on the southwest corner of 18th St and Alexander Ave

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

**Parcel ID:** 35-19-30-517-0600-0130

**BCC District:** 5-Herr

**Applicant:** Michael Towers (407) 301-1115

**Consultant:** N/A

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

**9:20AM (IN PERSON) CHAPMAN COUNTRY ACRES REPLAT - PSP**[2026-0191](#)**Project Number:** 26-55100001**Project Description:** Proposed Preliminary Subdivision for 9 single family home development on 19.09 acres**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 27-21-31-300-0010-0000+++**BCC District:** 1-Dallari**Applicant:** Jack Michael Moshell (407) 694-6763**Consultant:** Thomas H Skelton (407) 327-7700**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40AM (IN PERSON) JAIN SOCIETY COMMUNITY HALL -  
PRE-APPLICATION**[2026-0151](#)**Project Number:** 26-80000007**Project Description:** Proposed Rezone from A-1/R-1AA to PD for a 2 story community hall on 1.29 acres located on the northwest corner of W Citrus St and Laura Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 01-21-29-5CK-530C-0210++**BCC District:** 3-Constantine**Applicant:** Harish Shah (321) 201-4525**Consultant:** David Borys (407) 704-7815**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:00AM (IN PERSON) BAJA AUTO - PRE-APPLICATION**[2026-0204](#)**Project Number:** 26-80000018**Project Description:** Proposed Rezone for a car dealership and finance center on 1.45 acres in the PD zoning district located on the southeast corner of a Hunt Club Blvd, north of E SR 436**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016F-0000**BCC District:** 3-Constantine**Applicant:** Bakhodur Nasridinov (224) 706-8188**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**10:20AM (TEAMS) ARCHFX - PRE-APPLICATION**[2026-0198](#)**Project Number:** 26-80000015**Project Description:** Proposed Special Exception and Site Plan for a residential and commercial concrete product manufacturer on 0.71 acres in the M-1 zoning district located on the north side of Waterway Pl, northeast of Tree Fork Ln**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 20-20-30-507-0000-0170**BCC District:** 4-Lockhart**Applicant:** John Kalicak (407) 690-6071**Consultant:** Matt Morgioni (407) 466-3104**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:40AM (TEAMS) TRINITY PREP SCHOOL REZONE - PRE-APPLICATION**[2026-0200](#)**Project Number:** 26-80000014**Project Description:** Proposed Rezone from A-1 to PD for an existing school on 45.86 acres located on the southeast corner of Aloma Ave and Trinity Prep Ln**Project Manager:** David German (407) 665-7386  
(dgerman@seminolecountyfl.gov)**Parcel ID:** 36-21-30-300-017A-0000**BCC District:** 1-Dallari**Applicant:** Bryon Lawson (321) 282-2521**Consultant:** Richard Baldocchi (407) 599-1122**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****MONROE OFFICE PARK - PRE-APPLICATION**[2026-0187](#)**Project Number:** 26-80000012**Project Description:** Proposed Land Use Amendment to reactivate the previous planned development approval on 1.60 acres located on the west side of Monroe Rd, north of Church St**Project Manager:** David German (407) 665-1386  
(dgerman@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-046A**BCC District:** 5-Herr**Applicant:** Daniel Sanchez (407) 800-6831**Consultant:** Luis Rosado (787) 901-2776**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**BAUMGARDNER BILLBOARD - PRE-APPLICATION**[2026-0188](#)**Project Number:** 26-80000013**Project Description:** Proposed Site Plan to convert a double trivision billboard to a double digital billboard on 0.59 acres in the M-1 zoning district located on the south side of Mitchell Hammock Rd, east of SR 426**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-21-31-508-0000-0020**BCC District:** 1-Dallari**Applicant:** Rich Behrle (407) 808-9353**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**LEXUS OF OVIEDO - REZONE**[2026-0189](#)**Project Number:** 26-20000001**Project Description:** Proposed Rezone from C-1 to C-2 on the northwest corner of Camp Rd and W SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-0170-0000**BCC District:** 1-Dallari**Applicant:** M. Rebecca Wilson (407) 418-6250**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**ISAAC LN - PRE-APPLICATION**[2026-0199](#)**Project Number:** 26-80000016**Project Description:** Proposed Vacate of a Right of Way on 0.1 acres in the R-1 zoning district located on the south side of Isaac Ln, southwest of Dunbar Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 20-19-30-501-0000-3260**BCC District:** 5-Herr**Applicant:** Javier Perez (407) 913-9066**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**IRVING STREET - PRE-APPLICATION**[2026-0201](#)**Project Number:** 26-80000017**Project Description:** Proposed Vacate of a Right of Way to build a single family residential lot on 0.24 acres in the R-1A zoning district located on the east side of SR 434, south of Tarry Town Trl**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 01-21-29-5CK-170E-0160**BCC District:** 3-Constantine**Applicant:** Amid Habib (321) 356-6247**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0186**

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**Title:**

**9:00AM (IN PERSON) ALEXANDER AVE - PRE-APPLICATION**

**Project Number:** 26-80000011

**Project Description:** Proposed Subdivision for 3 single family residential lots on .23 acres in the R-1 zoning district located on the southwest corner of 18th St and Alexander Ave

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

**Parcel ID:** 35-19-30-517-0600-0130

**BCC District:** 5-Herr

**Applicant:** Michael Towers (407) 301-1115

**Consultant:** N/A



PM: Kaitlyn

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

PROJ. #: 26-8000011

Received: 2/2/26

Paid: 2/3/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: ~~1801~~ Alexander Ave

PARCEL ID #(S): 35-19-30-517-0600-0130

TOTAL ACREAGE: 0.23 BCC DISTRICT: 5 - Herr

ZONING: R-1 FUTURE LAND USE: LDR

**APPLICANT**

NAME: Michael Towers COMPANY:

ADDRESS: Box 520953

CITY: Longwood STATE: FL ZIP: 32752

PHONE: 407-301-1115 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: corner lot to be vacant of structures -  
proposed split to 3 lots

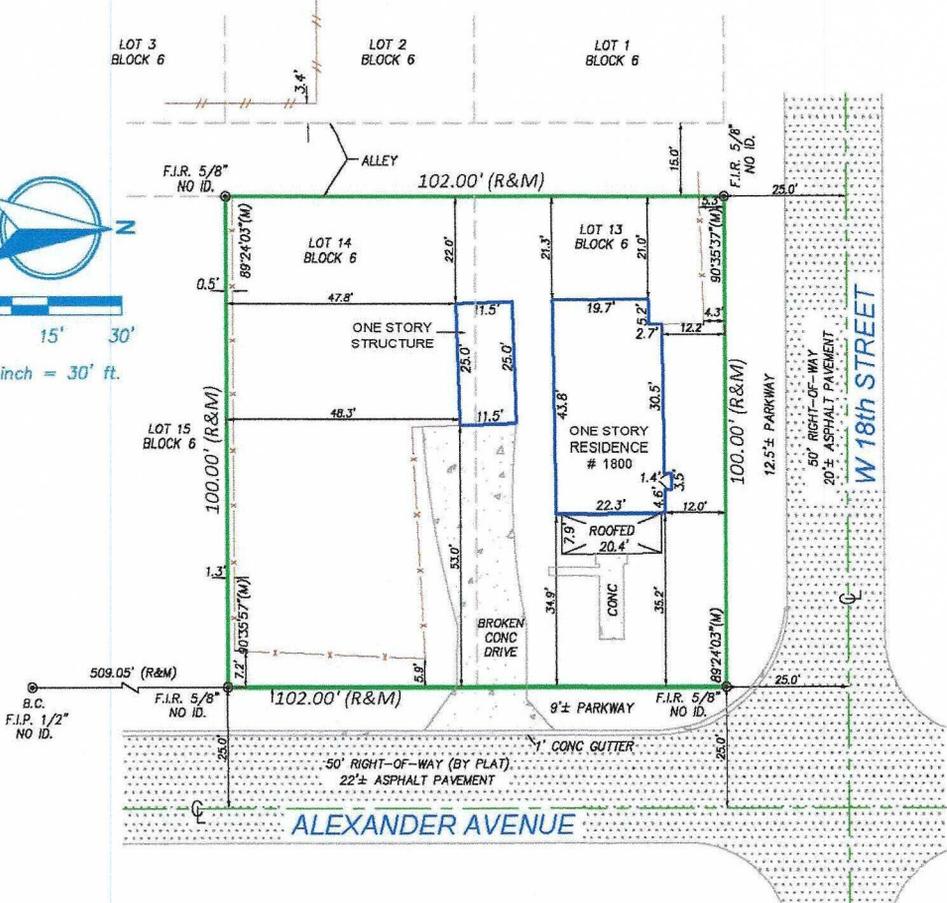
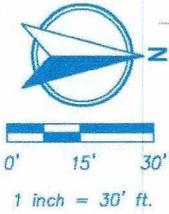
**STAFF USE ONLY**

Agenda: 2/20

COMMENTS DUE: 2/13 COM DOC DUE: 2/19 DRC MEETING: 3/4

PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: R-1 FLU: LDR LOCATION: on the southwest corner of 18th St and Alexander Ave 7  
 W/S: City of Sanford BCC: 5: Herr



**POINTS OF INTEREST:**  
DRIVEWAY CROSSES LOT LINE.

**MAP OF BOUNDARY SURVEY**

**Property Address:**  
1800 ALEXANDER AVE  
SANFORD, FL 32771



6175 NW 153rd St # 401,  
Miami Lakes, FL 33014  
www.OnlineLandSurveyors.Com

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



**SIGNED** \_\_\_\_\_ **FOR THE FIRM**  
**GUILLERMO A. GUERSOLA**  
**STATE OF FLORIDA** **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

**CERTIFIED TO:**

MICHAEL TOWERS  
TITLEMAR, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** SEMINOLE COUNTY UNIC 120289  
**Panel Number:** 12117C0070F  
**Suffix:** F  
**Date of Firm Index:** 9/28/2007  
**Flood Zone:** X  
**Base Flood Elevation:** N/A  
**Date of Survey:** 1/23/2026

**LEGAL DESCRIPTION:** LOTS 13 AND 14, BLOCK 6, LOCKHART'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 70, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**Surveyor's Legend**

PROPERTY LINE	TREE	POWER POLE	L.M.E. LAKE OR LANDSCAPE MAINT. ESMT.	ESMT. EASEMENT
STRUCTURE	P.P. POWER POLE	C.B. CATCH BASIN	R.O.E. ROOF OVERHANG EASEMENT	D.E. DRAINAGE EASEMENT
CONC. BLOCK WALL	C.E.B. COUNTY UTILITY ESMT.	C.U.E. COUNTY UTILITY ESMT.	P.P. POOL PUMP	L.B.E. LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	I.E./E.E. INGRESS/ EGRESS ESMT.	U.E. UTILITY EASEMENT	PL. PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
WOOD FENCE	U.E. UTILITY EASEMENT	FND. OR F. FOUND IRON PIPE/ REBAR	I.D. IDENTIFICATION	TEL. TELEPHONE FACILITIES
IRON FENCE	LB# LICENSE # - BUSINESS	PIN AS NOTED ON PLAT	B.C. BLOCK CORNER	U.P. UTILITY POLE
EASEMENT	LS# LICENSE # - SURVEYOR	CALC. CALCULATED POINT	B.R. BEARING REFERENCE	E.L.B. ELECTRIC UTILITY BOX
CENTER LINE	SET SET MONUMENT	CONTROL POINT	C.A. CENTRAL ANGLE or DELTA	S.E.P. T. SEPTIC TANK
WOOD DECK	CON. CONCRETE MONUMENT	ELEV. ELEVATION	R. RECORD OR RADIUS	D.F. DRAIN-FIELD
CONCRETE	P.T. POINT OF TANGENCY	P.C. POINT OF CURVATURE	RAD. RADIAL	AC AIR CONDITIONER
ASPHALT	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.C. POINT OF COMPOUND CURVATURE	N.R. NON RADIAL	CSW CONC SIDEWALK
BRICK/TILE	P.R.C. POINT OF REVERSE CURVATURE	P.O.B. POINT OF BEGINNING	TYP. TYPICAL	DRIVE DRIVEWAY
WATER	P.O.C. POINT OF COMMENCEMENT	P.C.P. PERMANENT CONTROL POINT	I.R. IRON ROD	SCR. SCREENED AREA
APPROXIMATE EDGE OF WATER	M. FIELD MEASURED	P. PLATTED MEASUREMENT	I.P. IRON PIPE	GAR. GARAGE
COVERED AREA	D. DEED	C. CALCULATED	N&D NAIL & DISK	ENCL. ENCLOSURE
			PK NAIL PARKER-KALON NAIL	N.T.S. NOT TO SCALE
			D.H. DRILL HOLE	F.F.E. FINISHED FLOOR ELEVATION
			W. WELL	T.O.B. TOP OF BANK
			F. FIRE HYDRANT	E.O.W. EDGE OF WATER
			M.H. MAN HOLE	E/P OR E.O.P. EDGE OF PAVEMENT
			O.H. OVERHEAD LINES	C.V.G. CONCRETE VALLEY GUTTER
			TX. TRANSFORMER	B.S.L. BUILDING SETBACK LINE
			CATV. CABLE TV. RISER	S.T.L. SURVEY THE LINE
			W.M. WATER METER	C.L. CENTER LINE
			P/E. POOL EQUIPMENT	R/W. RIGHT OF WAY
			CONC. CONCRETE	P.U.E. PUBLIC UTILITY EASEMENT
			ML. MONUMENT LINE	C.M.E. CANAL MAINTENANCE EASEMENT
				A.E. ANCHOR ESMT / ACCESS ESMT

**GENERAL NOTES:**

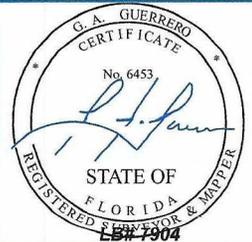
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS LOCATED ARE SHOWN ON SKETCH.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN UNLESS OTHERWISE SHOWN.
- THIS BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE(N.T.S.) ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

**Florida Land Title Association**  
Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

FIELD WORK:	1/21/2026
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	01/23/2026
COMPLETED:	1/23/2026
SCALE:	1" = 30'
SURVEY CODE:	O-139153



6175 NW 153rd St # 401  
Miami Lakes, FL 33014  
Phone: (305) 910-0123  
Fax: (305) 675-0999  
www.OnlineLandSurveyors.Com







ALEXANDER AVENUE

50' RIGHT-OF-WAY (BY PLAT)  
22' ASPHALT PAVEMENT

1" CONC GUTTER

25.0'

25.0'

F.L.R. 5/8' NO ID.

8'± PARKWAY

102.00' (R&M)

F.L.R. 5/8' NO ID.

509.05' (R&M)

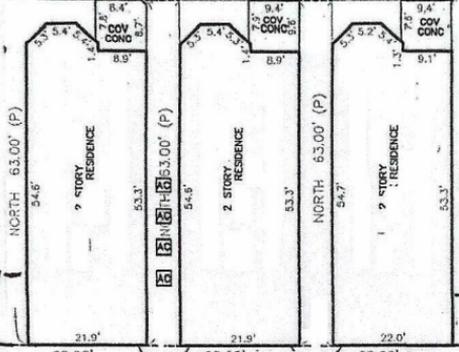
B.C. F.L.P. 1/2 NO ID.

100.00' (R&M)

125'± PARKWAY

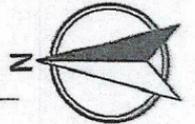
80' RIGHT-OF-WAY  
20'± ASPHALT PAVEMENT

W 18th STREET



100.00' (R&M)  
LOT 15  
BLOCK 6

1 inch = 30' ft.  
0' 15' 30'



102.00' (R&M)

ALLEY

F.L.R. 5/8' NO ID.

F.L.R. 5/8' NO ID.

15.0'

LOT 1  
BLOCK 1

LOT 2  
BLOCK 2

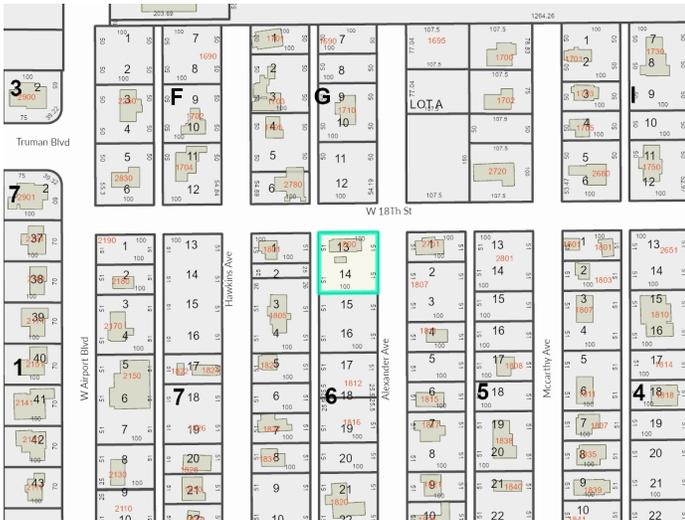
LOT 3  
BLOCK 3

# Property Record Card



Parcel: **35-19-30-517-0600-0130**  
 Property Address: **1800 ALEXANDER AVE SANFORD, FL 32771**  
 Owners: **GORDON, VALARIE C**  
 2026 Market Value \$74,846 Assessed Value \$71,037 Taxable Value \$71,037  
 2025 Tax Bill \$883.38  
 The 2 Bed/1 Bath Single Family property is 1,024 SF and a lot size of 0.23 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-19-30-517-0600-0130
Property Address	1800 ALEXANDER AVE SANFORD, FL 32771
Mailing Address	519 SAN LANTA CIR SANFORD, FL 32771-5903
Subdivision	LOCKHARTS SUBD
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	\$3,752	\$3,940
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$71,094	\$60,639
Land Value Agriculture	\$0	\$0
Just/Market Value	\$74,846	\$64,579
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,809	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$71,037	\$64,579

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$883.38
Tax Bill Amount	\$883.38
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 GORDON, VALARIE C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 13 & 14 BLK 6  
 LOCKHARTS SUBD  
 PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$71,037	\$0	\$71,037
Schools	\$74,846	\$0	\$74,846
FIRE	\$71,037	\$0	\$71,037
ROAD DISTRICT	\$71,037	\$0	\$71,037
SJWM(Saint Johns Water Management)	\$71,037	\$0	\$71,037

## Sales

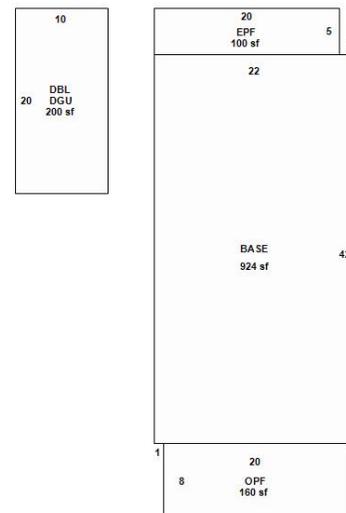
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/25/2024	\$100	10651/1260	Improved	No
QUIT CLAIM DEED	4/7/2024	\$100	10617/0016	Improved	No
ADMINISTRATIVE DEED	7/1/2008	\$100	07047/1912	Improved	No
WARRANTY DEED	8/1/1995	\$100	03189/0910	Improved	No
ADMINISTRATIVE DEED	10/1/1979	\$100	01289/0849	Improved	No

## Land

Units	Rate	Assessed	Market
102 feet X 100 feet	\$850/Front Foot	\$71,094	\$71,094

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1925
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	924
Total Area (ft <sup>2</sup> )	1384
Constuction	WD/STUCCO FINISH
Replacement Cost	\$9,380
Assessed	\$3,752



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
DETACHED GARAGE UNFINISHED	200
ENCLOSED PORCH FINISHED	100
OPEN PORCH FINISHED	160

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

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

### School Districts

Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

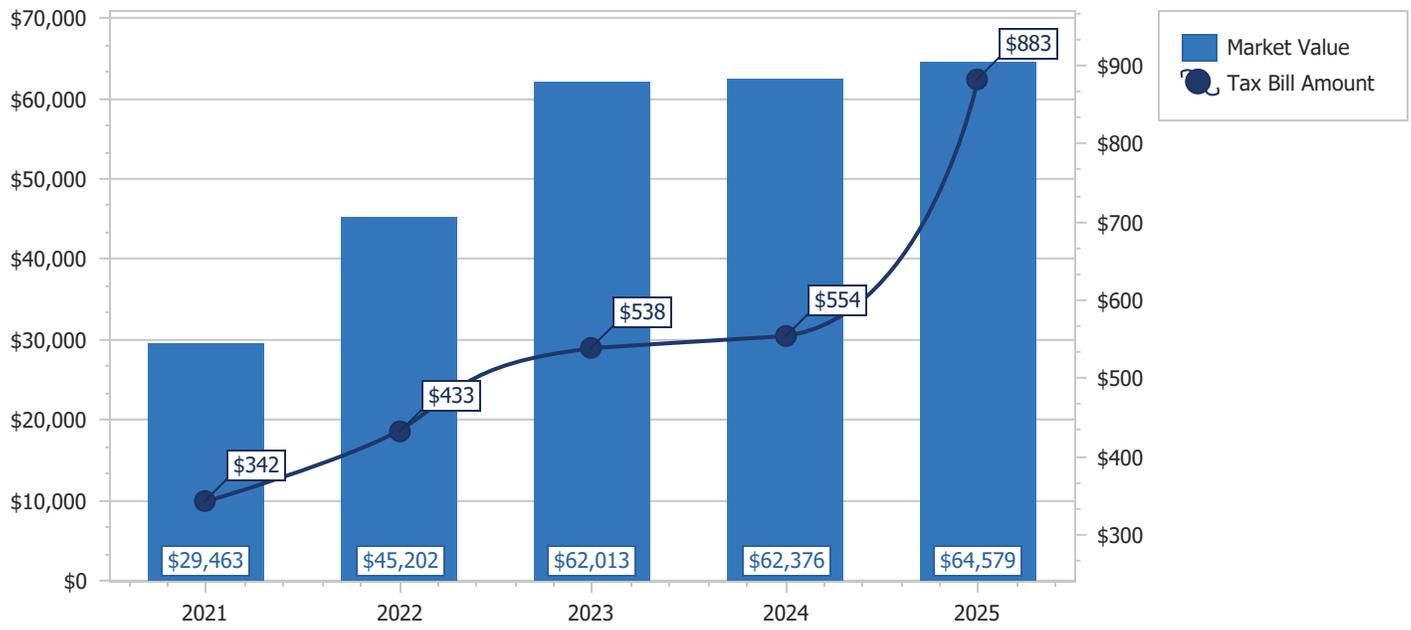
### Political Representation

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 5

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

**Receipt Details**

**Date:** 2/3/2026 9:36:02 AM  
**Project:** 26-80000011  
**Credit Card Number:** 43\*\*\*\*\*5163  
**Authorization Number:** 083011  
**Transaction Number:** 030226039-11C7BDA6-A302-4164-B418-1C2A89ABD1C7  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>ALEXANDER AVE - PRE-APPLICATION</b>	<b>PROJ #: 26-8000011</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/02/26	
RELATED NAMES:	EP MICHAEL TOWER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	35-19-30-517-0600-0130	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON .23 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF 18TH ST AND ALEXANDER AVE	
NO OF ACRES	.23	
BCC DISTRICT	5: HERR	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTHWEST CORNER OF 18TH ST AND ALEXANDER AVE	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MICHAEL TOWERS PO BOX 520953 LONGWOOD FL 32752 (407) 301-1115 	N/A	

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

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

### 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	CoBased on the proposed overall density of four (4) dwelling units per net buildable acre, buffering will not be required.	Info Only
2.	Building Division	Standard building permitting will apply. - Separate permits required for each building, and stand-alone structures. Example: each new building, demolition of any buildings, signage, fence/ gates systems, retaining walls, etc...	Info Only
3.	Building Division	Proposed set up of structures show around 4' between structures. it is important to monitor final layout against building design to ensure compliancy with section R302 of the FRBC>	Info Only
4.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four (4) dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. Uses - Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; - Public elementary schools, public middle schools and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Based on this, the proposed use is greater than the required 4DU/ac and does not meet the requirements of LDR FLU	Info Only
5.	Comprehensive Planning	Please note Policy FLU 5.5.2 Development Standards for Community Development Block Grant Eligible Target Areas: - The County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.	Info Only
6.	Environmental Services	The proposed lots are not within Seminole County's utility service area. Please coordinate with the City of Sanford to service them.	Info Only
7.	Environmental Services	If the City of Sanford is unable to service sewer to the proposed lots, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new	Info Only

		<p>construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link:  <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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>	
8.	Environmental Services	<p>Per previous comments, if the proposed lots are unable to connect to City of Sanford water and sewer then they will not meet the minimum lot size requirements of being 0.25 acre each for septic system use. The property owner may proceed with the lot split AT THEIR OWN RISK and will be required to obtain a septic permit variance for each lot. Follow the link: <a href="https://floridadep.gov/water/onsite-sewage/content/variances">https://floridadep.gov/water/onsite-sewage/content/variances</a> , for more information on the septic permit variance process. The variance application form can be found at the following link:  <a href="https://floridadep.gov/water/onsite-sewage/forms/application-variance-chapter-62-6-fac">https://floridadep.gov/water/onsite-sewage/forms/application-variance-chapter-62-6-fac</a>.</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 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:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Info Only
10.	Planning and Development	<p>This property is zoned R-1, Single Family Dwelling, and has a Future Land Use of Low Density Residential. Single-family homes are a permitted use in this zoning district.</p>	Info Only
11.	Planning and Development	<p>The setbacks for the R-1 zoning district are: Twenty-five (25) feet Front Yard, Thirty (30) feet Rear yard, Seven and one-half (7.5) feet Side Yard, Fifteen (15) feet Side Street.</p>	Info Only
12.	Planning and Development	<p>The property has a Future Land Use of Low Density Residential. The maximum density for this land use is four (4) dwelling units per net buildable acre. A Future Land Use Amendment to Medium Density Residential would not be consistent with the area and would not be supported by staff.</p>	Info Only
13.	Planning and Development	<p>This property is within the Community Development Block Grant Target Area (Lockhart). Per the Seminole County Comprehensive Plan, Future Land Use Policy 5.5.2, the</p>	Info Only

		<p>County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.</p> <p>If setback variances are required for the principal dwelling, they can be processed administratively.</p>	
14.	Planning and Development	<p>The property contains two (2) platted lots. It may be possible to uncombine this property into two lots, so long as the following criteria is met in accordance with SCLDC Sec. 30.2.6.6, Uncombining Lots in the Urban Area:</p> <ul style="list-style-type: none"> <li>a. The properties are vested in accordance with the Comprehensive Plan Policy FLU 3.3 and Section 15.3 of the Land Development Code; and</li> <li>b. The subject parcel is in the urban area; and</li> <li>c. Fifty (50) percent or more of the lots in the same platted subdivision have the same character and are the size as originally platted; and</li> <li>d. All existing structures on the subject property meet the setback requirements for the subject zoning classification (<b>Please note</b>, the accessory structure shown per Property Appraiser records is not meeting setback requirements, this may need to be relocated/demolished to qualify); and</li> <li>e. The subject property is not limited in its development potential due to wetlands and floodplains; and</li> <li>f. The subject property has adequate access to a public right of way and roadway that meets the County standard per Seminole County Public Works Manual Section 1.11.1; and</li> <li>g. The subject property has adequate drainage per Seminole County Public Works Manual Chapter 2.</li> <li>h. Utility services are available, or the property is eligible for permits to install potable water wells and onsite sewage treatment and disposal systems, per the following conditions: <ul style="list-style-type: none"> <li>1. Utility services are available from Seminole County in accordance with Section 270.1 of the Seminole County Code of Ordinances or Section 381.0065(2)(a), Florida Statutes, as applicable, or</li> <li>2. Utility services are available from a city or other entity regulated by the Public Services Commission, or</li> <li>3. If the un-combined lots are unable to connect to any of the previously mentioned regulated potable water distribution systems, the property must be eligible for a permit for potable water wells with the St. Johns River Water Management District (SJRWMD) in accordance with applicable SJRWMD provisions and eligible for onsite sewage treatment and disposal systems (OSTDS) with the local Florida</li> </ul> </li> </ul>	Info Only

		<p>Department of Health location in accordance with Section 381.0065(4), Florida Statutes, as applicable.</p> <p>Please see the following link for the application:  <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-split-reconfiguration-08-2024.pdf?sfvrsn=f6ca6ca0_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-split-reconfiguration-08-2024.pdf?sfvrsn=f6ca6ca0_3</a></p>	
15.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
16.	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
17.	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
18.	Public Safety - Fire Marshal	Future building shall require: Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
19.	Public Works - Engineering	The proposed project is located within the Sanford drainage basin.	Info Only
20.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	
21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
22.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the roadside ditches.	Info Only
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
24.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
25.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. There are currently no sidewalks along the property frontage. 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
26.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
27.	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along all roadway frontages or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only

28.	Public Works - Impact Analysis	No Review Required. Trip Generation << than 50 Peak VPH threshold.	Info Only
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## DEPARTMENT PROJECT STATUS AND CONTACT

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

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](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](http://www.fema.gov)

#### Cities:

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

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0191**

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**Title:**

**9:20AM (IN PERSON) CHAPMAN COUNTRY ACRES REPLAT - PSP**

**Project Number:** 26-55100001

**Project Description:** Proposed Preliminary Subdivision for 9 single family home development on 19.09 acres

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

**Parcel ID:** 27-21-31-300-0010-0000+++

**BCC District:** 1-Dallari

**Applicant:** Jack Michael Moshell (407) 694-6763

**Consultant:** Thomas H Skelton (407) 327-7700



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

PROJ. #: 26-55100001

RECEIVED 01/23/2026  
 PAID 01/26/2026

**SUBDIVISION**

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

**APPLICATION TYPES/FEES**

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

**PROPERTY**

SUBDIVISION NAME: **Chapman Country Acres Replat**

PARCEL ID #(S): 27-21-31-300-0010-0000  
 27-21-31-527-0000-0010  
 27-21-31-527-0000-0020  
 27-21-31-527-0000-0030  
 27-21-31-527-0000-0040  
 27-21-31-300-001C-0000

NUMBER OF LOTS: 9 (6 existing)  SINGLE FAMILY  TOWNHOMES  COMMERCIAL  INDUSTRIAL  OTHER

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

WATER PROVIDER: **Private Well** SEWER PROVIDER: **Septic System**

ZONING: **A-1** FUTURE LAND USE: **R-1** TOTAL ACREAGE: **19.09 Acres** BCC DISTRICT: **1**

**APPLICANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: **Jack Michael Moshell**, *CAROLE COMPANY: H. MANN*

ADDRESS: **779 E. Chapman Road**

CITY: **Oviedo** STATE: **FL** ZIP: **32765**

PHONE: **407-694-6763** EMAIL: **[REDACTED]**

**CONSULTANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Thomas H. Skelton, PE COMPANY: American Civil Engineering Company

ADDRESS: 207 N. Moss Road, Suite 211

CITY: Winter Springs STATE: FL ZIP: 32708

PHONE: Off: 407-327-7700 / Cell: 407-461-7334 EMAIL: [REDACTED]

**OWNER(S)**

NAME(S): Applicant - JACK MICHAEL MOSHELL, Carole H. MANN

ADDRESS: 779 E. CHAPMAN RD.

CITY: OVIEDO STATE: FL ZIP: 32765

PHONE: 407 694 6763 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 and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

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

*Jack Michael Moshell*  
*Carole H. Mann*

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

DATE 01/02/26

# 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).

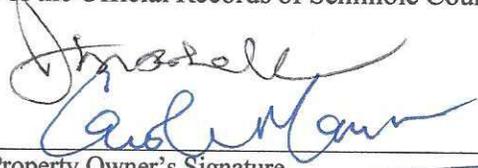
I, J. M. Moshell & Carole H. Mann, the owner of record for the following described property [Parcel ID Number(s)] 779 E. Chapman Rd, Oviedo FL 32765 hereby designates Thomas H. Skelton PE to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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:** \_\_\_\_\_

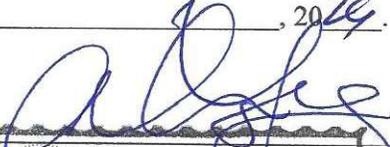
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

Date 01/02/26

  
 \_\_\_\_\_  
 Property Owner's Signature  
JACK MICHAEL MOSHELL & Carole H. Mann  
 \_\_\_\_\_  
 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 Jack Moshell and Carole H Mann (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FLDL and FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 2nd day of January, 2024.

  
 \_\_\_\_\_  
 Notary Public ALVIN NUNEZ  
 Notary Public - State of Florida  
 Commission # HH 328409  
 My Comm. Expires Nov 2, 2026

# 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).

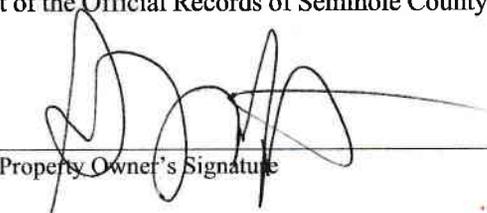
I, STEPHEN J. RATCLIFF, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-527-0000-0010 hereby designates Thomas H. Skelton, PE (American Civil Engineering) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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:** \_\_\_\_\_

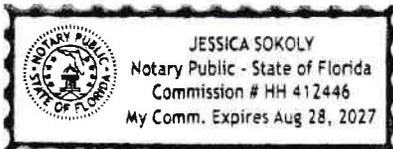
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

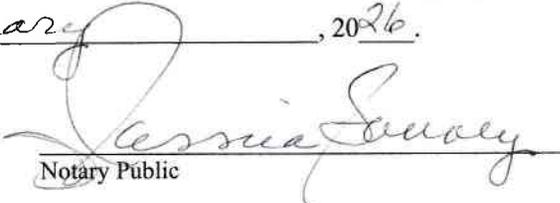
Jan 16, 2026  
Date

  
 \_\_\_\_\_  
 Property Owner's Signature  
STEPHEN J. RATCLIFF  
 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 Stephen J. Ratcliff (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 16<sup>th</sup> day of January, 2026.



  
 \_\_\_\_\_  
 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, John M. Campbell, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-527-0000-0040 hereby designates Thomas H. Skelton, PE (American Civil Engineering) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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.

1-22-26  
 \_\_\_\_\_  
 Date

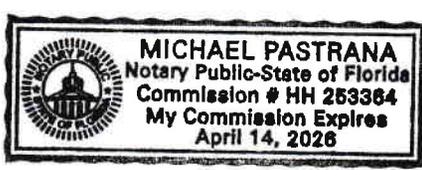
John M Campbell  
 \_\_\_\_\_  
 Property Owner's Signature

John M Campbell  
 \_\_\_\_\_  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Seminole

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

by means of physical presence or  online notarization; and  who is personally known to me or  who has produced Florida Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 22 day of January, 20 26.



[Signature]  
 \_\_\_\_\_  
 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, Nasser Kutkut & Peggy Kutkut, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-300-001C-0000 hereby designates **Thomas H. Skelton, PE (American Civil Engineering)** to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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.

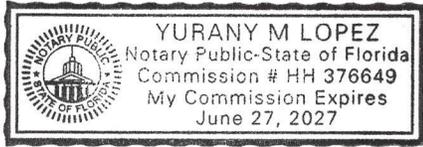
1/15/2026  
 Date

  
 Property Owner's Signature

Nasser Kutkut & Peggy Kutkut  
 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 Nasser Kutkut and Peggy Kutkut (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 15<sup>th</sup> day of January, 2026.



  
 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, David A. Moore, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-527-0000-0030 hereby designates **Thomas H. Skelton, PE (American Civil Engineering)** to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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 1/23/26

\_\_\_\_\_  
Property Owner's Signature

David A. Moore  
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 David A. Moore (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 23rd day of January, 2026.



Linda C. Preffer  
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, Katie Keel, the owner of record for the following described property [Parcel ID Number(s)] Parcel 27-21-31-527-0000-0020 hereby designates Thomas H. Skelton, PE (American Civil Engineering) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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.

Jan 23, 2026  
Date

K Keel  
Property Owner's Signature

K Keel  
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 Katie Keel (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 23 day of January, 2026.



Laurinda Kristine Stell  
Notary Public

# Property Record CardA



Parcel: **27-21-31-300-0010-0000**  
 Property Address: **779 E CHAPMAN RD OVIEDO, FL 32765**  
 Owners: **MOSHELL, JACK M; MANN, CAROLE H**  
 2026 Market Value \$1,270,364 Assessed Value \$830,422 Taxable Value \$779,011  
 2025 Tax Bill \$10,501.89 Tax Savings with Exemptions \$6,905.17  
 The 5 Bed/4.5 Bath Single Family property is 5,219 SF and a lot size of 9.80 Acres

## Parcel LocationA



## Site ViewA



27213130000100000 02/21/2022

## Parcel InformationA

Parcel	27-21-31-300-0010-0000
Property Address	
Mailing Address	779 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2003)
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$882,073	\$886,920
Depreciated Other Features	\$11,126	\$8,454
Land Value (Market)	\$377,165	\$377,165
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,270,364	\$1,272,539
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$439,942	\$463,949
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$830,422	\$808,590

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$17,407.06
Tax Bill Amount	\$10,501.89
Tax Savings with Exemptions	\$6,905.17

## Owner(s)A

Name - Ownership Type

MOSHELL, JACK M - Tenancy by Entirety  
 MANN, CAROLE H - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 27 TWP 21S RGE 31E E 1/4 OF NE 1/4 OF  
NE 1/4 (LESS N 33 FT)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$830,422	\$51,411	\$779,011
Schools	\$830,422	\$25,000	\$805,422
FIRE	\$830,422	\$51,411	\$779,011
ROAD DISTRICT	\$830,422	\$51,411	\$779,011
SJWM(Saint Johns Water Management)	\$830,422	\$51,411	\$779,011

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$100	04036/1742	Vacant	No
WARRANTY DEED	1/1/2000	\$102,000	03791/0027	Vacant	Yes

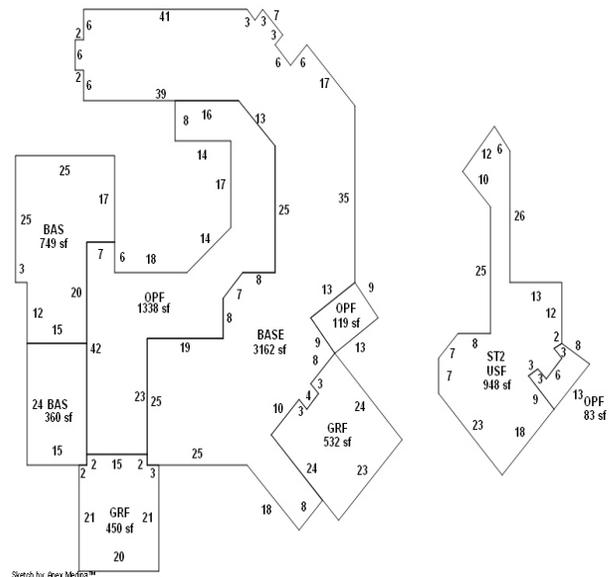
## LandA

Units	Rate	Assessed	Market
5.75 Acres	\$65,587/Acre	\$377,125	\$377,125
4 Acres	\$10/Acre	\$40	\$40

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2002
Bed	5
Bath	4.5
Fixtures	24
Base Area (ft <sup>2</sup> )	3162
Total Area (ft <sup>2</sup> )	7741
Constuction	CB/STUCCO FINISH
Replacement Cost	\$969,311
Assessed	\$882,073

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

BASE	360
BASE	749
GARAGE FINISHED	450
GARAGE FINISHED	532
OPEN PORCH FINISHED	1338
OPEN PORCH FINISHED	83
OPEN PORCH FINISHED	119
UPPER STORY FINISHED	948

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
05679	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-SINGLE FAMILY	\$6,971		4/12/2022
20405	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-	\$6,461		12/14/2020
04674	779 E CHAPMAN RD: WINDOW / DOOR REPLACEMENT-Replacing 1 Door Unit.	\$2,916		4/7/2020
04356	SOLAR INSTALL	\$44,699		4/13/2018
05377	MECHANICAL	\$4,537		7/17/2012
01394	SOLAR FOR POOL	\$7,850		2/25/2010
09097	ELECTRIC WIRING	\$0		9/1/2001
03395		\$473,150	5/13/2002	4/1/2001
00844	135 FT OF 5 FT CHAIN LINK FENCE	\$1,360		2/1/1996

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
PATIO 3	2002	1	\$6,000	\$3,600
SHED - NO VALUE	2002	3	\$0	\$0
FIREPLACE 2	2002	1	\$6,000	\$3,600
ACCESSORY BLDG 1	2006	1	\$2,500	\$1,500
PATIO 1	2010	1	\$1,100	\$688
HOME-SOLAR HEATER	2010	2	\$0	\$0
GAZEBO 2	2012	1	\$2,575	\$1,738
HOME-SOLAR POWER	2018	1	\$0	\$0

### ZoningA

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

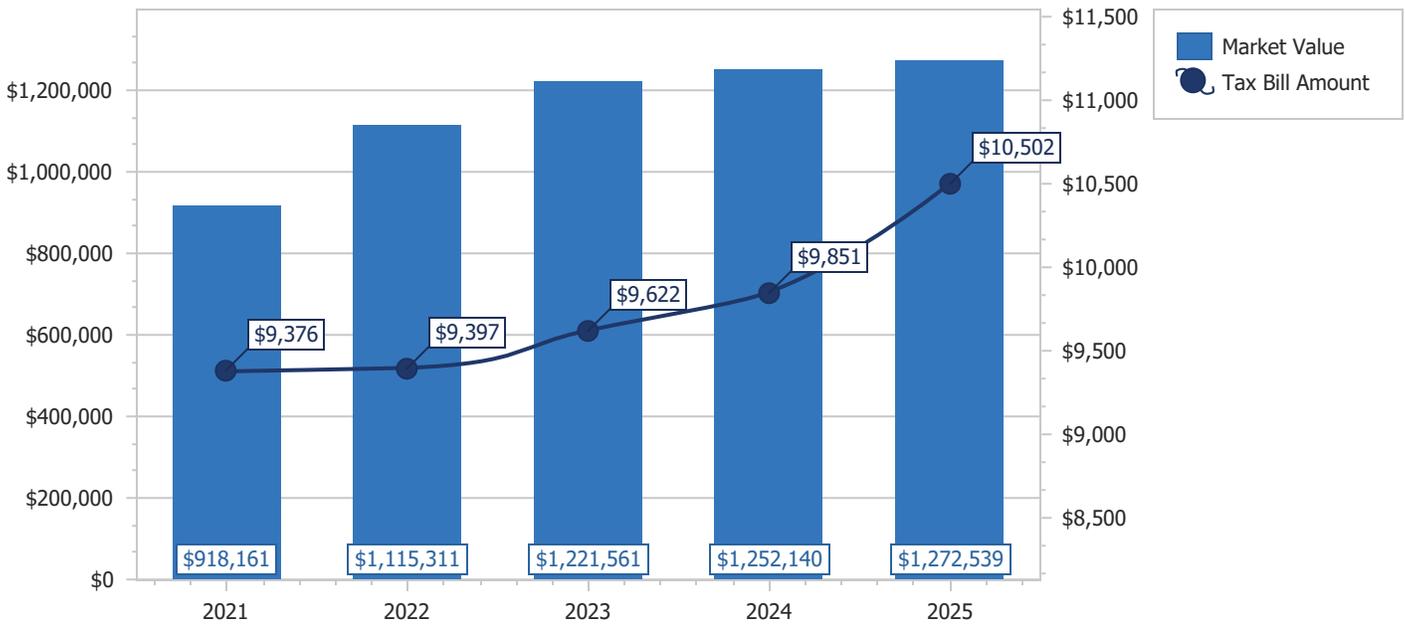
### School DistrictsA

Elementary	Evans
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 77

UtilitiesA	
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	NO SERVICE
Hauler #	Waste Pro

### Property Value HistoryA



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# Property Record CardA



Parcel: 27-21-31-527-0000-0010  
 Property Address: 751 E CHAPMAN RD OVIEDO, FL 32765  
 Owners: RATCLIFF, STEPHEN J; RATCLIFF, SONYA C  
 2026 Market Value \$1,020,819 Assessed Value \$570,219 Taxable Value \$518,808  
 2025 Tax Bill \$7,036.15 Tax Savings with Exemptions \$6,996.86  
 The 4 Bed/4.5 Bath Single Family property is 4,246 SF and a lot size of 1.43 Acres

## Parcel LocationA



## Site ViewA



2721315270000010 02/21/2022

## Parcel InformationA

Parcel	27-21-31-527-0000-0010
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2020)
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$734,469	\$738,255
Depreciated Other Features	\$43,350	\$44,625
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,020,819	\$1,025,880
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$450,600	\$470,652
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$570,219	\$555,228

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$14,033.01
Tax Bill Amount	\$7,036.15
Tax Savings with Exemptions	\$6,996.86

## Owner(s)A

Name - Ownership Type  
 RATCLIFF, STEPHEN J - Tenancy by Entirety  
 RATCLIFF, SONYA C - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 1  
CHAPMAN COUNTRY ACRES  
PB 80 PGS 90-91

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$570,219	\$51,411	\$518,808
Schools	\$570,219	\$25,000	\$545,219
FIRE	\$570,219	\$51,411	\$518,808
ROAD DISTRICT	\$570,219	\$51,411	\$518,808
SJWM(Saint Johns Water Management)	\$570,219	\$51,411	\$518,808

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2016	\$170,000	08788/0552	Vacant	Yes

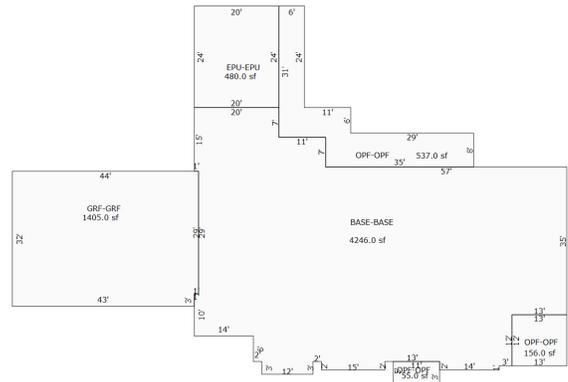
## LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2019
Bed	4
Bath	4.5
Fixtures	17
Base Area (ft <sup>2</sup> )	4246
Total Area (ft <sup>2</sup> )	6879
Constuction	CB/STUCCO FINISH
Replacement Cost	\$757,185
Assessed	\$734,469

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH UNFINISHED	480

GARAGE FINISHED	1405
OPEN PORCH FINISHED	537
OPEN PORCH FINISHED	55
OPEN PORCH FINISHED	156

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
05628	751 E CHAPMAN RD: SWIMMING POOL RESIDENTIAL-Installing In-Ground Pool [CHAPMAN COUNTRY ACRES]	\$81,635		5/9/2019
18056	NEW HOME	\$725,000	6/28/2019	12/19/2017

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	2019	1	\$6,000	\$5,100
POOL 2	2019	1	\$45,000	\$38,250

### ZoningA

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

### School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

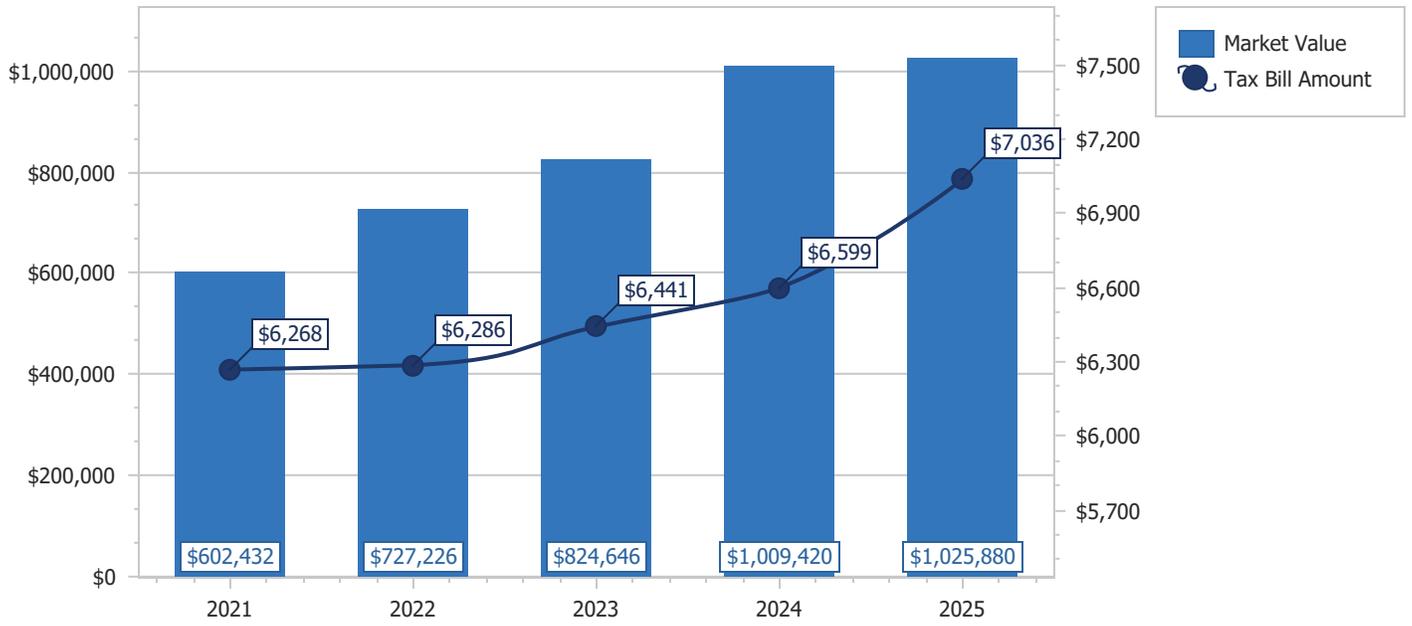
### Political RepresentationA

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 77

### UtilitiesA

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 HistoryA



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# Property Record CardA



Parcel: 27-21-31-527-0000-0020  
 Property Address: 2414 PINE CROSS CT OVIEDO, FL 32765  
 Owners: KEEL, KATIE  
 2026 Market Value \$417,742 Assessed Value \$417,742 Taxable Value \$417,742  
 2025 Tax Bill \$5,747.03

The / Single Family property is 1,566 SF and a lot size of 1.44 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	27-21-31-527-0000-0020
Property Address	
Mailing Address	2414 PINE CROSS CT OVIEDO, FL 32765-9074
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	\$174,742	\$177,135
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$417,742	\$420,135
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	\$417,742	\$420,135

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$5,747.03
Tax Bill Amount	\$5,747.03
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 KEEL, KATIE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 2  
CHAPMAN COUNTRY ACRES  
PB 80 PGS 90-91

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$417,742	\$0	\$417,742
Schools	\$417,742	\$0	\$417,742
FIRE	\$417,742	\$0	\$417,742
ROAD DISTRICT	\$417,742	\$0	\$417,742
SJWM(Saint Johns Water Management)	\$417,742	\$0	\$417,742

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2017	\$250,000	08870/1124	Improved	Yes

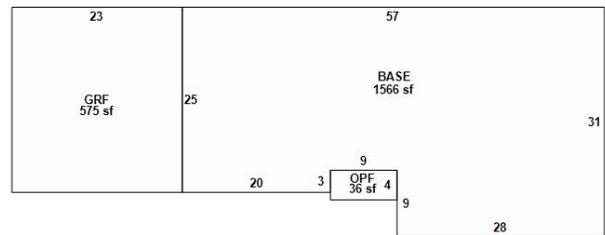
## LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1978
Bed	
Bath	
Fixtures	6
Base Area (ft <sup>2</sup> )	1566
Total Area (ft <sup>2</sup> )	2177
Constuction	CB/STUCCO FINISH
Replacement Cost	\$239,372
Assessed	\$174,742

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	575

**PermitsA**

Permit #	Description	Value	CO Date	Permit Date
08065	2414 PINE CROSS CT: WINDOW / DOOR REPLACEMENT- [CHAPMAN COUNTRY ACRES]	\$3,795		6/5/2019

**Extra FeaturesA**

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

**ZoningA**

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

**School DistrictsA**

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

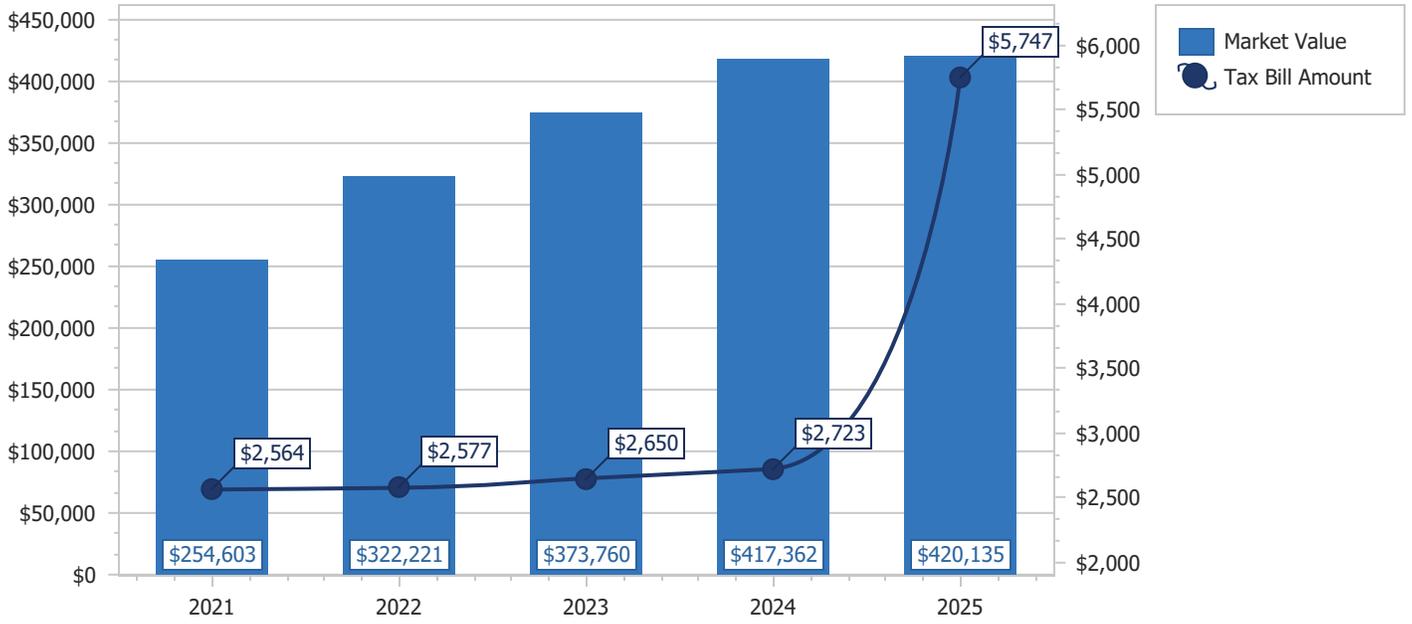
**Political RepresentationA**

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 77

**UtilitiesA**

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 HistoryA



Copyright 2026 © Seminole County Property Appraiser

# Property Record CardA



Parcel: 27-21-31-527-0000-0030  
 Property Address: 2422 PINE CROSS CT OVIEDO, FL 32765  
 Owners: MOORE, JODI P; MOORE, DAVID A  
 2026 Market Value \$1,072,028 Assessed Value \$615,541 Taxable Value \$564,130  
 2025 Tax Bill \$7,639.81 Tax Savings with Exemptions \$7,071.33  
 The 4 Bed/3.5 Bath Single Family property is 4,083 SF and a lot size of 1.21 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	27-21-31-527-0000-0030
Property Address	
Mailing Address	2422 PINE CROSS CT OVIEDO, FL 32765-9074
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2018)
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$764,148	\$766,127
Depreciated Other Features	\$64,880	\$66,327
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,072,028	\$1,075,454
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$456,487	\$476,096
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$615,541	\$599,358

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$14,711.14
Tax Bill Amount	\$7,639.81
Tax Savings with Exemptions	\$7,071.33

## Owner(s)A

Name - Ownership Type

MOORE, JODI P - Tenancy by Entirety  
 MOORE, DAVID A - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 3  
CHAPMAN COUNTRY ACRES  
PB 80 PGS 90-91

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$615,541	\$51,411	\$564,130
Schools	\$615,541	\$25,000	\$590,541
FIRE	\$615,541	\$51,411	\$564,130
ROAD DISTRICT	\$615,541	\$51,411	\$564,130
SJWM(Saint Johns Water Management)	\$615,541	\$51,411	\$564,130

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2016	\$149,000	08803/0099	Vacant	Yes

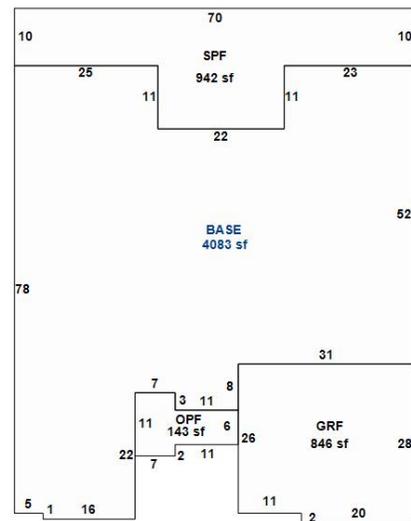
## LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2017
Bed	4
Bath	3.5
Fixtures	14
Base Area (ft <sup>2</sup> )	4083
Total Area (ft <sup>2</sup> )	6014
Constuction	CB/STUCCO FINISH
Replacement Cost	\$791,863
Assessed	\$764,148

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	846

OPEN PORCH FINISHED	143
SCREEN PORCH FINISHED	942

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
05844	SWIMMING POOL	\$60,113		6/7/2017
01398	NEW SFR	\$543,295	12/12/2017	2/3/2017

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
SUMMER KITCHEN 2	2017	1	\$10,000	\$8,000
POOL 3	2017	1	\$70,000	\$56,000
PATIO 1	2017	1	\$1,100	\$880

### ZoningA

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

### School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

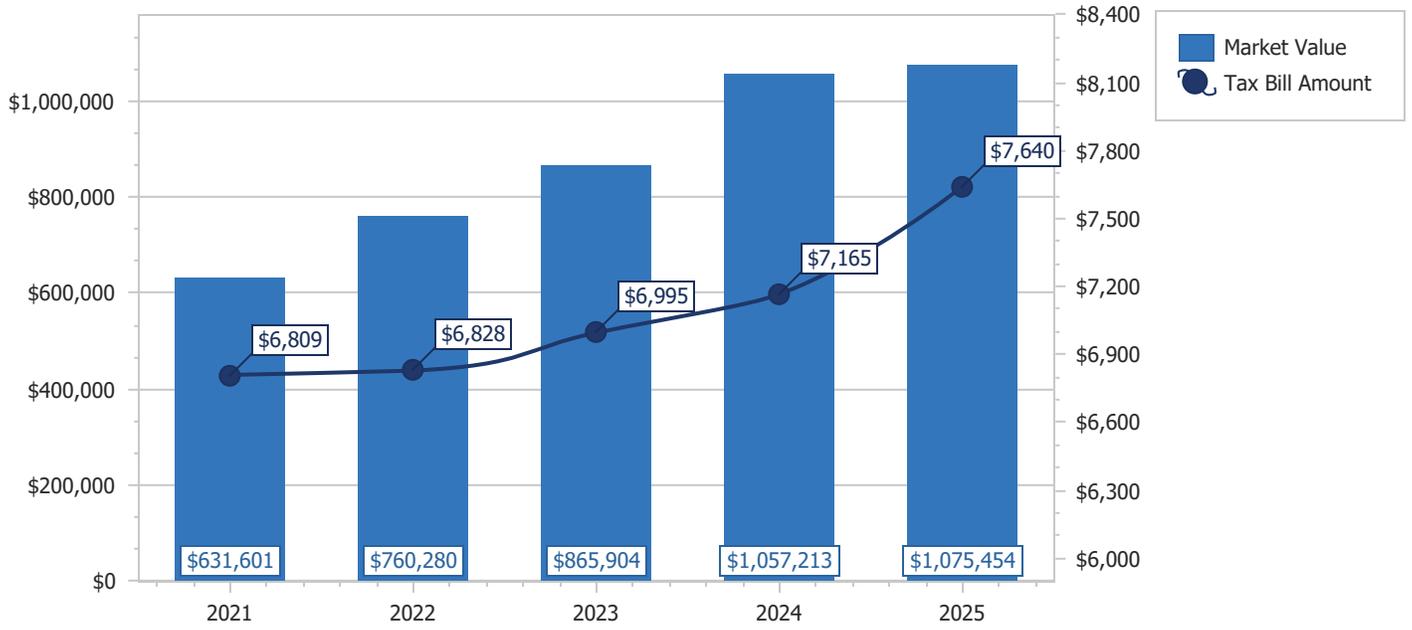
### Political RepresentationA

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 77

### UtilitiesA

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 HistoryA



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# Property Record CardA



Parcel: **27-21-31-527-0000-0040**  
 Property Address: **2430 PINE CROSS CT OVIEDO, FL 32765**  
 Owners: **CAMPBELL, JOHN M; CAMPBELL, KAREN S**  
 2026 Market Value \$1,070,874 Assessed Value \$644,843 Taxable Value \$593,432  
 2025 Tax Bill \$8,030.10 Tax Savings with Exemptions \$6,657.82  
 The 4 Bed/3 Bath Single Family property is 4,402 SF and a lot size of 1.36 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	27-21-31-527-0000-0040
Property Address	
Mailing Address	2430 PINE CROSS CT OVIEDO, FL 32765-9074
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2018)
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$757,375	\$759,338
Depreciated Other Features	\$70,499	\$71,419
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,070,874	\$1,073,757
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$426,031	\$445,867
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$644,843	\$627,890

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$14,687.92
Tax Bill Amount	\$8,030.10
Tax Savings with Exemptions	\$6,657.82

## Owner(s)A

Name - Ownership Type  
 CAMPBELL, JOHN M - Tenancy by Entirety  
 CAMPBELL, KAREN S - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 4  
CHAPMAN COUNTRY ACRES  
PB 80 PGS 90-91

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$644,843	\$51,411	\$593,432
Schools	\$644,843	\$25,000	\$619,843
FIRE	\$644,843	\$51,411	\$593,432
ROAD DISTRICT	\$644,843	\$51,411	\$593,432
SJWM(Saint Johns Water Management)	\$644,843	\$51,411	\$593,432

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2016	\$138,000	08788/0550	Vacant	Yes

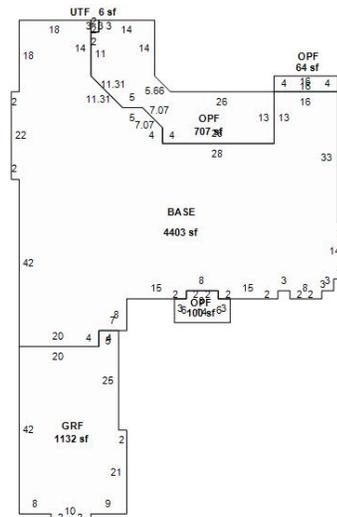
## LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2017
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft <sup>2</sup> )	4402
Total Area (ft <sup>2</sup> )	6410
Constuction	CB/STUCCO FINISH
Replacement Cost	\$784,845
Assessed	\$757,375

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	1132

OPEN PORCH FINISHED	64
OPEN PORCH FINISHED	100
OPEN PORCH FINISHED	706
UTILITY FINISHED	6

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
18729	2430 PINE CROSS CT: ELECTRIC SOLAR WIRING-SOLAR PANELS INSTALLATION [CHAPMAN COUNTRY ACRES]	\$50,225		1/23/2025
07062	SWIMMING POOL	\$50,000		6/14/2017
01332	NEW SFR	\$675,000	12/11/2017	2/2/2017

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
ELECTRIC HEATER - UNIT	2017	1	\$1,653	\$1,322
POOL 3	2017	1	\$70,000	\$56,000
WATER FEATURE	2017	1	\$6,471	\$5,177
SUMMER KITCHEN 2	2017	1	\$10,000	\$8,000

### ZoningA

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

### School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

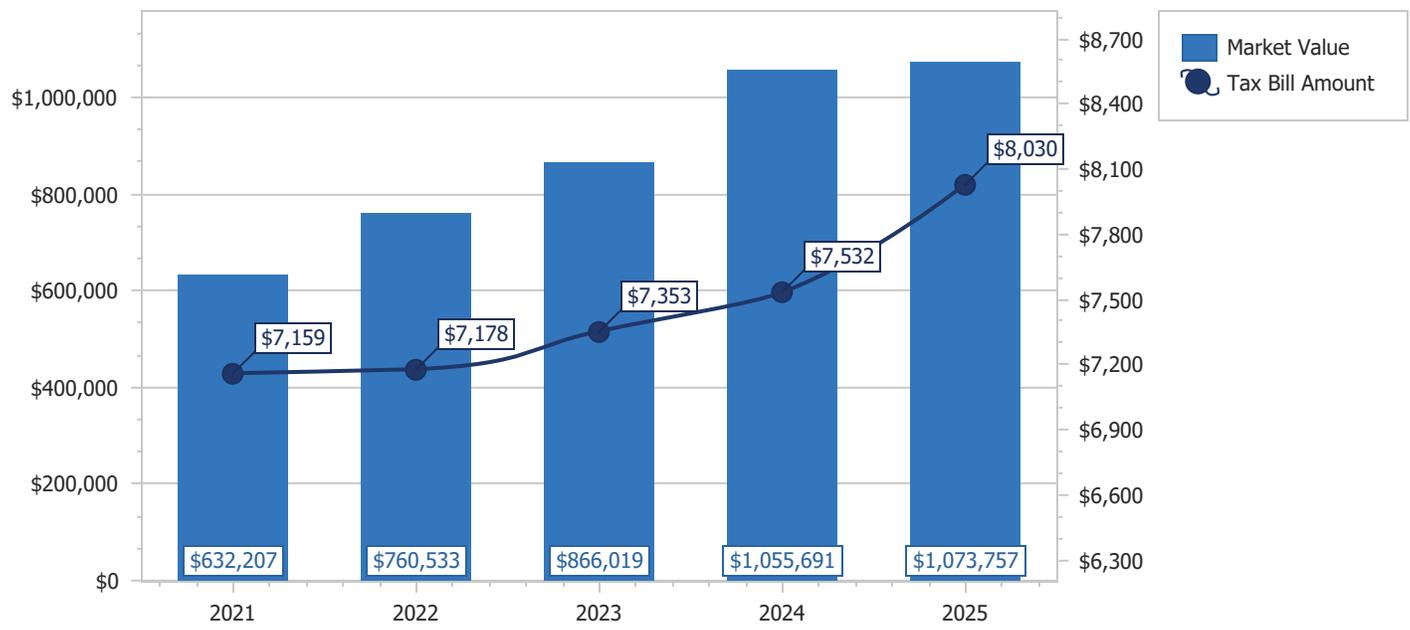
### Political RepresentationA

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 77

### UtilitiesA

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 HistoryA



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# Property Record CardA



Parcel: **27-21-31-300-001C-0000**  
 Property Address: **765 E CHAPMAN RD OVIEDO, FL 32765**  
 Owners: **KUTKUT, NASSER; KUTKUT, PEGGY M**  
 2026 Market Value \$956,899 Assessed Value \$956,899 Taxable Value \$956,899  
 2025 Tax Bill \$6,435.86 Tax Savings with Exemptions \$6,643.81  
 The 4 Bed/3 Bath Single Family property is 2,733 SF and a lot size of 3.87 Acres

## Parcel LocationA



## Site ViewA



272131300001C0000 02/21/2022

## Parcel InformationA

Parcel	27-21-31-300-001C-0000
Property Address	
Mailing Address	14409 STAMFORD CIR ORLANDO, FL 32826-4016
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	3	3
Depreciated Building Value	\$632,184	\$632,649
Depreciated Other Features	\$68,270	\$67,092
Land Value (Market)	\$256,445	\$256,445
Land Value Agriculture	\$0	\$0
Just/Market Value	\$956,899	\$956,186
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$444,842
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$956,899	\$511,344

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$13,079.67
Tax Bill Amount	\$6,435.86
Tax Savings with Exemptions	\$6,643.81

## Owner(s)A

Name - Ownership Type

KUTKUT, NASSER - Tenancy by Entirety  
 KUTKUT, PEGGY M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 27 TWP 21S RGE 31E  
 BEG 33 FT S OF NE COR OF W 1/2 OF  
 E 1/2 OF NE 1/4 OF NE 1/4 RUN S TO  
 S LI OF NE 1/4 OF NE 1/4 W 290.01  
 FT N 528.02 FT E 270.01 FT N TO  
 A PT W OF BEG E TO BEG

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$956,899	\$0	\$956,899
Schools	\$956,899	\$0	\$956,899
FIRE	\$956,899	\$0	\$956,899
ROAD DISTRICT	\$956,899	\$0	\$956,899
SJWM(Saint Johns Water Management)	\$956,899	\$0	\$956,899

## SalesA

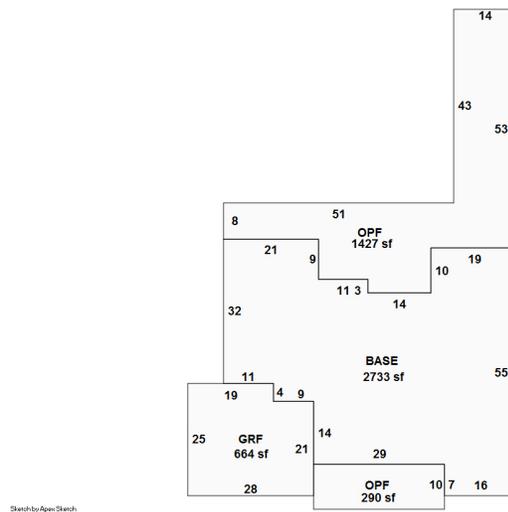
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	3/14/2025	\$1,400,000	10789/0412	Improved	Yes
SPECIAL WARRANTY DEED	1/1/2011	\$100	07525/1289	Improved	No
QUIT CLAIM DEED	11/1/2010	\$100	07477/1215	Improved	No
WARRANTY DEED	8/1/2008	\$342,000	07056/1591	Improved	Yes
WARRANTY DEED	4/1/2004	\$375,000	05282/1762	Improved	Yes
QUIT CLAIM DEED	6/1/1997	\$100	03277/0158	Improved	No
WARRANTY DEED	8/1/1994	\$159,000	02810/0699	Improved	Yes
WARRANTY DEED	8/1/1990	\$168,000	02214/1513	Improved	Yes
WARRANTY DEED	12/1/1985	\$100	01696/0932	Improved	No
CERTIFICATE OF TITLE	10/1/1985	\$1,000	01687/1079	Improved	No
WARRANTY DEED	6/1/1984	\$135,000	01553/1031	Vacant	No

## LandA

Units	Rate	Assessed	Market
3.91 Acres	\$65,587/Acre	\$256,445	\$256,445

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	2011/2018
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft <sup>2</sup> )	2733
Total Area (ft <sup>2</sup> )	5114
Constuction	CB/STUCCO FINISH
Replacement Cost	\$577,512
Assessed	\$558,743

\* Year Built = Actual / Effective

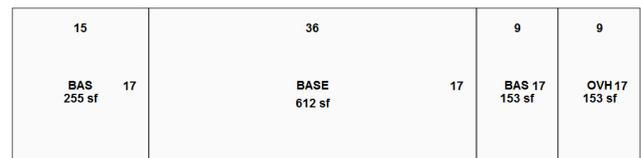


Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	664
OPEN PORCH FINISHED	290
OPEN PORCH FINISHED	1427

Building InformationA	
#	2
Use	BARNS/SHEDS
Year Built*	1987
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	612
Total Area (ft <sup>2</sup> )	1173
Constuction	SIDING GRADE 2
Replacement Cost	\$22,377
Assessed	\$14,881

\* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft <sup>2</sup> )
BASE	153

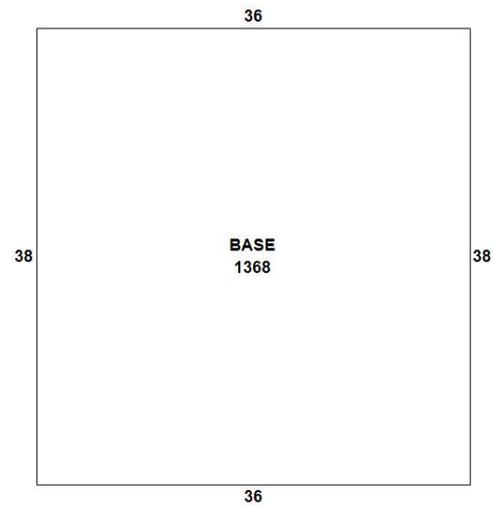
BASE

255

OVERHANG

153

Building InformationA	
#	3
Use	BARNs/SHEDS
Year Built*	2023
Bed	0
Bath	0.0
Fixtures	
Base Area (ft <sup>2</sup> )	1368
Total Area (ft <sup>2</sup> )	1368
Constuction	CORRUGATED METAL
Replacement Cost	\$59,152
Assessed	\$58,560



Building 3

\* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
02256	765 E CHAPMAN RD: SHED/BARN RESIDENTIAL-POLE BARN	\$19,440		3/1/2021
07705	DEMOLISH SFR DUE TO FIRE DAMAGE	\$4,500		9/27/2010
07655	SFR REPLACEMENT DUE TO FIRE	\$356,243		9/24/2010
02511	ATTACHED GARAGE	\$23,462		3/13/2007
08641	REMOVE & REPLACE 2 GARAGE & 2 PATIO DOORS	\$3,008		4/29/2005
00473	110 X 60 ALUMINUM FENCE	\$3,480		1/1/1999
01725	POOL 20 X 38.5 3-6 DEEP	\$21,000		3/1/1998
00022	POOL TYPE I NBD 4-6 DEEP 25X37	\$14,000		1/1/1998
04823	SCREEN ROOM	\$12,500		7/1/1996

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 3	1998	1	\$70,000	\$42,000
SUMMER KITCHEN 2	2011	1	\$10,000	\$6,500
PATIO 3	2011	1	\$6,000	\$3,900
SHED	2011	1	\$1,000	\$650
FIREPLACE 2	2011	1	\$6,000	\$3,900
CARPORT 2	2013	1	\$4,500	\$3,150
POLE BARNs/AVG	2021	680	\$9,078	\$8,170

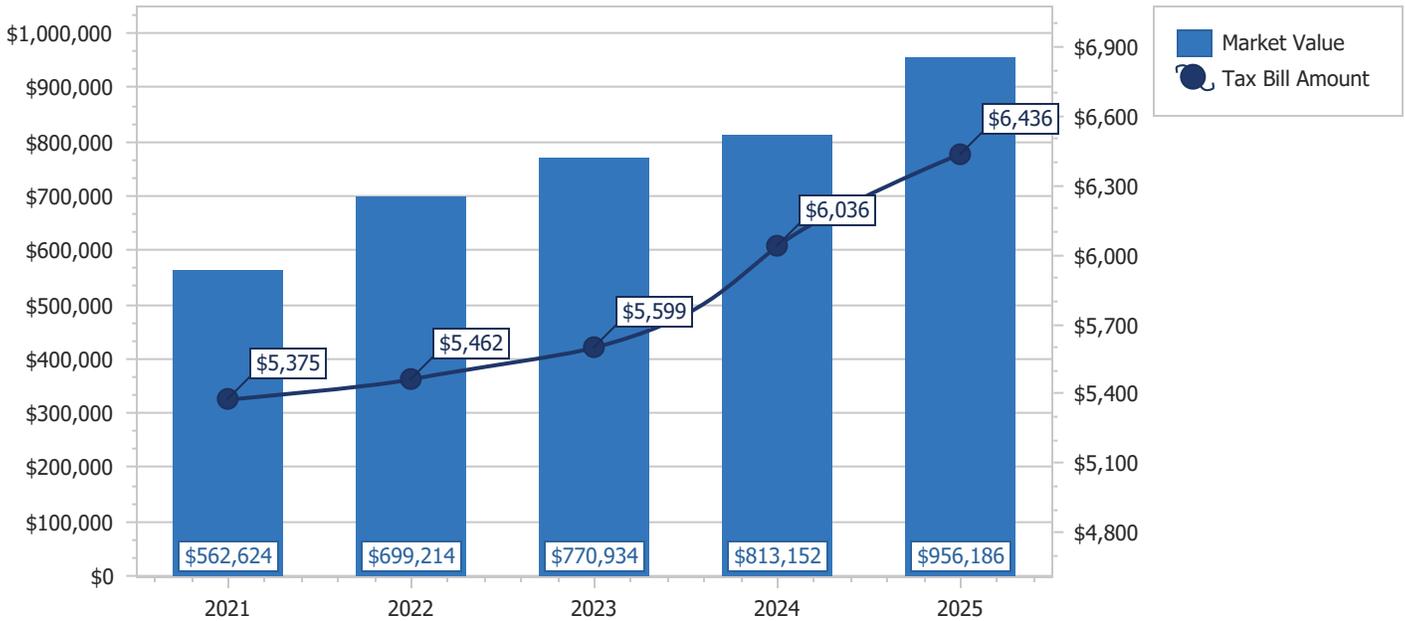
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Evans
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 77

UtilitiesA	
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	NO SERVICE
Hauler #	WASTE PRO

### Property Value HistoryA



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

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

**Receipt Details**

**Date:** 1/23/2026 4:09:58 PM  
**Project:** 26-55100001  
**Credit Card Number:** 42\*\*\*\*\*0045  
**Authorization Number:** 023194  
**Transaction Number:** 230126O39-42C4A091-8332-4D18-A965-93AF242DC159  
**Total Fees Paid:** 1641.28

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	6.28
PRELIMINARY SUBDIVISION	1635.00
Total Amount	1641.28

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

**Comment Document – Initial Submittal**

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

<b>PROJECT NAME:</b>	<b>CHAPMAN COUNTRY ACRES REPLAT - PSP</b>	<b>PROJ #: 26-55100001</b>
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	1/26/26	
RELATED NAMES:	EP THOMAS SKELTON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-300-0010-0000+++	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION FOR 9 SINGLE FAMILY HOME DEVELOPMENT ON 19.09 ACRES	
NO OF ACRES	19.09	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST SIDE OF E CHAPMAN RD, EAST OF PINE CROSS CT	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JACK MICHAEL MOSHELL 779 E CHAPMAN RD OVIDO FL 32765 (407) 694-6763 [REDACTED]	THOMAS H SKELTON AMERICAN CIVIL ENGINEERING COMPANY 207 N MOSS RD WINTER SPRINGS FL 32708 (407) 327-7700 [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.**

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

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

**State Permits that may be required:**

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

**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	The density is not changing and is consistent with existing character of the area. There is no buffer required against a local road. Therefore, no buffers are required.	Info Only
2.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, fences, pools etc...	Info Only
3.	Building Division	- Standard pool permit will apply- All pools require barriers for safety purposes per FBC (R) R4501.17	Info Only
4.	Comprehensive Planning	Please provide the wetland delineation and mitigation documents.	Unresolved
5.	Comprehensive Planning	The subject properties have and LDR (Low Density Residential) Future Land Use designation. The plan states it has R-1 FLU. Please correct it to state Low Density Residential.	Unresolved
6.	Comprehensive Planning	Additional comments may be generated based on review of the wetland delineation and mitigation documents.	Unresolved
7.	Environmental Services	Seminole County Utilities has no objection to the proposed preliminary subdivision plan.	Info Only
8.	Natural Resources	Upland buffers are not needed between an impacted wetland and the remaining wetland.	Unresolved
9.	Natural Resources	Show more detailed grading between the dry ponds, lots, and the remaining wetland.	Unresolved
10.	Natural Resources	Provide any wetland mitigation documents for the proposed wetland impacts.	Unresolved
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
14.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

15.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
16.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
17.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
18.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
19.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
20.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
21.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
22.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
23.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
24.	Natural Resources	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	Info Only

		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)	
25.	Natural Resources	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
26.	Natural Resources	The proposed development is within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
27.	Natural Resources	Rare upland habitats shall be preserved in order to maintain the essential characteristics and viability of the rare habitats. When determined to be feasible by the County, property which contains rare upland habitats should be connected to other communities through preservation of land as mitigation for wetland impacts which are authorized by law. Preserved rare upland habitats shall be eligible for the award of density credits in accordance with the terms of this Part. SCLDC 30.10.4.5(b)(9)	Info Only
28.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only
29.	Natural Resources	Provide the full wetland delineation report.	Unresolved
30.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Unresolved
31.	Natural Resources	Sufficient separation, as determined by the County, shall be provided between stormwater management structures and conservation areas (such as, by way of example and not by way of limitation, properties assigned the conservation land use designation pursuant to the provisions of the Seminole County Comprehensive Plan pursuant to the Land Development Code of Seminole County),	Info Only

		conservation easements as defined by Section 704.06, Florida Statutes, and similar properties in order to insure that no adverse impact occurs to the hydrologic regime of the conservation areas.	
32.	Natural Resources	The upland buffers on lots 8 and 9 appear to be wetlands. Buffer requirements after mitigation will be determined through the permitting process.	Info Only
33.	Planning and Development	Please provide a School Impact Analysis (SIA). At the time of Final Plat submittal, 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 407-320-0560 or jford@scps.k12.fl.us.	Unresolved
34.	Planning and Development	The access easement is not permitted as proposed. Per SCLDC Sec. 35.64, lots not having full frontage on a street shall each have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles. Please revise to provide a ROW tract in accordance with engineering comments and code requirements.	Unresolved
35.	Planning and Development	Please note that the definition of net buildable as follows; 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. Please include a revised net buildable acreage calculation showing any ROW dedication to Chapman and internal ROW subtractions as well as wetlands and floodplain as applicable.	Unresolved
36.	Planning and Development	On the PSP, please amend building area on the lots to state "net buildable area" and include the area of each lot in accordance with the net buildable acreage definition. Each lot should retain one (1) acre of net buildable area.	Unresolved
37.	Planning and Development	Please note: any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both.	Info Only
38.	Planning and Development	On the PSP, please show setbacks from existing structures to proposed lot lines to ensure all structures are meeting setbacks.	
39.	Planning and Development	On the PSP, please revise the Future Land Use to read Low Density Residential, not R1. Please also state the maximum density is four (4) dwelling units per net buildable acre.	Unresolved
40.	Planning and Development	The proposed wetland areas to remain (4.16 acres) subtracted from gross acreage (19.09 acres) equates to 14.93 acres, not 14.94. Please update. I do realize if subtracted in sq. ft. this equates to 14.9353 which would round up, but for sake of continuity of the equation in acreage provided please revise. This number will likely change anyways based on	Unresolved

		potential floodplain and ROW subtractions. Please be sure all calculations are clear and easily followed.	
41.	Planning and Development	On the PSP, please provide a tract table which indicates the maintenance of each tract. Please be sure to put the internal ROW and retention areas in tracts and denote within the tract table.	Unresolved
42.	Planning and Development	The subject property is not located in the Bear Management Area. Please remove the note.	Unresolved
43.	Planning and Development	On the PSP, please add a note that states this project is in the Econlockhatchee River Protection Area and will adhere to all applicable Seminole County Comprehensive Plan and Land Development Code requirements.	Unresolved
44.	Planning and Development	On the PSP, please clarify the size of the utility and drainage easement on the east side of Lot 1. The lighter dashed line seems to indicate a large portion.	Unresolved
45.	Public Safety - Addressing	On the Final Engineering and the Final Plat, please do not reference the address "779 E. Chapman Road" or any address. Addresses shall not be labeled on a Final Engineering or plat of record.	Info Only
46.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: E Chapman Road and Pine Cross Court.	Info Only
47.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) There are existing addresses to both Pine Cross Court and E Chapman Road. It appears that the access does change for 765 E Chapman Road and 779 E Chapman Road. Since those properties are proposed to access from Pine Cross Court, they will be readdressed from E Chapman Road to Pine Cross Court. A notification letter will be mailed to each property owner notifying them that their address will change after the plat is recorded and once their current driveway changes (no longer accessing E Chapman Road and their access will be from Pine Cross Court. Please keep our office updated of when the driveway will change as it will trigger the readdress. This is a Public Safety concern for them to be addressed to E Chapman Road and their access is from Pine Cross Court. Is there anyone else that needs to receive a copy of the notify letter? Feel free to contact Amy Curtis at 407-665-5191 or email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a>	Info Only
48.	Public Safety - Addressing	(Development Name) The existing subdivision name "CHAPMAN COUNTRY ACRES" will remain same name as in CHAPMAN COUNTRY ACRES Plat Book 80 Pages 90 & 91.	Info Only
49.	Public Safety - Addressing	The street names are required to be labeled on the Final Engineering Plan and the Final Plat.	Info Only

50.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
51.	Public Safety - Addressing	ADDRESS ASSIGNMENT) Address and applicable fees for proposed lots 7, 8 & 9 will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
52.	Public Works - County Surveyor	I have reviewed the submitted survey and have no comments at this time except that this survey will not be able to be used for the plat submittal as it is not a clean boundary survey. And it does not meet the requirements of signature and seal by 5j-17 FAC.	Info Only
53.	Public Works - Engineering	Chapman Road does not appear to be 20' for a portion of the end of the road. The County requires 20' minimum to develop off of. Please verify the roadway is at least 20' wide or show it to be widened to a point that is 20' wide.	Unresolved
54.	Public Works - Engineering	There is required to be a five-foot wide sidewalk on all roadway frontages. This includes Chapman Road and the new internal roads. Please show a sidewalk on the south side of Chapman Road along the property frontage. Also show a 5' sidewalk along both sides of the internal subdivision road.	Unresolved
55.	Public Works - Engineering	The County has finished the Econlockhatchee Drainage Basin study. There is now a 100-year flood elevation associated with the property. The flood elevation is 56.41' NAVD88. Please show this contour line elevation on the PSP and the survey. No impacts to the County flood plain will be allowed without volumetric compensation.	Unresolved
56.	Public Works - Engineering	The County requires that all post development flood plains be placed in conservation and cannot be county as net buildable area for lots. Please show post development areas. If compensating storage is needed, please show where it is intended as most of the site is wetlands as well. Volumetric Compensation may not be reasonably possible.	Unresolved
57.	Public Works - Engineering	The Country does not generally accept pavers as a County Standard paved roadway surface. The existing paver driveway most likely does not meet County Standards for roadway structure. The Seminole County Public Works Engineering Manual requires all private roadways to meet all public standards. Either revise the roadway to paved or concrete or a waiver will be required, and the final engineering plan will have to be shown to meet County standards.	Unresolved
58.	Public Works - Engineering	Please revise the Cul-de-sac to the County required 42' minimum radius.	Unresolved
59.	Public Works - Engineering	Please remove the standard details from the PSP plan. Please also remove all final engineering grading from the PSP plans.	Unresolved
60.	Public Works - Engineering	While not needed now at final engineering a double row of silt fence will be required along the wetland.	Info Only

61.	Public Works - Engineering	This wetland seems to be isolated, and land locked per the new Basin study. Show a positive legal outfall or hold the entire 100-year, 24-hour storm event onsite without discharge.	Unresolved
62.	Public Works - Engineering	The County requires that the roadway Right-of-way (ROW) be a tract except in the rural area. The site is not in the rural area and needs to be a ROW tract and not an easement.	Unresolved
63.	Public Works - Engineering	The ponds may not be sufficient for the site. The ponds need to meet County standards for slopes, berms and grading back into the wetlands. The impacted area may be much larger than shown. Please revise the pond to better address potential grading, berms etc. No specific design information is needed at this time.	Unresolved
64.	Public Works - ROW Review	The right-of-way width for Chapman Road (adjacent to the subject parcels) as depicted on the boundary survey from Ireland & Associates Surveying, Inc. and with the latest revision date of 6/4/2025 concurs with our records.	Resolved
65.	Public Works - ROW Review	The right-of-way recording information depicted on the boundary survey is incorrect. The northern half of the right-of-way within Section 22-21-31 is ORB 95, PG 274 and not PG 272. The right-of-way recording information for the southern half of the right-of-way within Section 27-21-31 is ORB 95, PG 279, and not PG 268.	Unresolved

## DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Approved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Review Complete Recommend Approva
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	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	Approved
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Approved
Public Works- ROW Review	Neil Newton	nnewton@seminolecountyfl.gov	407-665-5711	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Approved

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
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2/26/2026	<p>The application fee allows for the initial submittal plus two resubmittals.</p> <p><i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i></p>	<p>Kaitlyn Apgar, Maya Athanas, Sarah Harttung, Jim Potter, Amy Curtis, Neil Newton</p>
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p><b>Major Review (3+ reviewers remaining) – 50% of original application fee</b></p> <p><b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0151**

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**Title:**

**9:40AM (IN PERSON) JAIN SOCIETY COMMUNITY HALL - PRE-APPLICATION**

**Project Number:** 26-80000007

**Project Description:** Proposed Rezone from A-1/R-1AA to PD for a 2 story community hall on 1.29 acres located on the northwest corner of W Citrus St and Laura Ave

**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

**Parcel ID:** 01-21-29-5CK-530C-0210++

**BCC District:** 3-Constantine

**Applicant:** Harish Shah (321) 201-4525

**Consultant:** David Borys (407) 704-7815



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

PROJ. #: 26-80000007  
 Received: 1/22/26  
 Paid: 1/28/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME: JAIN SOCIETY COMMUNITY HALL	
PARCEL ID #(S): 01-21-29-5CK-530C-0210; 01-21-29-5CK-530C-0050; 01-21-29-5CK-530C-0070	
TOTAL ACREAGE: 1.29 AC; 0.32 AC; 0.32 AC = 1.93 AC BCC DISTRICT: 3 - LEE CONSTANTINE	
ZONING: A-1; R-1AA; R-1AA	FUTURE LAND USE: LDR; LDR; LDR

**APPLICANT**

NAME: HARISH SHAH	COMPANY: JAIN SOCIETY OF CENTRAL FLORIDA	
ADDRESS: 407 WEST CITRUS STREET		
CITY: ALTAMONTE SPRINGS	STATE: FL	ZIP: 32714
PHONE: (321)201-4525	EMAIL: [REDACTED]	

**CONSULTANT**

NAME: DAVID R. BORYS	COMPANY: OM ENGINEERING SERVICES, INC.	
ADDRESS: 621 E. WASHINGTON ST #8		
CITY: ORLANDO	STATE: FL	ZIP: 32801
PHONE: (407)704-7815	EMAIL: [REDACTED]	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: DEMOLITION OF LARGER EXISTING 1-STORY BUILDING (MULTI-PURPOSE (MP) HALL) AND CONSTRUCTION OF NEW 2-STORY BUILDING WITH CONGREGATION HALL/AUDITORIUM AND BANQUET HALL. RELOCATION/MODIFICATION OF UTILITIES AS NEEDED INCLUDING NEW SEPTIC SYSTEM. PD/REZONE FOR PROJECT SITE TO INCLUDE ADJACENT UNDEVELOPED PARCEL TO NORTHWEST OF EXISTING SITE. ADJACENT PARCEL WILL BE DEVELOPED INTO ADDITIONAL SURFACE PARKING LOT FOR THE EXPANDED COMMUNITY HALL/TEMPLE SITE.				

**STAFF USE ONLY**

COMMENTS DUE: 2/6	COM DOC DUE: 2/12	DRC MEETING: 2/18
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1/R-1AA	FLU: LDR	LOCATION: on the northwest corner of W Citrus St and Laura Ave
W/S: Seminole County	BCC: 3: Constantine	

# Jain Society of Central Florida

Seminole County, FL

January 19, 2026

## Planned Development (PD) – Pre-Application Narrative

The proposed site development for the existing JSOCF site has been previously discussed with Seminole County staff. The existing site modifications will include demolition of the existing (1-story) community hall and construction of a new 2-story community hall within close proximity to the existing footprint. The existing site is comprised of Lots 1-4 & 21-24 of Block C, Tract 53. The previously proposed site plan and narrative will remain unchanged except as necessary to accommodate the additional improvements outlined in the following:

The previous site development plan for the existing site is being amended to include additional undeveloped lots to the west/northwest of the existing site. Per staff recommendations, a new site plan application will be submitted for a Planned Development (PD) to include the additional lots, which will also require rezoning from their current R-1AA zoning. The additional parcels being included in the PD are Lots 5&6 and Lots 7&8 of Block C, Tract 53. The purpose of the lot acquisition is for construction of additional parking for the existing site facilities and improvements. Lots 5&6 will be developed into a new surface parking lot while Lots 7&8 will remain undeveloped at this time, but may be developed in the future to meet the organization's operational needs. In addition to new parking for Lots 5&6, the improvements will include new surface stormwater treatment areas/pond(s) for the new impervious. A staircase and ADA accessible ramp will also be constructed for pedestrian access from the slightly higher parking lot area down to the existing temple site and new community hall. ADA parking will be prioritized within the existing site parking lot but the new parking area within Lots 5&6 will also accommodate additional ADA parking and access.





# Property Record Card



Parcel: **01-21-29-5CK-530C-0210**  
 Property Address: **407 W CITRUS ST ALTAMONTE SPRINGS, FL 32714**  
 Owners: **JAIN SOCIETY OF CENTRAL FLA IN**  
 2026 Market Value \$1,565,355 Assessed Value \$1,565,355 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$21,619.02  
 Churches property w/1st Building size of 7,832 SF and a lot size of 1.29 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	01-21-29-5CK-530C-0210
Property Address	407 W CITRUS ST ALTAMONTE SPRINGS, FL 32714
Mailing Address	407 W CITRUS ST ALTAMONTE SPG, FL 32714-3605
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$1,262,185	\$1,279,078
Depreciated Other Features	\$108,965	\$107,170
Land Value (Market)	\$194,205	\$194,205
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,565,355	\$1,580,453
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,565,355	\$1,580,453

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$21,619.02
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$21,619.02

## Owner(s)

Name - Ownership Type  
 JAIN SOCIETY OF CENTRAL FLA IN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 1 - 4 & 21 - 24  
 BLK C TRACT 53  
 SANLANDO SPRINGS  
 PB 5 PG 41

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,565,355	\$1,565,355	\$0
Schools	\$1,565,355	\$1,565,355	\$0
FIRE	\$1,565,355	\$1,565,355	\$0
ROAD DISTRICT	\$1,565,355	\$1,565,355	\$0
SJWM(Saint Johns Water Management)	\$1,565,355	\$1,565,355	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$169,000	04051/1470	Improved	No

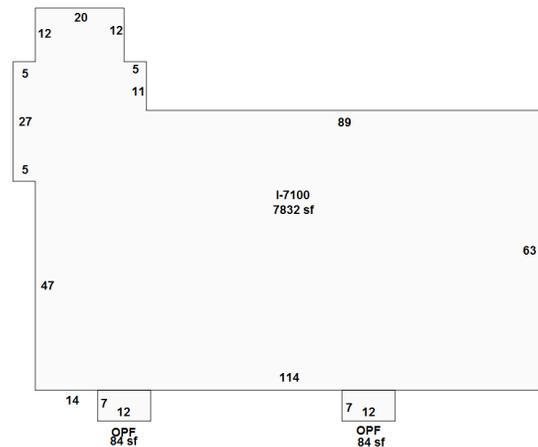
## Land

Units	Rate	Assessed	Market
4 Lots	\$64,735/Lot	\$194,205	\$194,205

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1969/1999
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	7832
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$954,948
Assessed	\$673,238

\* Year Built = Actual / Effective

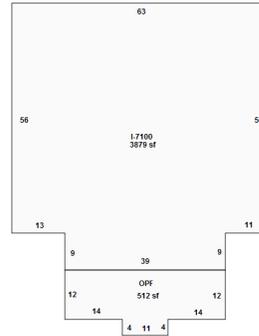


Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
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Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	3879
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$682,837
Assessed	\$588,947



Sketch by OpenSketch

Building 2

\* Year Built = Actual / Effective

### Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	512

### Permits

Permit #	Description	Value	CO Date	Permit Date
12443	407 W CITRUS ST: REROOF COMMERCIAL-CONCRETE BLDG - ASSEMBLY OCCUPANCY [SANLANDO SPRINGS]	\$24,000		8/19/2025
17878	407 W CITRUS ST: MECHANICAL - COMMERCIAL-Fellowship hall [SANLANDO SPRINGS]	\$68,700		10/6/2021
13988	SITE LIGHTING - 407 W CITRUS ST	\$2,250		10/12/2017
09357	GATE SIGN	\$500		9/21/2015
09358	FENCE/WALL	\$50,000		9/21/2015
07500	PLUMBING	\$12,000		9/4/2013
05059	ELECTRICAL	\$6,136		6/17/2013
08908	NEW SINGLE STORY CONCRETE BLOCK CHURCH - ASSEMBLY WORSHIP - 407 W CITRUS ST	\$700,000	1/10/2014	12/3/2012
00962	6' X 36' PVC FENCE W/2 GATES	\$2,449		1/30/2008
13307	IRRIGATION	\$4,000		12/20/2007
06957	INSTALL FIRE ALARM SYSTEM	\$1,200		6/25/2007
01910	INSTALL FIRE SPRINKLERS	\$31,573		2/26/2007
01913	INSTALL FIRE SPRINKLERS	\$16,889		2/26/2007

10065	DEMOLISH SCREEN PORCH & INTERIOR WALL COVERINGS	\$2,500		8/30/2006
09912	CHURCH ADDITION	\$436,950	3/13/2008	8/25/2006
08378	FENCE/WALL	\$2,000		7/25/2003
05819	INTERIOR ALTERATIONS; PAD PER PERMIT 407 CITRUS ST	\$50,000	4/2/2004	5/27/2003
05358	DEMOLITION	\$0		5/1/2003
07739	DEMOLITION	\$0		8/1/2002
08164	COS 125 TO 200 AMP	\$0		12/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1996	728	\$3,960	\$2,376
WALKS CONC COMM	2014	921	\$5,010	\$3,632
VINYL FENCE/COMM -LIN FT	2014	417	\$10,608	\$7,691
COMMERCIAL CONCRETE DR 4 IN	1996	2228	\$12,120	\$7,272
COMMERCIAL CONCRETE DR 4 IN	2014	8005	\$43,547	\$31,572
VINYL FENCE/COMM -LIN FT	2008	288	\$7,327	\$4,396
FACE BLOCK WALL - SF	2014	2160	\$33,286	\$24,132
ALUM FENCE - LIN FT	2014	2565	\$38,475	\$27,894

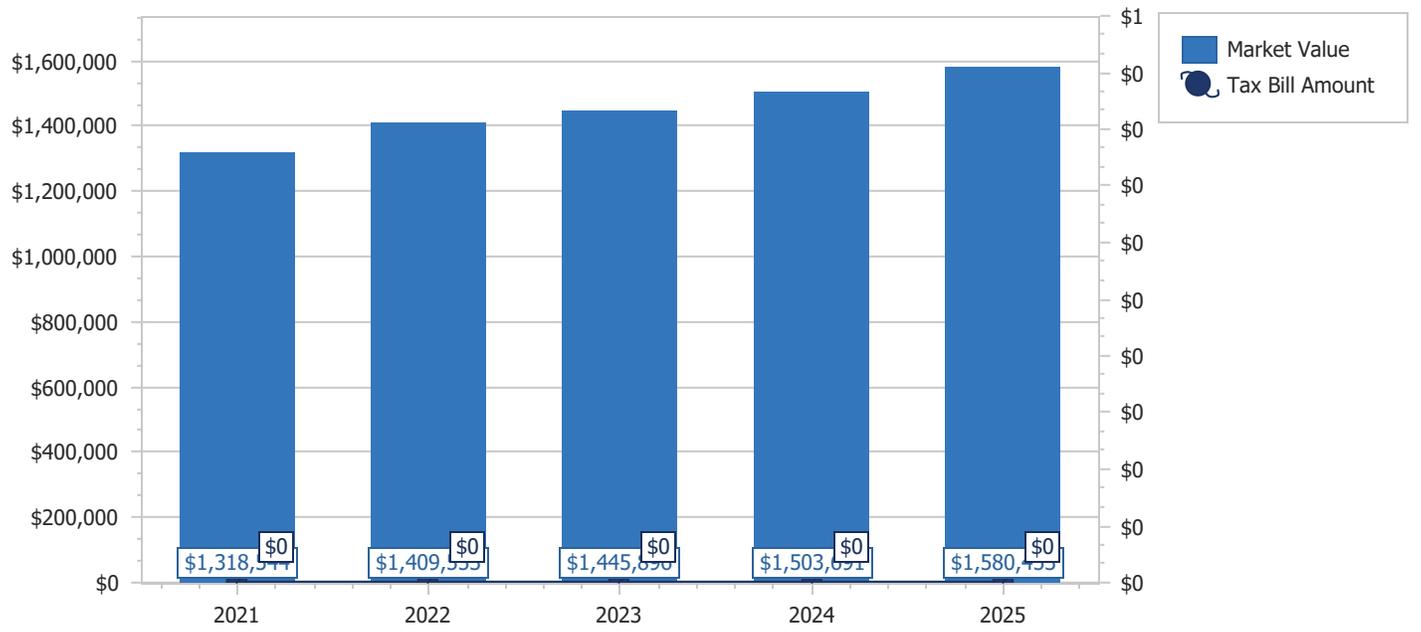
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 42

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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# Property Record Card



Parcel: **01-21-29-5CK-530C-0050**  
 Property Address:  
 Owners: **DPDS FAMILY PARTNERSHIP LTD**  
 2026 Market Value \$57,000 Assessed Value \$56,123 Taxable Value \$56,123  
 2025 Tax Bill \$729.30 Tax Savings with Non-Hx Cap \$50.40  
 Vacant Residential property has a lot size of 0.32 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	01-21-29-5CK-530C-0050
Property Address	
Mailing Address	123 S INDUSTRIAL DR #101 ORANGE CITY, FL 32763-7421
Subdivision	SANLANDO SPRINGS
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)	\$57,000	\$57,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$57,000	\$57,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$877	\$5,979
P&G Adjustment	\$0	\$0
Assessed Value	\$56,123	\$51,021

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$779.70
Tax Bill Amount	\$729.30
Tax Savings with Exemptions	\$50.40

## Owner(s)

Name - Ownership Type  
 DPDS FAMILY PARTNERSHIP LTD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 5 & 6 BLK C TRACT 53  
 SANLANDO SPRINGS  
 PB 5 PG 41

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$56,123	\$0	\$56,123
Schools	\$57,000	\$0	\$57,000
FIRE	\$56,123	\$0	\$56,123
ROAD DISTRICT	\$56,123	\$0	\$56,123
SJWM(Saint Johns Water Management)	\$56,123	\$0	\$56,123

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2003	\$35,500	05023/1044	Vacant	No
ADMINISTRATIVE DEED	3/1/1990	\$25,000	02161/1947	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$57,000	\$57,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

### School Districts

Elementary	Spring Lake
Middle	Milwee
High	Lyman

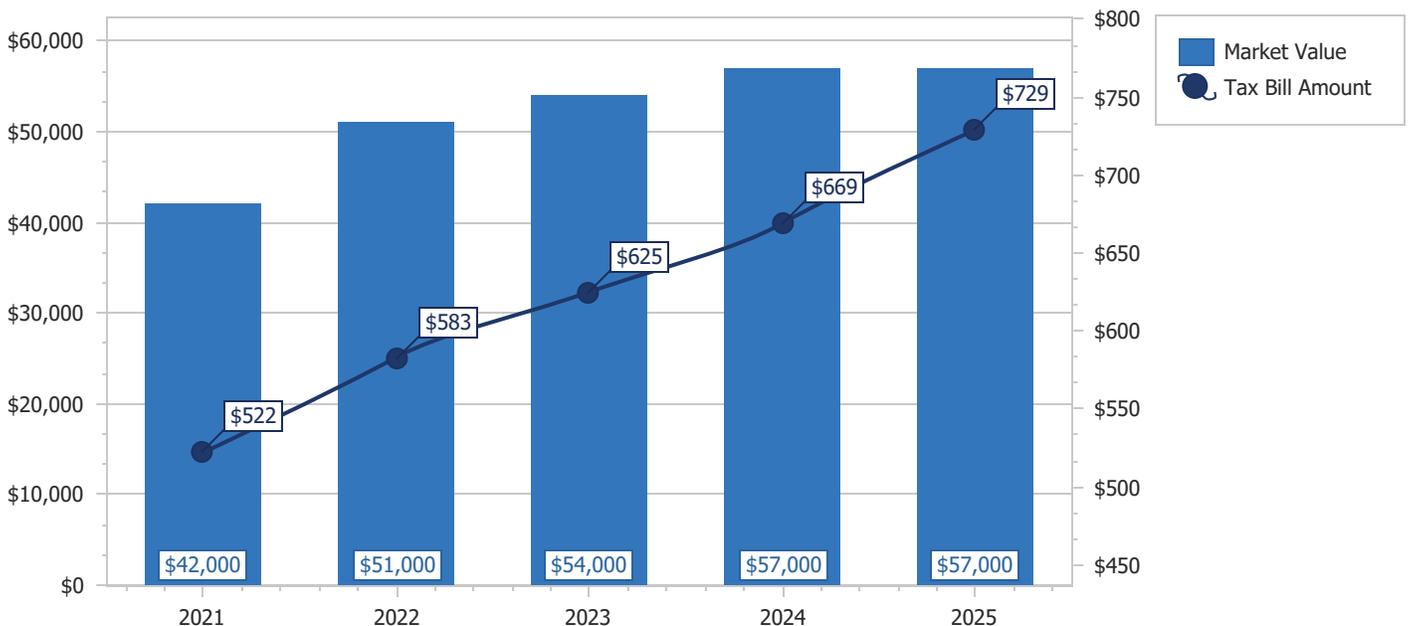
### Political Representation

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 42

### Utilities

Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History





# Property Record Card



Parcel: **01-21-29-5CK-530C-0070**  
 Property Address: **W HIGHLAND ST ALTAMONTE SPRINGS, FL 32714**  
 Owners: **DPDS FAMILY PARTNERSHIP LTD**  
 2026 Market Value \$66,500 Assessed Value \$65,476 Taxable Value \$65,476  
 2025 Tax Bill \$850.85 Tax Savings with Non-Hx Cap \$58.80  
 Vacant Residential property has a lot size of 0.32 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	01-21-29-5CK-530C-0070
Property Address	W HIGHLAND ST ALTAMONTE SPRINGS, FL 32714
Mailing Address	724 SILVERWOOD DR LAKE MARY, FL 32746-4916
Subdivision	SANLANDO SPRINGS
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)	\$66,500	\$66,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$66,500	\$66,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,024	\$6,976
P&G Adjustment	\$0	\$0
Assessed Value	\$65,476	\$59,524

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$909.65
Tax Bill Amount	\$850.85
Tax Savings with Exemptions	\$58.80

## Owner(s)

Name - Ownership Type

DPDS FAMILY PARTNERSHIP LTD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 7 & 8  
BLK C TRACT 53  
SANLANDO SPRINGS  
PB 5 PG 41

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$65,476	\$0	\$65,476
Schools	\$66,500	\$0	\$66,500
FIRE	\$65,476	\$0	\$65,476
ROAD DISTRICT	\$65,476	\$0	\$65,476
SJWM(Saint Johns Water Management)	\$65,476	\$0	\$65,476

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2013	\$35,000	08138/1521	Vacant	Yes
QUIT CLAIM DEED	12/1/2001	\$100	04277/0372	Vacant	No
FINAL JUDGEMENT	12/1/2001	\$100	04249/0998	Vacant	No
WARRANTY DEED	4/1/2001	\$35,000	04095/0492	Vacant	Yes
WARRANTY DEED	7/1/1999	\$30,500	03697/1877	Vacant	Yes
WARRANTY DEED	1/1/1994	\$28,000	02712/0493	Vacant	No
QUIT CLAIM DEED	3/1/1990	\$100	02169/0973	Vacant	No
ADMINISTRATIVE DEED	1/1/1990	\$25,000	02140/1383	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$66,500	\$66,500

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

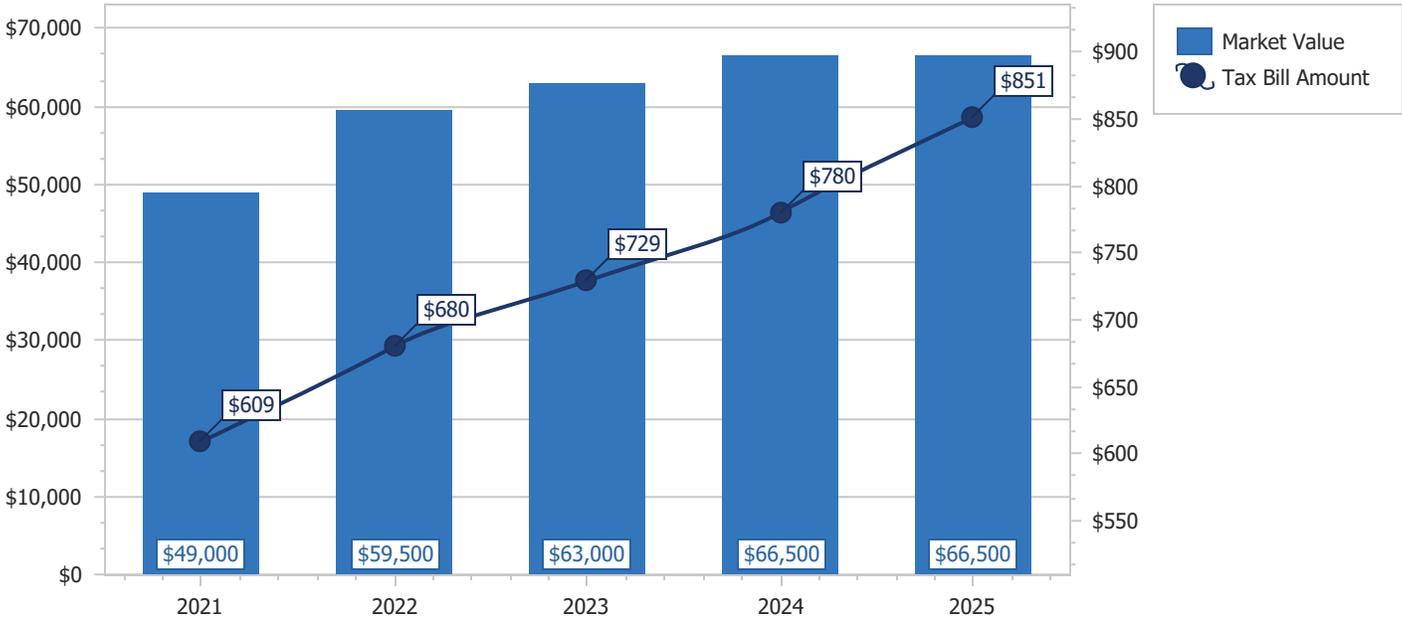
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Spring Lake
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 42

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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

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

**Receipt Details**

**Date:** 1/28/2026 2:07:19 PM  
**Project:** 26-80000007  
**Credit Card Number:** 44\*\*\*\*\*0865  
**Authorization Number:** 788705  
**Transaction Number:** 280126O2D-E6BE6705-3594-435B-BF03-9BB0C53C47EF  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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

<b>PROJECT NAME:</b>	<b>JAIN SOCIETY COMMUNITY HALL - PRE-APPLICATION</b>	<b>PROJ #: 26-80000007</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/22/26	
RELATED NAMES:	EP DAVID BORYS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	01-21-29-5CK-530C-0210++	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1/R-1AA TO PD FOR A 2 STORY COMMUNITY HALL AT AN EXISTING CHURCH ON 1.29 ACRES LOCATED ON THE NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
NO OF ACRES	1.29	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
FUTURE LAND USE	LDR	
SEWER UTILITY	CITY OF ALTAMONTE SPRINGS	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
HARISH SHAH JAIN SOCIETY OF CENTRAL FLORIDA ALTAMONTE SPRINGS FL 32714 (321) 201-4525 [REDACTED]	DAVID BORYS OM ENGINEERING SERVICES INC 621 E WASHINGTON ST #8 ORLANDO FL 32801 (407) 704-7815 [REDACTED]	

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

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

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

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Low Density Residential and has zoning designations of A-1 (Agriculture) and R-1AA (Single Family Dwelling).
- Staff does not support a rezoning to PD (Planned Development) as it would not be suitable as stated in the pre-application request. However, the applicant may choose to continue with the PD Rezone.
- Staff may support a Special Exception request provided that the applicant does not propose expansion of the church or increase the number of seats and demonstrates that it meets all applicable Special Exception criteria. Staff's support would also be contingent upon the rezoning of both R-1AA parcels to A-1 and their combination with the existing site and demonstrates that all required off-street parking standards can be met.
- A variance will be required if the applicant proposed to demolish and rebuild the structure and cannot meet the required 50 foot front yard setback. However, staff would not support such a variance, as the hardship would be self-imposed through the reconstruction of the building.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	<p>A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide:</p> <ol style="list-style-type: none"> <li>1. Net buildable Area.</li> <li>2. Hours of Operation.</li> <li>3. Floor Area Ratio.</li> <li>4. Impervious Surface Ratio.</li> <li>5. Building Height</li> </ol>
2	Buffers and CPTED	<p>Buffer information can be found here:  <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>
3	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.</p> <p>Section 30.14.6:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p>
4	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated.</p> <p>See the following link for requirements:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>

5	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
8	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
9	Buffers and CPTED	Due to overhead utility lines along the southern and eastern portion of the property, only understory trees and shrubs from Plant Group C may be planted.
10	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, as determined by the Development Services Director. SCLDC Section 30.14.4
11	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
12	Building Division	<ul style="list-style-type: none"> <li>- Standard building permitting will apply.</li> <li>- Separate permits will be required for each building demolition, and new structures: Example: each building, stand-alone structures, demolition of existing structures, signage, fence/ gate systems, dumpster enclosures,</li> </ul>

13	Comprehensive Planning	<p>Sites have a Future Land Use of LDR (Low Density Residential).</p> <p>Per Policy FLU 5.2.1 Low Density Residential: Uses</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- Public elementary schools, public middle schools and public high schools; and</li> <li>- 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.</li> </ul> <p>Based on this, a special exception use of house of worship is required in LDR FLU and must be compatible with the underlying zoning.</p>
14	Comprehensive Planning	<p>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. Proposed site does not appear to demonstrate the requirements associated with PD FLU.</p>
15	Environmental Services	<p>To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a>, 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.</p> <p>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>
16	Environmental Services	<p>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.</p>
17	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a></p> <p>This page can also be navigated to from our official website via Departments and Services -&gt; Utilities -&gt; Utilities Engineering -&gt; Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>

18	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. There is an existing water meter and water service connection already that can potentially be reused. Please provide calculations to justify the size of the water meter for the proposed development at the time of site plan/final engineering. 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.
19	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
20	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
21	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
22	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
23	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
24	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
25	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
26	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)

27	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
28	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
29	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
30	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
31	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
32	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
33	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.
34	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
35	Planning and Development	The subject property has a Future Land Use designation of Low Density Residential and has zoning designations of A-1 (Agriculture) and R-1AA (Single Family Dwelling).

36	Planning and Development	<p>A PD Rezone may take between 4-5 months and involves a public hearing with the Planning &amp; Zoning Commission (P&amp;Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.</p> <p>Step 1 PD Rezone Requires a recommendation from P&amp;Z and final decision by the BCC.</p> <p>Step 2 PD Final Development Plan Approved at the staff level.</p> <p>Step 3 Site Plan Approval of the plans reviewed administratively (can be combined with the PD Final Development Plan).</p> <p>Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</a></p> <p>Information on the Site Plan review process can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a></p>
37	Planning and Development	<p>Per SCLDC Sec. 30.8.5 Intent and purpose –</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>

38	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 PD Review Criteria</p> <p>(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.</p> <p>(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 through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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.</li> </ol> <p>(d) The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> <li>(1) How the proposed development addresses the goals of the Comprehensive Plan.</li> <li>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</li> <li>(3) How the proposed development provides an innovative approach to land development.</li> </ol>
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39	Planning and Development	<p>The Planned Development Future Land Use designation requires 25% open space. At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements.</p> <p>Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</p> <p>SCLDC Section 30.14.2 Open Space: Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</p>
40	Planning and Development	<p>SCLDC Section 30.3.1.5(a) states that to grant a Special Exception, the Board must make a determination that the use requested meets the following criteria:</p> <ul style="list-style-type: none"> <li>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</li> <li>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</li> <li>(3) Is consistent with the County's comprehensive plan; and</li> <li>(4) Will not adversely affect the public interest; and</li> <li>(5) Meets any special exception criteria described in Additional Use Standards; and</li> <li>(6) Meets the following additional requirements in A-1: <ul style="list-style-type: none"> <li>i. Is consistent with the general zoning plan of the rural zoning classifications; and</li> <li>ii. Is not highly intensive in nature; and</li> <li>iii. Is compatible with the concept of low-density rural land use; and</li> <li>iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.</li> </ul> </li> </ul>
41	Planning and Development	<p>An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan.</p> <p>The 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 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.</p>

42	Planning and Development	The Special Exception process requires you to hold a community meeting and attend two public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC).
43	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
44	Planning and Development	<p>At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking.</p> <p>Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements.</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>(b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.</p>
45	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>)</p>

46	Planning and Development	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.
47	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. The parking requirement for assembly spaces is 1 space for every 4 seats in the assembly spaces. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a>
48	Planning and Development	Per Sec. 30.11.6.2 Design of off-street parking requirements 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.  (c) Curbs, Wheel Stops, and Encroachments. (1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. (2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. (3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.
49	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
50	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.
51	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

52	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 and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
53	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
54	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has soils.
56	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.
57	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally into the site without an outfall.
58	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall.
59	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. There does not appear to be any drainage provided for the new parking lot. A pond for this area or expansion of the existing pond will be required.
60	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
61	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
62	Public Works - Engineering	W Highland Street is currently not a County standard roadway. It was constructed as a trail. Either a separate roadway to County Standard or a revised multiuse roadway / trail will have to be constructed on W Highland Street.

63	Public Works - Impact Analysis	NRR, trips generated < requirement
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### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Phil Kersey <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, February 13, 2026, in order to place you on the Wednesday, February 18, 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](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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0204**

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**Title:**

**10:00AM (IN PERSON) BAJA AUTO - PRE-APPLICATION**

**Project Number:** 26-80000018

**Project Description:** Proposed Rezone for a car dealership and finance center on 1.45 acres in the PD zoning district located on the southeast corner of a Hunt Club Blvd, north of E SR 436

**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

**Parcel ID:** 07-21-29-300-016F-0000

**BCC District:** 3-Constantine

**Applicant:** Bakhodur Nasridinov (224) 706-8188

**Consultant:** N/A



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

PROJ. #: 26-80000018

RECEIVED AND PAID 02/12/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME:	Baja Auto Finance Center		
PARCEL ID #(S):	07-21-29-300-016F-0000		
TOTAL ACREAGE:	1.45	BCC DISTRICT:	3
ZONING:	PD - Planned development	FUTURE LAND USE:	Auto sale, loans, leasing center

**APPLICANT**

NAME:	BAKHODUR Nasridinov	COMPANY:	Baja Auto Finance Inc
ADDRESS:	555 S hunt club blvd		
CITY:	Apopka	STATE:	FL
PHONE:	224 706 8188	ZIP:	32703
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: Retail Store CAR DEALERSHIP

**STAFF USE ONLY**

COMMENTS DUE: 02/20	COM DOC DUE: 02/26	DRC MEETING: 03/04
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the southeast corner of S Hunt Club Blvd, north of E SR 436
W/S: SEMINOLE COUNTY UTILITIES	BCC: 3: CONSTANTINE	

Agenda 02/27

Dear Seminole County,

## Rezoning Narrative – 555 South Hunt Club

Baja Real Estate LLC respectfully submits this narrative in support of our application to rezone the parcel located at 555 South Hunt Club for Baja Auto Finance inc. The property is currently zoned [PD], and we are requesting approval to rezone the property to allow for the operation of a high-end automobile sales, auto loan, and leasing center.

The proposed use will be operated under Baja Auto Finance Inc., a company established to provide vehicle financing solutions and retail sales of luxury and quality low-mileage vehicles. With over 10 years of industry experience, I have developed extensive expertise in automotive finance, vehicle sales, and customer service.

2/11/26, 5:41 PM

Mail - Attila Mecit - Outlook

Our business model focuses on offering premium vehicles in a professional, well-maintained environment while providing accessible financing and leasing options to qualified buyers. The proposed operation will be conducted in a manner consistent with surrounding commercial uses and will enhance the economic vitality of the area by:

- Creating local employment opportunities
- Generating additional tax revenue
- Providing a reputable, high-quality automotive sales and finance service to the community
- Maintaining an attractive and professionally managed site

We are committed to operating in full compliance with all applicable zoning regulations, licensing requirements, and municipal standards. The proposed rezoning will allow productive commercial use of the property while contributing positively to the surrounding business corridor.

Luxury cars display is the front parking lot of the property that will be used to display inventory.

We respectfully request approval of this rezoning application and appreciate your consideration.

Sincerely,

Baja Real Estate LLC (Landlord-self)

Baja Auto Finance inc Baja Auto inc (Operating Tenant Self)



# Property Record Card



Parcel: **07-21-29-300-016F-0000**  
 Property Address: **555 S HUNT CLUB BLVD APOPKA, FL 32703**  
 Owners: **BAJA REAL ESTATE LLC**  
 2026 Market Value \$827,012 Assessed Value \$827,012 Taxable Value \$827,012  
 2025 Tax Bill \$11,280.31

Financial Institute property w/1st Building size of 4,624 SF and a lot size of 1.43 Acres

## Parcel Location



## Site View



072129300016F0000 01/25/2024

## Parcel Information

Parcel	07-21-29-300-016F-0000
Property Address	555 S HUNT CLUB BLVD APOPKA, FL 32703
Mailing Address	1210 SOUTHSTATION PL UNIT 405 ORLANDO, FL 32809-3102
Subdivision	
Tax District	01:County Tax District
DOR Use Code	23:Financial Institute
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	\$347,228	\$357,465
Depreciated Other Features	\$52,746	\$40,141
Land Value (Market)	\$427,038	\$427,038
Land Value Agriculture	\$0	\$0
Just/Market Value	\$827,012	\$824,644
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	\$827,012	\$824,644

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,280.31
Tax Bill Amount	\$11,280.31
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 BAJA REAL ESTATE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 07 TWP 21S RGE 29E BEG 372.12 FT W &  
 250 FT N OF INT WLY R/W HIGHLAND  
 MEMORY GARDENS & NLY R/W SR 436 RUN W  
 247.90 FT NLY ON CURVE 174.95 FT N 34 DEG  
 15 MIN 4 SEC E 100 FT NLY ON CURVE 222.94  
 FT E 40 FT S 447.78 FT TO BEG (1.48 AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$827,012	\$0	\$827,012
Schools	\$827,012	\$0	\$827,012
FIRE	\$827,012	\$0	\$827,012
ROAD DISTRICT	\$827,012	\$0	\$827,012
SJWM(Saint Johns Water Management)	\$827,012	\$0	\$827,012

## Sales

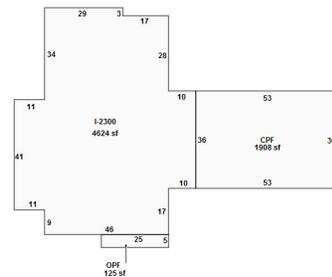
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/2/2025	\$763,400	10912/0685	Improved	No
WARRANTY DEED	8/1/1981	\$205,300	01354/1742	Vacant	Yes

## Land

Units	Rate	Assessed	Market
59,559 SF	\$7.17/SF	\$427,038	\$427,038

## Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	4624
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$694,456
Assessed	\$347,228



Sketch by Ageo-Starch

Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	1908
OPEN PORCH FINISHED	125

Permits				
Permit #	Description	Value	CO Date	Permit Date
08036	555 S HUNT CLUB BLVD: ALTERATION COMMERCIAL-CC, ATM & ELECTRIC EQUIP. PLACEMENT	\$100,000	10/21/2025	7/7/2025
12033	ADDING 2 ATA'S TO EXISTING DRIVE-THRU LANES - EXPANDING LANE 3 CURB - DEMO PART OF THE INTERIOR TELLER LINE & ADDING ADA STATION - CREATE WALL TO HOUSE ATA'S	\$50,000	5/29/2015	12/10/2014
04732	TAKING OUT TUBES FOR ATM PADS & ATM ADDITION	\$19,000	10/1/2013	6/10/2013
02636	ADD ACCESSIBLE FEATURES	\$15,000		4/11/2012
06930	REROOF	\$60,000		6/25/2007
05698	ILLUMINATED SIGN; PAD PER PERMIT 551 S HUNT CLUB BLVD	\$4,000		5/25/2007
01300	MISC ELECTRIC WIRING; CONTRACTOR - LAMM & COMPANY	\$0		3/1/2000
07144	BANK INTERIOR ALTERATION	\$44,000		9/1/1998
02903	REROOF BARNETT BANK	\$4,956		5/1/1996
10894	INTERIOR AND ADD	\$45,000		12/1/1993

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	23878	\$64,471	\$38,683
POLE LIGHT 1 ARM	1982	3	\$5,562	\$5,562
WALKS CONC COMM	2012	825	\$4,488	\$3,029
COMMERCIAL CONCRETE DR 4 IN	2016	1298	\$7,061	\$5,472

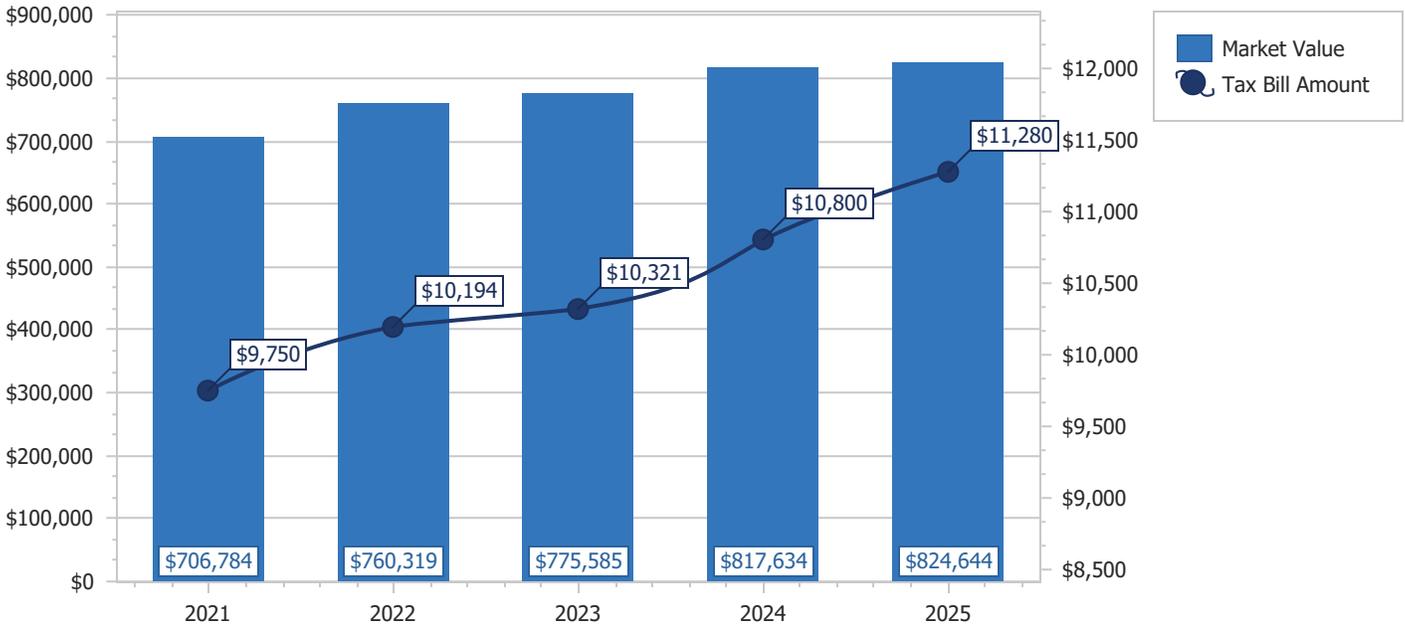
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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

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

**Receipt Details**

**Date:** 2/12/2026 12:18:54 PM  
**Project:** 26-80000018  
**Credit Card Number:** 51\*\*\*\*\*6502  
**Authorization Number:** 07449Z  
**Transaction Number:** 120226C29-C0B62B2B-7403-43C6-B467-D842FCFD80E9  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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

<b>PROJECT NAME:</b>	<b>BAJA AUTO - PRE-APPLICATION</b>	<b>PROJ #: 26-8000018</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/12/26	
RELATED NAMES:	EP BAKHODUR NASRIDINOV	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-29-300-016F-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FOR A CAR DEALERSHIP AND FINANCE CENTER ON 1.45 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	1.45	
BCC DISTRICT	3-CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	SOUTHEAST CORNER OF S HUNT CLUB BLVD, NORTH OF E SR 436	
FUTURE LAND USE	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BAKHODUR NASRIDINOV BAJA AUTO FINANCE INC 555 S HUNT CLUB BLVD APOPKA FL 32703 (224) 706-8188	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 Planned Development and is in the Foxwood PD (Planned Development).
- Tract 10 of the Foxwood PD allows for Office uses, which does not permit automobile sales as a permitted or Special Exception use. Automobile sales would require a Major Amendment to the PD. Staff may not support a PD Major Amendment to allow automobile sales. However, the applicant may choose to continue with the PD Major Amendment application at their own risk.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	<p>A full buffer review will be done at time of the PD Major Amendment. Upon submittal of plans, to calculate the required buffers please provide:</p> <ol style="list-style-type: none"> <li>1. Net buildable Area.</li> <li>2. Hours of Operation.</li> <li>3. Floor Area Ratio.</li> <li>4. Impervious Surface Ratio.</li> <li>5. Building Height</li> </ol>
2	Buffers and CPTED	<p>Buffer information can be found here:  <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a></p>
3	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).</p> <p>See the link below for calculating LUI. Section 30.14.6:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p>
4	Buffers and CPTED	<p>Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.</p>

5	Buffers and CPTED	All landscaped areas are required to be irrigated. See the following link for requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Per SCLDC Section 30.14.8 a parking buffer shall be required where a parking lot, parking structure or drive aisle is located within 25 feet of the boundary of a residential district or Future Land Use designation. This buffer is in addition to any buffer required under Section 30.14.7.
8	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
9	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, as determined by the Development Services Director. SCLDC Section 30.14.4
10	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
11	Buffers and CPTED	A variance was granted in 1981 to reduce the buffer requirement to 15 feet on the east and west sides of the parcel. A condition of that approval was that a 4 foot berm with a 3 foot hedge be installed on the south half of the east property line as it adjoins the Gardens.
12	Building Division	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Proper permitting will be required to approve the use of this location for auto sales and storage of automobiles.</li> <li>- All alterations and required upgrades will require an approved building permit prior to commencing work.</li> </ul>
13	Building Division	<ul style="list-style-type: none"> <li>- All site alterations and upgrades must comply with the Florida accessibility code.</li> </ul>
14	Building Division	<ul style="list-style-type: none"> <li>- Standard building permit will apply</li> <li>- Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...</li> </ul>

15	Comprehensive Planning	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.
16	Comprehensive Planning	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.
17	Comprehensive Planning	Site is associated with the Foxwood PD.
18	Environmental Services	This development is within Seminole County's potable water service area and already has an existing water service connection/meter that can be reused. The nearest water main is a 10" PVC line running along the east side of S Hunt Club Blvd.
19	Environmental Services	This development is within Seminole County's sanitary sewer service area and already has a sewer service connection that can be reused. The nearest sewer main is an 8" gravity sewer line running along the west side of S Hunt Club Blvd.
20	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.
21	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a>.</p> <p>This page can also be navigated to from our official website via Departments and Services -&gt; Utilities -&gt; Utilities Engineering -&gt; Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page.</p> <p>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>
22	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2

23	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
24	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
25	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
26	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
27	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
28	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
29	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
30	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
31	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
32	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)

33	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
34	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
35	Planning and Development	The subject property has a Future Land Use designation of Planned Development and is in the Foxwood PD (Planned Development).
36	Planning and Development	Tract 10 of the Foxwood PD allows for Office uses, which does not permit automobile sales as a permitted or Special Exception use. Automobile sales would require a Major Amendment to the PD. Staff may not support a PD Major Amendment to allow automobile sales. However, the applicant may choose to continue with the PD Major Amendment application at their own risk.
37	Planning and Development	<p>A PD Major Amendment may take between 4-5 months and involves a public hearing with the Planning &amp; Zoning Commission (P&amp;Z) followed by a public hearing with the Board of County Commissioners (BCC). Rezones also require the applicant to conduct a community meeting.</p> <p>Step 1 PD Major Amendment Requires a recommendation from P&amp;Z and final decision by the BCC.</p> <p>Step 2 PD Final Development Plan as an Engineered Site Plan Approved at the staff level.</p> <p>Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</a></p> <p>Information on the Site Plan review process can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a></p>
38	Planning and Development	<p>Per SCLDC Sec. 30.8.5 Intent and purpose –</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>

39	Planning and Development	<p>Per SCLDC Sec. 30.8.5.3 PD Review Criteria</p> <p>(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.</p> <p>(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 through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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.</li> </ol> <p>(d) The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> <li>(1) How the proposed development addresses the goals of the Comprehensive Plan.</li> <li>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</li> <li>(3) How the proposed development provides an innovative approach to land development.</li> </ol>
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40	Planning and Development	<p>The Planned Development Future Land Use designation requires 25% open space. At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements.</p> <p>Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. SCLDC Section 30.14.2 Open Space: Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</p>
41	Planning and Development	<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>

42	Planning and Development	<p>At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements.</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>(b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.</p>
43	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. SCLDC 30.15.1</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a></p>
44	Planning and Development	<p>Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6.</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a></p>
45	Planning and Development	<p>Please see SCLDC Sec. 30.8.5.5(4) for a table indicating what elements are required to be shown on the Final Development Plan. 30.8.5.5 as well as 30.8.5.6 and 30.8.5.7 for information regarding the FDP:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</a></p>
46	Planning and Development	<p>At the time of Site Plan review, the Applicant will be required to meet requirements under Chapter 40 in the Seminole County Land Development Code.</p>
47	Public Safety - Fire Marshal	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>
48	Public Safety - Fire Marshal	<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>

49	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
50	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
51	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
52	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Well drained class soils.
53	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.
54	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.
55	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing onsite pond. This pond may not be sufficient.
56	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
57	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 <a href="http://www.sjrwm.com">www.sjrwm.com</a> .
58	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
60	Public Works - Engineering	A left turn lane is required. A right turn lane is required.



## RESOURCE INFORMATION

**Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0198**

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**Title:**

**10:20AM (TEAMS) ARCHFX - PRE-APPLICATION**

**Project Number:** 26-80000015

**Project Description:** Proposed Special Exception and Site Plan for a residential and commercial concrete product manufacturer on 0.71 acres in the M-1 zoning district located on the north side of Waterway Pl, northeast of Tree Fork Ln

**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

**Parcel ID:** 20-20-30-507-0000-0170

**BCC District:** 4-Lockhart

**Applicant:** John Kalicak (407) 690-6071

**Consultant:** Matt Morgioni (407) 466-3104



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

PROJ. #: 26-80000015  
 RECEIVED AND PAID 02/10/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME:	ArchFX		
PARCEL ID #(S):	20-20-30-507-0000-0170		
TOTAL ACREAGE:	.71	BCC DISTRICT:	4: LOCKHART
ZONING:	M-1	FUTURE LAND USE:	IND

**APPLICANT**

NAME:	John Kalicak	COMPANY:	Architectural Effects LLC	
ADDRESS:	1143 E. 30th St. Bldg 142-E			
CITY:	Sanford	STATE:	FL	ZIP: 32773
PHONE:	407-690-6071	EMAIL:	[REDACTED]	

**CONSULTANT**

NAME:	Matt Morgioni	COMPANY:	
ADDRESS:	850 CARDINAL POINTE CV		
CITY:	SANFORD,	STATE:	FL ZIP: 32771-8396
PHONE:	407-466-3104	EMAIL:	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

Description of proposed development: manufacture non-structural architectural decorative precast (concrete) products for commercial and residential structures.

**STAFF USE ONLY**

COMMENTS DUE: <b>02/20</b>	COM DOC DUE: <b>02/26</b>	DRC MEETING: <b>03/04/2026</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>M-1</b>	FLU: <b>IND</b>	LOCATION: <b>on the north side of Waterway Pl, northeast of Tree Fork Ln</b>
W/S: <b>SEMINOLE COUNTY UTILITIES</b>	BCC: <b>4: LOCKHART</b>	

**ARCHITECTURAL EFFECTS LLC**  
1143 E. 30<sup>th</sup> St. 142-E  
Sanford, FL 32773

**407-690-6071**  
**JOHNKAL@ARCHITECTURALEFFECTS.COM**  
**WWW.ARCHITECTURALEFFECTS.COM**

# Permission Request

## **PARCEL ID 20-20-30-507-0000-0170**

1. Requesting special exception permission to do business at PARCEL ID 20-20-30-507-0000-0170. Architectural Effects manufactures non-structural decorative architectural precast and foam products for homes, commercial buildings and hardscapes. Plainly put, ArchFX makes caps and trim...Wall caps and column caps that top off walls and columns. Trim and mouldings on verticals like watertable or cornice.
2. Upon permission approval, ArchFX can put in an offer to purchase the land then develop it in accordance with Seminole County rules and regulations.
3. Included with this request
  - a. Pre-application
  - b. Lot image
  - c. Current condition image – satellite.
  - d. Rudimentary site plan
  - e. ArchFX Qualification Statement – the blah blah blah of my business

Best regards,

John Kalicak

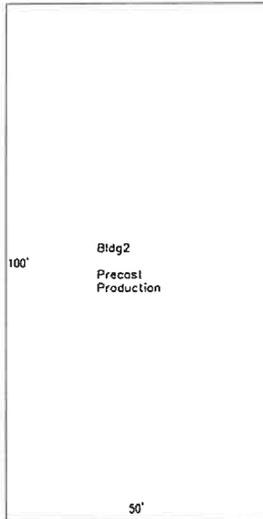


28'-7 1/4"

95'-0 1/4"

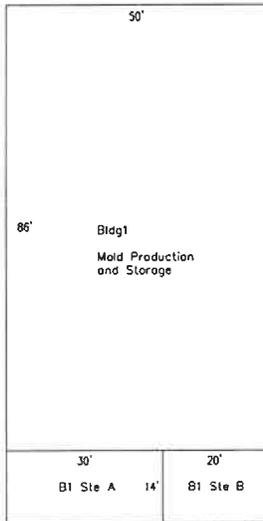
10' 15' 13'

10' Dumpster Rock Bin Sand Bin



Pavement

283'-0 1/4"



242'-9 1/4"

30' 20'  
B1 Ste A 14' B1 Ste B

115'

**NOTES**

Concept site plan1

DRAWN BY: CHECKED BY:

DATE

02/10/2026

*Architectural Effects*  
Design, Manufacturing  
and Installation

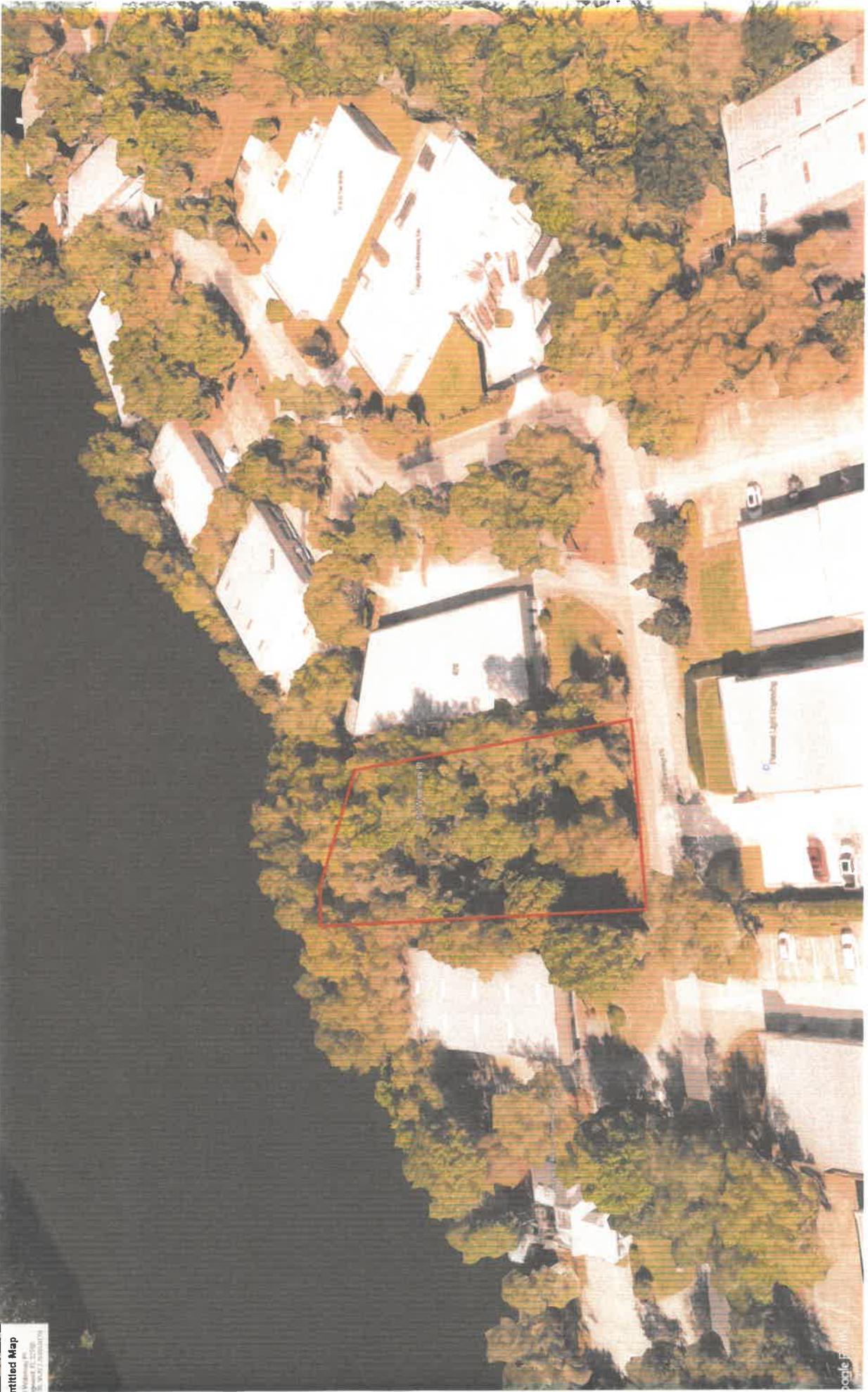
Phone: 407-777-3870 \* Cell: 407-325-2113  
www.ArchitecturalEffects.com \* JohnKal@architecturaleffects.com

850 Waterway Pl  
20-20-30-507-0000-0170

SHEET #

SD1





# ARCHITECTURAL EFFECTS LLC.

## QUALIFICATION STATEMENT

### GENERAL INFORMATION:

EIN: 45-5387743

Florida Effective Date 5/25/2012

Sole Member LLC.

Manufacturer – Precast Concrete, Architectural Precast Concrete

Officer/Owner: John Kalicak; President

Architectural Effects, LLC., formerly Exterior Basics, a premiere architectural precast and foam product manufacturer and installer. Architectural Effects produces architectural precast and foam in accordance with the highest standards of engineering and product performance. We have years of experience exclusively in the masonry accoutrement business.

### HISTORY

Architectural Effects incorporated in May of 2012. This was not a ground up startup, however, it is the culmination of other business successes. Architectural Effects' success is a result of an acquisition of Marbon products and dissolution of Stone Products, LLC. Marbon products was a leading architectural precast manufacturer in the area and ready to retire. Acquisition was an easy choice. Stone Products was a leading veneer stone and architectural foam manufacturer. As Stone Products dissolved, due to market conditions, one employee had a vision for success as the fallout of the recession subsided. As a Director of production at Stone Products he became quite experienced in molds, mold making, and CNC foam machining etc. The experiences with Stone Products and the business association with Marbon Products resulted in a perfect combination. Architectural Effects was the creation of existing employees, proprietary mix designs, and experience.

<https://www.architectureffects.com/>

## MAILING ADDRESS

Architectural Effects, LLC.

1143 E. 30<sup>th</sup> St. Bldg. 142-E

Sanford, FL 32773

Phone- 407.777.3870

## PRODUCTS:

- Architectural Pre – Cast
- Architectural Foam

## SERVICES:

- Architectural Pre-Cast
- Architectural Foam
- Installation
- Brick
- Veneer Stone
- Stone

## INSURANCE:

McLain, Pierce & Assoc, Inc.

720 S. Park Ave

Sanford, FL 32771

P:407-323-8142 F:407-321-4292

## BANKING

Fairwinds Credit Union

8505 Red Bug Lake Rd.

Oviedo, FL 32765

407.366.4868

## SA F E T Y

Workers Compensation experience modification rate - recent

2021 - .83

2022 - .86

2023 - .89

2024 - .91

OSHA Citations past 5 years – None

Time Loss Incidents past 5 years – None

## PR O J E C T S

1. RISE Glen Kernan Park / Precast / Seminole Masonry / \$61k
2. Cirrus Apartments Cocoa / Precast / Seminole Masonry / \$117k
3. Del Webb Minneola / Precast / JK2 Holmes / \$79k
4. Del Webb Viera / Precast / JK2 Holmes / \$75k
5. Publix 1832 / Precast / Souder Masonry / \$32k
6. AC Marriott / Precast / Souder Masonry / \$21k
7. FSDB Gregg Hall / Precast / Lighthouse Masonry / \$6k
8. SCPS Lawton / Precast / Lighthouse Masonry / \$49k

## CU S T O M E R RE F E R E N C E S (C U R R E N T)

Seminole Masonry, JK2 Holmes, Richard Souder Masonry, Pardue Masonry, Lighthouse Masonry, MJS Concrete, American Pools & Spas, Bellagio Custom Homes, Construction Development Corp, Critelli LLC, Dewitt Custom Concrete, Empire Finish Systems, Florida Wall Concepts, Freeport Fountains, Keator Construction, MW Mitchell, R & J Coatings, RL James Inc, RB Marks, RLH Constrction, Schmid

Construction, Southern Skid Steer, Stellar Sign & Design, Taylor Morrison, Charles Hall Construction, Lake Nona Management Co, Park Square Homes, Sanford-Orlando Airport.

#### CUSTOMER REFERENCES (PREVIOUS)

George Lenze Construction, Centex Homes, Beazer Homes, Ryland Homes, Gallery Homes, Pulte Homes, Seminole Masonry, Orleans Homes, Courtelis Construction, Heathrow Development, Bradford Builders, Charles Hall Construction, Dana B Kenyon, Delorenzo Homes, General Shell, Gold Key H.W. Davis, Harbor Hills Development, Janus Building Co, Jones Clayton, , Lamm and Co, McKee Construction, Cocoa Beach Port Authority, Roger B Kennedy, University of Miami and many more custom and commercial builders.

#### TRADE REFERENCES:

- Carpenter P. O Box 75252 Charlotte NC 28275 800-723-7749
- Cemex P.O. Box 905875 Charlotte NC 28290-5870 407-243-5340
- FBM 1924 W. Princeton St, Orlando, FL 32804 407-245-8100
- R.S Elliott 2551 Mercury Dr. Orlando, FL 32807 407-423-3477
- 84 Lumber 3050 Mellonville Avek Sanford, FL 32773 407-708-7400

# Property Record Card



Parcel: **20-20-30-507-0000-0170**  
 Property Address:  
 Owners: **ANTELCO CORP**  
 2026 Market Value \$218,870 Assessed Value \$174,855 Taxable Value \$174,855  
 2025 Tax Bill \$2,488.87 Tax Savings with Non-Hx Cap \$505.05  
 Vac Industrial General property has a lot size of 0.71 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	20-20-30-507-0000-0170
Property Address	
Mailing Address	878 WATERWAY PL LONGWOOD, FL 32750-3573
Subdivision	BIG TREE CROSSING PH 3
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)	\$218,870	\$218,870
Land Value Agriculture	\$0	\$0
Just/Market Value	\$218,870	\$218,870
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$44,015	\$59,911
P&G Adjustment	\$0	\$0
Assessed Value	\$174,855	\$158,959

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,993.92
Tax Bill Amount	\$2,488.87
Tax Savings with Exemptions	\$505.05

## Owner(s)

Name - Ownership Type  
 ANTELCO CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 17  
BIG TREE CROSSING PH 3  
PB 36 PGS 85 & 86

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$174,855	\$0	\$174,855
Schools	\$218,870	\$0	\$218,870
FIRE	\$174,855	\$0	\$174,855
ROAD DISTRICT	\$174,855	\$0	\$174,855
SJWM(Saint Johns Water Management)	\$174,855	\$0	\$174,855

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/22/2019	\$1,000,000	09286/1748	Vacant	No
SPECIAL WARRANTY DEED	10/1/2015	\$115,000	08572/0976	Vacant	No
WARRANTY DEED	6/1/1997	\$111,500	03255/0891	Vacant	Yes
WARRANTY DEED	2/1/1996	\$78,200	03034/0063	Vacant	No
WARRANTY DEED	8/1/1989	\$210,000	02098/0500	Vacant	No
QUIT CLAIM DEED	11/1/1987	\$100	01927/1850	Vacant	No

## Land

Units	Rate	Assessed	Market
28,950 SF	\$8.40/SF	\$218,862	\$218,862
0.08 Acres	\$100/Acre	\$8	\$8

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

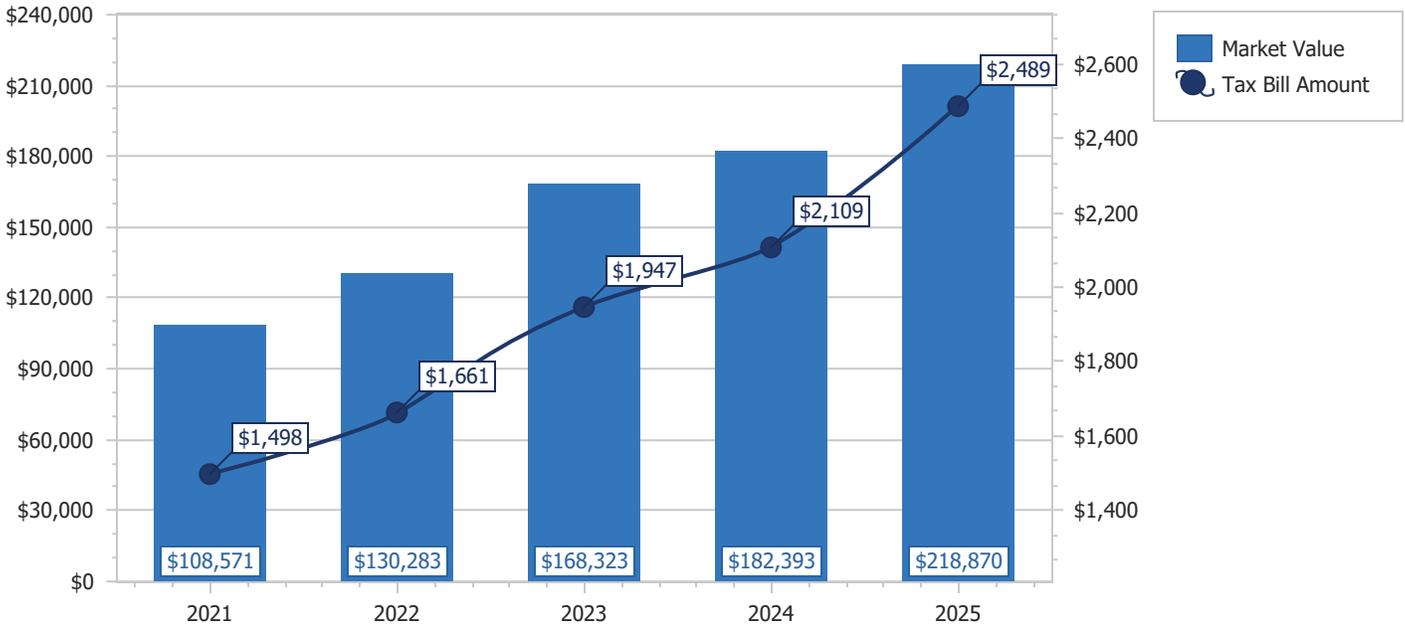
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

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

Utilities	
Fire Station #	Station: 35 Zone: 355
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

\* 2/10/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:09:56  
 PROJ # 26-80000015 RECEIPT # 0039101  
 OWNER:  
 JOB ADDRESS: LOT #:

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00  
 AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRKS01 BALANCE DUE.....: .00  
 CHECK NUMBER.....: 000000014251  
 CASH/CHECK AMOUNTS...: 50.00  
 COLLECTED FROM: ARCHITECTURAL EFFECTS LLC  
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

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

<b>PROJECT NAME:</b>	<b>ARCHFX - PRE-APPLICATION</b>	<b>PROJ #: 26-8000015</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/10/26	
RELATED NAMES:	EP JOHN KALICAK	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	20-20-30-507-0000-0170	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A RESIDENTIAL AND COMMERCIAL CONCRETE PRODUCT MANUFACTURER ON 0.71 ACRES IN THE M-1 ZONING DISTRICT	
NO OF ACRES	0.71	
BCC DISTRICT	4-LOCKHART	
CURRENT ZONING	M-1	
LOCATION	NORTH SIDE OF WATERWAY PL, NORTHEAST OF TREE FORK LN	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JOHN KALICAK ARCHITECTURAL EFFECTS LLC 1143 E 30TH ST SANFORD FL 32773 (407) 690-6071	MATT MORGIONI 850 CARDINAL POINTE CV SANFORD FL 32771 (407) 466-3104	

**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.

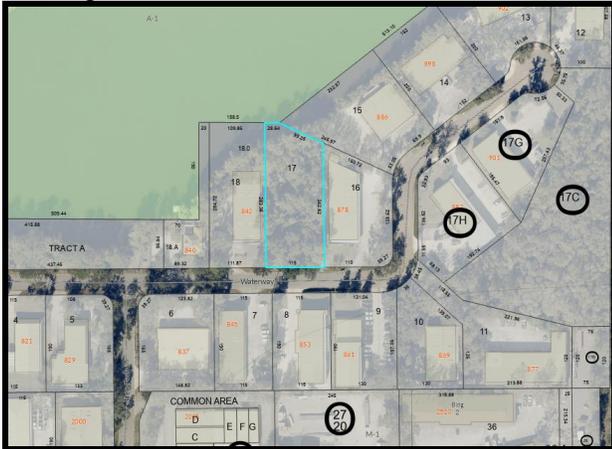
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district.
- The proposed use is permitted within the M-1 (Industrial) zoning district and subject to the Site Plan review process.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height
4	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed).  See the link below for calculating LUI. Section 30.14.6: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>
5	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, as determined by the Development Services Director. SCLDC Section 30.14.4
6	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
7	Buffers and CPTED	All landscaped areas are required to be irrigated. See the following link for requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>

8	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
9	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
10	Building Division	<ul style="list-style-type: none"> <li>- Standard building permitting will apply.</li> <li>- Separate permits required for each building, and/ or stand-alone structures. Examples: each building, stand-alone structures, dumpster/ material structures, signage, fence/ gate systems, access control, etc...</li> </ul>
11	Building Division	- Site, including parking and access to main building functions must be complaint with the Florida Accessibility Code.
12	Comprehensive Planning	<p>Site has a Future Land Use of IND (Industrial). The maximum intensity permitted in this designation is 0.65 floor area ratio. Per Policy FLU 5.3.4 Industrial: The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. Uses - Light manufacturing industry; - Distribution and terminals; - Automobile repair shops; - Warehousing; - Lumberyards and machinery sales; - Paint and body shops; - Trade shops and schools; - Publishing plants; - Stockyards; - Public elementary schools, public middle schools and public high schools; - Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and - Adult entertainment establishments and sexually oriented businesses</p> <p>Based on this, the proposed use of architectural products manufacturing appears consistent with the IND FLU and needs to also be consistent with the underlying zoning.</p>

13	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is an 8" PVC potable water main running along the south side of Waterway Place.
14	Environmental Services	<p>This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal systems (OSTDS) aka septic system would be needed to service it instead. Per House Bill 1379, this OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area.</p> <p>To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a>, 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>
15	Environmental Services	Each person who owns or operates a business or facility in an area zoned or used for industrial or manufacturing purposes, or its equivalent, or who owns or operates a business that has the potential to generate toxic, hazardous, or industrial wastewater or toxic or hazardous chemicals, and uses an onsite sewage treatment and disposal system that is installed on or after July 5, 1989, must obtain an annual system operating permit from the [Health] department. A person who owns or operates a business that uses an onsite sewage treatment and disposal system that was installed and approved before July 5, 1989, does not need to obtain a system operating permit. However, upon change of ownership or tenancy, the new owner or operator must notify the [Health] department of the change, and the new owner or operator must obtain an annual system operating permit, regardless of the date that the system was installed or approved.
16	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
17	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a>.</p> <p>This page can also be navigated to from our official website via Departments and Services -&gt; Utilities -&gt; Utilities Engineering -&gt; Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page.</p> <p>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>

18	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
19	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
20	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
21	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
22	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
23	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
24	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
25	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)
26	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
27	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)

28	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
29	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
30	Natural Resources	According to the county wetland maps, wetlands are possibly located on the southern portion of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **
31	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.
32	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional post-development wetland boundaries.
33	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the post-development 100-year flood plain.
34	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafil.org">http://www.scpafil.org</a> Zoning, Future Land Use, FEMA, Aerials
35	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)

36	Planning and Development	<p>The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district. The proposed use is a permitted use in the M-1 zoning district.</p> <p>The uses permitted in the M-1 zoning district can be found in SCLDC Section 30.5.2. Permitted use table  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUS_TAF0">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUS_TAF0</a></p>
37	Planning and Development	<p>Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.</p>
38	Planning and Development	<p>Outdoor lighting fixtures shall be located no less than 50 feet from any property having a residential future land use designation or a residential zoning classification. SCLDC Section 30.15.5</p>
39	Planning and Development	<p>SCLDC Part 16 - Performance Standards - All uses conducted in commercial and industrial districts must conform to the standards of performance described in this part and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare. Please see this section for additional information.</p>
40	Planning and Development	<p>The proposed project is subject to Site Plan review process: SCLDC Chapter 40.</p> <p>Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a></p>
41	Planning and Development	<p>Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. The parking requirement for manufacturing and warehouses is 1 space for every 2 employees, plus 1 space for each company vehicle.</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a></p>
42	Planning and Development	<p>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.</p>

43	Planning and Development	<p>At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking.</p> <p>Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements.</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>(b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.</p>
44	Planning and Development	<p>The building setbacks for the M-1 zoning district are:</p> <p>Front - 50 feet  Side yard - 10 feet  Rear - 10 feet</p>
45	Planning and Development	<p>The maximum allowable building height is 35 feet.</p>
46	Planning and Development	<p>The subject site has an Industrial Future Land Use designation which allows a maximum floor area ratio (F.A.R.) of 0.65.</p> <p>Floor area ratio definition: The floor area ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>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.</p>

47	Planning and Development	<p>At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirements.</p> <p>Open space definition: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</p> <p>SCLDC Section 30.14.2 Open Space:</p> <ul style="list-style-type: none"> <li>• Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4.</li> <li>• Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</li> </ul>
48	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1
49	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1
50	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm.
51	Public Safety - Fire Marshal	Fire Department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provide access to the interior of building. NFPA 1, SECTION 18.2.3.2.1
52	Public Safety - Fire Marshal	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 feet (450 feet if equipped with an automatic fire sprinkler system) from fire department access roads as measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 NFPA 1)

53	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2
54	Public Safety - Fire Marshal	* Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.
55	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
56	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.
57	Public Works - Engineering	The proposed project is located within the Soldier Creek drainage basin.
58	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.

59	Public Works - Engineering	Based on a preliminary review, the site is part of a master drainage system. The site will have to show that it was included in the drainage system and meets the required permitted conditions.
60	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally west.
61	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the existing onsite pond.
62	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
63	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>
64	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
65	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along the roadway frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.
66	Public Works - Impact Analysis	No Review Required.
67	Public Works - Water Quality	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.
68	Public Works - Water Quality	Section 270.397(a) Prohibits the discharge of pollutants other than stormwater to the County's stormwater system. Any discharge from the proposed pre-cast production activities should be appropriately permitted and treated to prevent discharge to surrounding waterways and stormwater systems.

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Phil Kersey <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061 <a href="mailto:bpaz@seminolecountyfl.gov">bpaz@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>
Public Works - Water Quality	Shannon Wetzel (407) 665-2455 <a href="mailto:swetzel@seminolecountyfl.gov">swetzel@seminolecountyfl.gov</a>

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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7374 no later than noon on Friday, February 27, 2026, in order to place you on the Wednesday, March 4, 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](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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0200**

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**Title:**

**10:40AM (TEAMS) TRINITY PREP SCHOOL REZONE - PRE-APPLICATION**

**Project Number:** 26-80000014

**Project Description:** Proposed Rezone from A-1 to PD for an existing school on 45.86 acres located on the southeast corner of Aloma Ave and Trinity Prep Ln

**Project Manager:** David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

**Parcel ID:** 36-21-30-300-017A-0000

**BCC District:** 1-Dallari

**Applicant:** Bryon Lawson (321) 282-2521

**Consultant:** Richard Baldocchi (407) 599-1122



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

PROJ. #: 26-80000014  
 Received: 2/9/26  
 Paid: 2/11/26

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Trinity Preparatory School - Rezoning	
PARCEL ID #(S): 36-21-30-300-017A-0000	
TOTAL ACREAGE: <del>34.87</del> ac <b>45.86</b>	BCC DISTRICT: District 1
ZONING: A-1	FUTURE LAND USE: PUBS

**APPLICANT**

NAME: Byron M. Lawson	COMPANY: Trinity Preparatory School of Florida, Inc.
ADDRESS: 5700 Trinity Prep. Lane	
CITY: Winter Park	STATE: FL                      ZIP: 32792
PHONE: (321) 282 - 2521	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>

**CONSULTANT**

NAME: Richard V. Baldocchi	COMPANY: AVCON, Inc.
ADDRESS: 5555 E. Michigan Street, Suite 200	
CITY: Orlando	STATE: FL                      ZIP: 32822
PHONE: (407) 599 - 1122	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

Description of proposed development: A Pre-Application meeting is being requested to discuss a rezoning to PD

**STAFF USE ONLY**

COMMENTS DUE: <b>2/20</b>	COM DOC DUE: <b>2/26</b>	DRC MEETING: <b>3/4</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>A-1</b>	FLU: <b>Pubs</b>	LOCATION:
W/S: <b>Seminole County</b>	BCC: <b>1: Dallari</b>	<b>on the southeast corner of Aloma Ave and Trinity Prep Ln</b>

Agenda: 2/27



AVCON, INC.  
ENGINEERS & PLANNERS

5555 E. Michigan St., Suite 200  
Orlando, FL 32822-2779  
Phone: (407) 599-1122  
Fax (407) 599-1133  
www.avconinc.com

February 6, 2026

**Seminole County Government**  
Planning & Development Division  
1101 East First Street  
2<sup>nd</sup> Floor, West Wing Room 2028  
Sanford, FL 32771

**Reference: Trinity Preparatory School  
Rezoning Pre-Application Narrative**

Dear Staff:

This application and letter are being submitted to request a pre-application meeting for the rezoning of the Trinity Preparatory School Campus parcel. The school is located within both Seminole and Orange County at 5700 Trinity Prep Lane, Winter Park, FL 32792. The Seminole County Parcel ID number is: 36-21-30-3000-017A-0000.

The school is interested in rezoning the parcel from its current zoning designation 'A-1' to Planned Development (PD). The school is currently operating under a special exception for its current use on an Agricultural-zoned property, and as such is required to modify the special exception in order to proceed with any campus improvements.

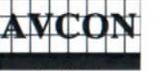
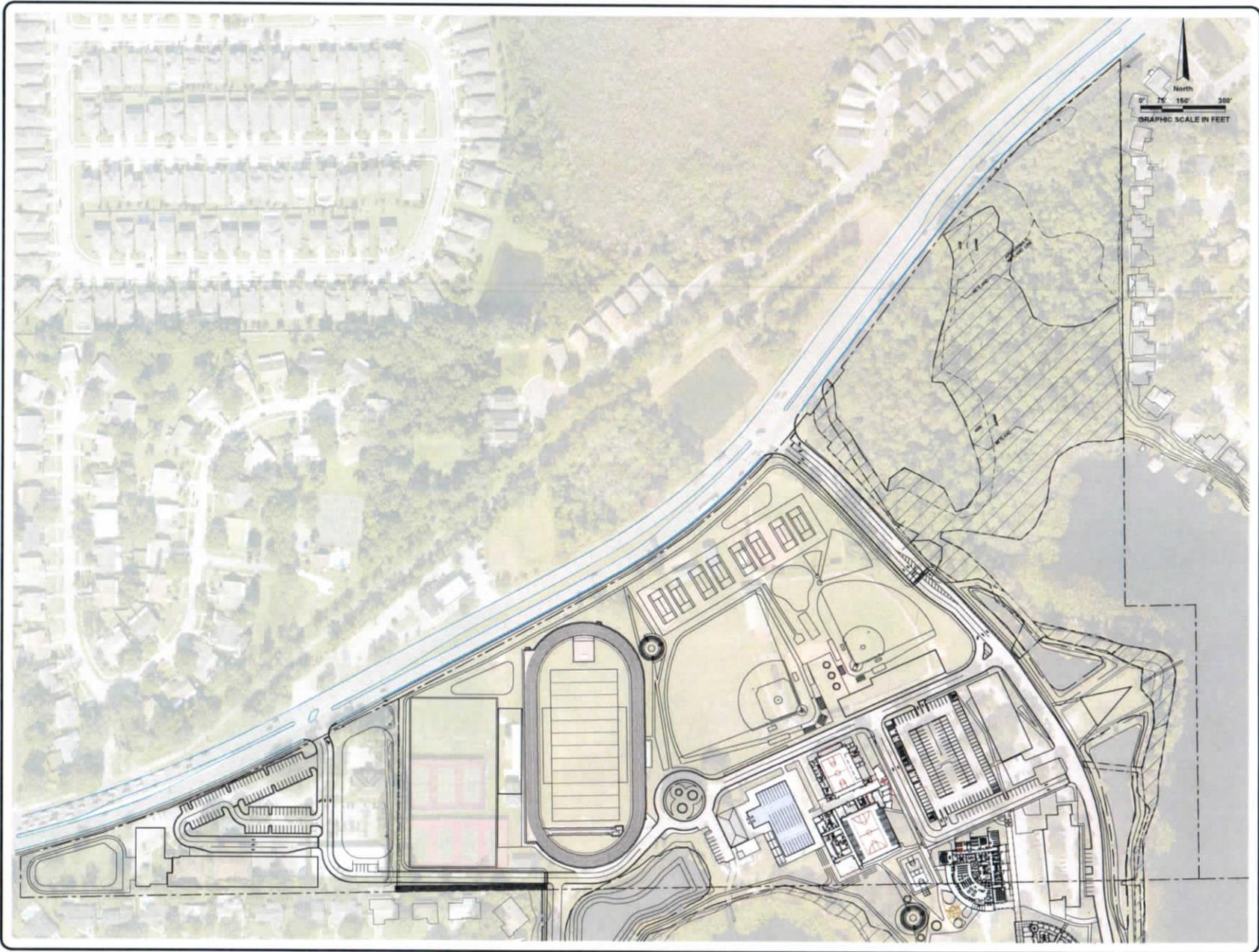
The rezoning to a PD is intended to streamline the future permitting process between the school and Seminole County for a number of upcoming proposed projects. Enclosed with this letter is the required Site Map of the existing conditions and an overlay of the proposed school master plan. These future site modifications are not intended to be included with the rezoning application and will be submitted for review through the proper permitting channels.

Sincerely,

AVCON, INC.

A handwritten signature in black ink that reads "R. V. Baldocchi".

Rick Baldocchi, P.E.  
Vice President



**AMCON, INC.**  
 ENGINEERS & PLANNERS  
 1114 S. HUNTERS LANE, SUITE 100, WILMINGTON, DE 19804  
 (302) 438-7000 FAX: (302) 438-7001  
 LICENSED PROFESSIONAL ENGINEERS AND PLANNERS, STATE OF DELAWARE

WADLEY ELLIOTT, P.E.  
 D. P.E. 0002

**TRINITY  
 PREPARATORY  
 SCHOOL**

LAND USE PLAN (LUP)

**PROPOSED  
 MASTER PLAN**

ATTENTION:  
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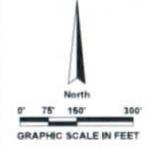
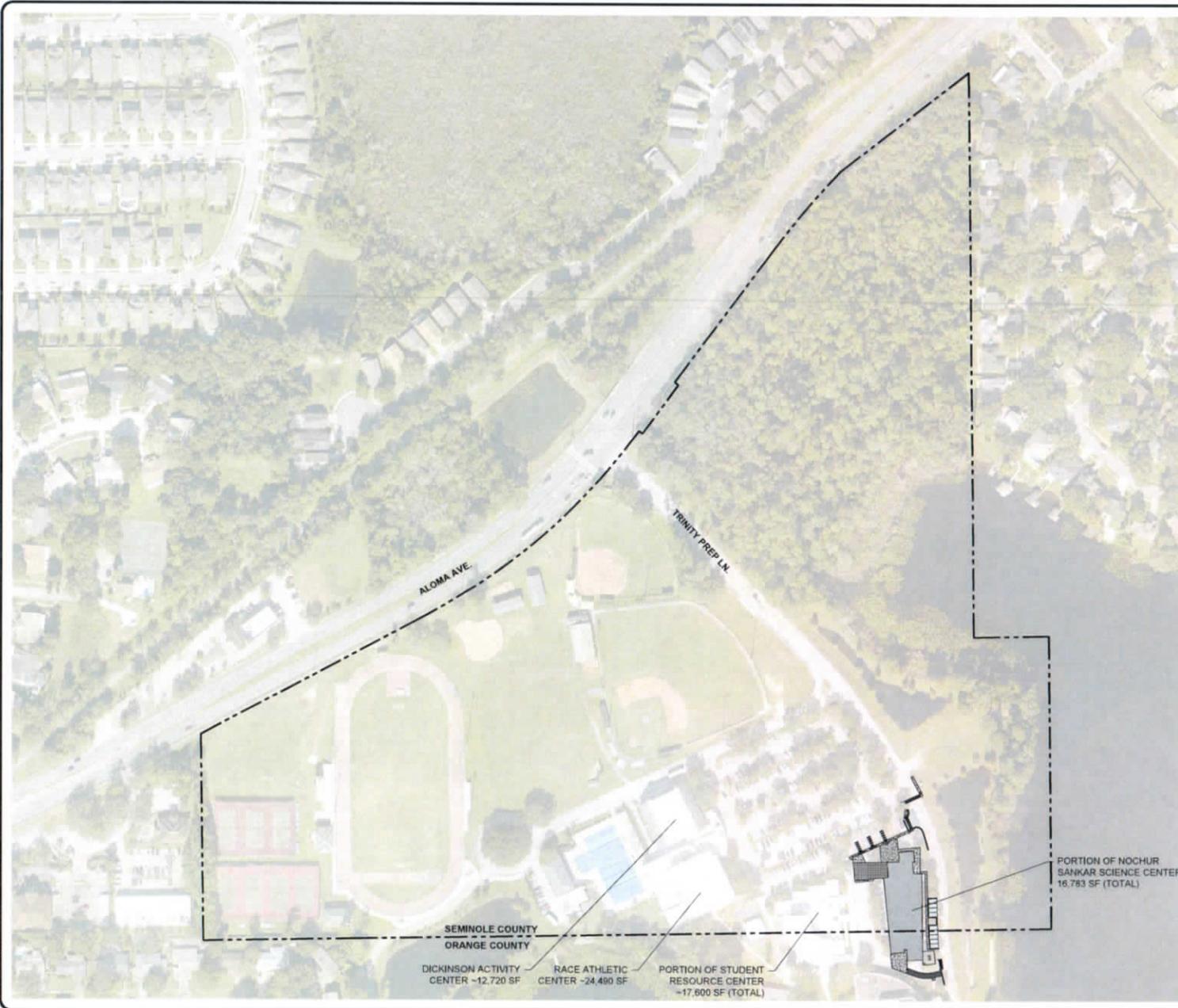
**SCALE:**

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: BRE  
 DRAWN BY: BRE  
 CHECKED BY: RJS  
 APPROVED BY: RJS  
 DATE: 2026-2-9

AMCON PROJECT No. 2025.2541.05

**SHEET NUMBER  
 EX-02**



AVCON, INC.  
ENGINEERS & PLANNERS  
1111 E. WASHINGTON ST., SUITE 200, ORLANDO, FL 32817  
(407) 241-1111 • FAX: (407) 241-1111  
CONTRACTS TO BE OPENED TO BE OPENED FROM 10:00 AM TO 4:00 PM

BRADLEY ISWELL, P.E.  
FL REG. 9882

**TRINITY  
PREPARATORY  
SCHOOL**

LAND USE PLAN (LUP)

**EXISTING SITE  
CONDITIONS**

NOTATION  
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SCALE:

REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: BRE  
DRAWN BY: BRE  
CHECKED BY: RJS  
APPROVED BY: RJS  
DATE: 2026-2-6

AVCON PROJECT No. 2025.2541.05

**SHEET NUMBER  
EX-01**

# Property Record Card

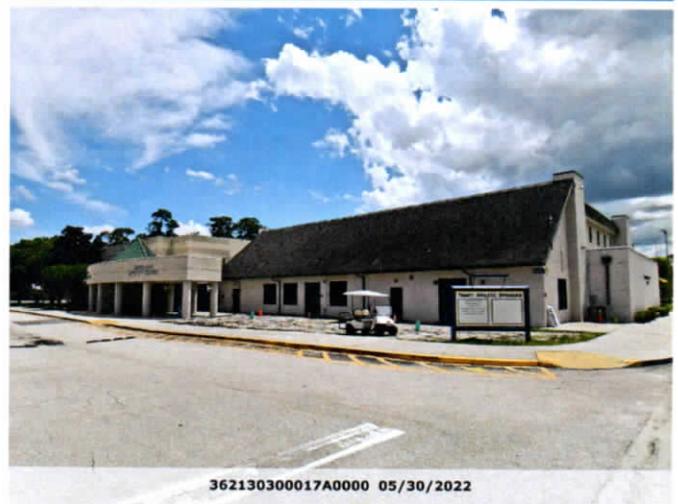


Parcel: **36-21-30-300-017A-0000**  
 Property Address: **5700 TRINITY PREP LN WINTER PARK, FL 32792**  
 Owners: **TRINITY PREPARATORY SCHOOL OF FLA INC**  
 2026 Market Value \$5,439,535 Assessed Value \$2,880,057 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$73,608.82  
 Private School & College property w/1st Building size of 615 SF and a lot size of 45.86 Acres

## Parcel Location



## Site View



362130300017A0000 05/30/2022

## Parcel Information

Parcel	36-21-30-300-017A-0000
Property Address	5700 TRINITY PREP LN WINTER PARK, FL 32792
Mailing Address	5712 TRINITY PREP LN WINTER PARK, FL 32792
Subdivision	
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	30-EDUCATION (2007)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$1,104,558	\$1,133,111
Depreciated Other Features	\$473,767	\$386,834
Land Value (Market)	\$3,861,210	\$3,861,210
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,439,535	\$5,381,155
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,559,478	\$2,762,921
P&G Adjustment	\$0	\$0
Assessed Value	\$2,880,057	\$2,618,234

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$73,608.82
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$73,608.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

TRINITY PREPARATORY SCHOOL OF FLA INC

## Legal Description

SEC 36 TWP 21S RGE 30E E 1/2 OF SW 1/4 S OF  
ST RD 426 + E 400 FT OF SW 1/4 OF SW 1/4 S  
OF RD + S 660 FT OF W 165 FT OF E 1/2 (34.87  
AC)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,880,057	\$2,880,057	\$0
Schools	\$5,439,535	\$5,439,535	\$0
FIRE	\$2,880,057	\$2,880,057	\$0
ROAD DISTRICT	\$2,880,057	\$2,880,057	\$0
SJWM(Saint Johns Water Management)	\$2,880,057	\$2,880,057	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1980	\$100	01313/0162	Vacant	No

## Land

Units	Rate	Assessed	Market
34.17 Acres	\$113,000/Acre	\$3,861,210	\$3,861,210

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	615
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$99,286
Assessed	\$41,700

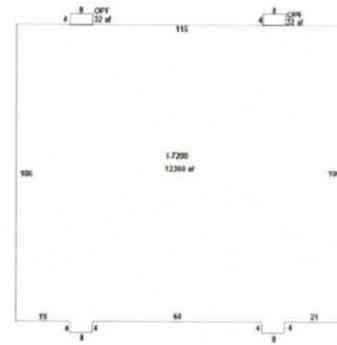


Building 1

\* Year Built = Actual / Effective

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	12360
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,654,776
Assessed	\$852,210

\* Year Built = Actual / Effective



Building 2

### Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	32
OPEN PORCH FINISHED	32

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	735
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$107,079
Assessed	\$65,050

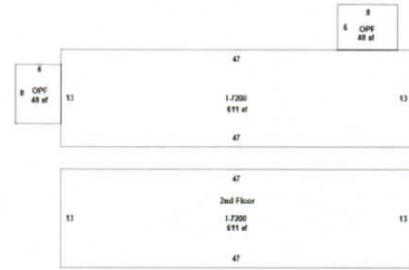
\* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1222
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$198,092
Assessed	\$145,598

\* Year Built = Actual / Effective



Building 4

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	48
OPEN PORCH FINISHED	48

Permits				
Permit #	Description	Value	CO Date	Permit Date
07810	5712 TRINITY PREP LN: SITE LIGHTING-site lighting	\$19,365		7/9/2025
06745	5712 TRINITY PREP LN: SIGN (POLE,WALL,FACIA)-NEW BUILDING - ALUM FABRICATED SIGNS	\$0		5/21/2025
09787	5719 TRINITY PREP LN: CONSTRUCTION TRAILER-Construction Trailer	\$10,000		10/16/2024
19341	5712 TRINITY PREP LN: SCHOOLS OR EDUCATIONAL BLDGS-Tilt wall, Steel floor and roof framing	\$17,000,000	8/20/2025	7/23/2024
03790	5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-	\$21,000		8/15/2022
19645	5720 TRINITY PREP LN: SIGN (POLE,WALL,FACIA)-scoreboard	\$27,000		1/31/2022
10441	5722 TRINITY PREP LN: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-SHADE STRUCTURE FOR POOL DECK	\$125,000		12/1/2020
03029	5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCORBOARD	\$28,515		5/5/2020
03027	5726 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCOREBOARD	\$10,140		4/30/2020
16354	5700 TRINITY PREP LN: FENCE/WALL COMMERCIAL-Masonry Wall	\$37,914		12/20/2019

06515	5700 TRINITY PREP LN: OTHER BUILDING COMMERCIAL-Guard House	\$20,000	9/18/2019	7/30/2019
06583	5720 TRINITY PREP LN: SWIMMING POOL COMMERCIAL-swimming pool with decking	\$200,000		6/26/2019
12612	REROOF- 5722 TRINITY PREP LN	\$31,000		9/18/2018
12259	ELECTRICAL	\$28,000		8/29/2018
00455	INSTALL SHADE CANOPY FOR 3 EXISTING BLEACHERS	\$2,450		1/8/2018
06564	FIRE ALARM SYSTEM INSTALLATION - 5690 TRINITY PREP LN	\$500		6/15/2015
06563	FIRE ALARM SYSTEM INSTALLATION - 5686 TRINITY PREP LN	\$500		6/15/2015
06566	FIRE ALARM SYSTEM INSTALLATION - 5694 TRINITY PREP LN	\$500		6/15/2015
06567	FIRE ALARM SYSTEM INSTALLATION - 5674 TRINITY PREP LN	\$500		6/15/2015
06568	FIRE ALARM SYSTEM INSTALLATION - 5678 TRINITY PREP LN	\$500		6/15/2015
06569	FIRE ALARM SYSTEM INSTALLATION - 5682 TRINITY PREP LN	\$500		6/15/2015
04092	MECHANICAL - 5720 TRINITY PREP LN	\$29,789		4/17/2015
07494	ELECTRICAL - 5732 HUBBARD FIELD WAY	\$1,200		7/30/2014
05825	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5690 TRINITY PREP LN	\$25,000	8/8/2014	6/13/2014
05833	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5686 TRINITY PREP LN	\$25,000	8/8/2014	6/13/2014
05860	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5674 TRINITY PREP LN	\$25,000	8/8/2014	6/13/2014
05843	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5678 TRINITY PREP LN	\$25,000	8/8/2014	6/13/2014
05842	INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5682 TRINITY PREP LN	\$25,000	8/8/2014	6/13/2014
04696	2 OPEN-AIRED STEEL BUILDINGS FOR BATTING CAGES - EXISTING IRRIGATION SYSTEM TO BE RE-ROUTED AROUND BUILDING AREAS - NO ELECTRIC - 5732 HUBBARD FIELD WAY	\$26,000	9/9/2014	5/16/2014
03155	INSTALL TEMPORARY PORTABLE CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5694 TRINITY PREP LN	\$25,000	8/8/2014	4/9/2014

02219	CONSESSION STAND - 5726 HUBBARD FIELD WAY	\$175,000	8/30/2013	3/28/2013
02221	RESTROOM BUILDING - 5726 HUBBARD FIELD WAY	\$150,000	8/23/2013	3/28/2013
08304	FIRE ALARM SYSTEM INSTALLATION - 5722 TRINITY PREP LN	\$6,440		10/24/2011
05080	ADDITION TO ACTIVITY CENTER; PAD PER PERMIT 5722 TRINITY PREP LN	\$75,000	12/30/2011	6/22/2011
06335	INSTALL 6 LIGHT POLES FOR BALL FIELDS; PAD PER PERMIT 5711 TRINITY PREP LN	\$74,000		6/13/2008
05366	ATHLETIC UTILITY BUILDING; PAD PER PERMIT 5732 HUBBARD FIELD WAY	\$90,000	1/23/2009	5/21/2008
08510	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5743 HUBBARD FIELD WAY	\$7,250		7/21/2006
06744	OTHER NONRESIDENTIAL BUILDINGS/SHADE CANOPY	\$30,000		6/8/2006
02860	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 5743 HUBBARD FIELD WAY	\$1,720		3/15/2006
00771	NEW CONSTRUCTION - MAINT BLDG; PAD PER PERMIT 5743 HUBBARD FIELD WAY	\$200,000	8/23/2006	1/24/2006
20289	REROOF AUDITORIUM; PAD PER PERMIT 5720 TRINITY PREP LN	\$46,250		11/30/2005
15144	REROOF 2 DUGOUTS, SHED, CONCESSION STAND, & PART OF GYM W/SHINGLES DUE TO HURRICANE; PAD PER PERMIT 5720 TRINITY PREP LN	\$21,000		11/22/2004
14714	SIGN CHANGEOUT - 60" X 120"	\$10,800		11/16/2004
12158	INSTALL NEW SCOREBOARD @ FOOTBALL FIELD	\$2,500		10/13/2004
09090	BATTING CAGES; PAD PER PERMIT 5732 HUBBARD FIELD WAY	\$85,000		9/1/2002
07056	INSTALL FIRE ALARM SYSTEM TRINITY PREP SCHOOL	\$2,198		7/1/2001
05896	INSTALL FIRE ALARM SYSTEM	\$9,800		6/1/2001
11076	PLUMBING	\$0		12/1/2000
08398	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5720 TRINITY PREP LN	\$18,800		9/11/2000
07086	REROOF	\$7,520		8/1/2000
06887	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5764 TRINITY PREP LN	\$1,100		7/26/2000
06734	INSTALL FIRE SPRINKLER SYSTEM/MAIN	\$24,178		7/21/2000
05320	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5700 HUBBARD FIELD WAY	\$12,652		6/8/2000
02914	MISC ELECTRIC WIRING; PAD PER PERMIT 5702 TRINITY PREP LN	\$0		4/1/2000
00926	AMUSEMENT - SOCIAL & RECREATION; PAD PER PERMIT 5720 TRINITY PREP LN	\$1,920,000		2/1/2000
02411	NO PERMIT; ADD/ALT; PAD PER CO 5720 TRINITY PREP LN	\$0	8/8/2001	1/1/2000
06941	ALUMINUM BLEACHERS; PAD PER PERMIT 5700 TRINITY PREP LN	\$48,920		8/1/1999
06809	FOUNDATION ONLY; PAD PER PERMIT 5700 TRINITY PREP LN	\$8,000		8/1/1999

06349	PRESS BOX; PAD PER PERMIT 5720 TRINITY PREP LN	\$150,000	5/10/2000	7/1/1999
04878	POOL, DECK, & EQUIPMENT AREA; PAD PER PERMIT 5720 TRINITY PREP LN	\$750,000		6/1/1998
07959	4 DUGOUTS FOR TRINITY PREP; PAD PER PERMIT 5700 TRINITY PREP LN	\$81,000		12/1/1996
06952	PARKING LOT LIGHTS/POLES; PAD PER PERMIT 5741 TRINITY PREP LN	\$60,000		10/1/1996
03910	TRINITY PREP ENTRY WALL	\$200,000		6/1/1996
02866	TEMPORARY MODULAR OFFICE BLDG	\$12,000		5/1/1996
05393	FIRETRONICS	\$3,100		8/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL - SF	1979	3500	\$303,450	\$182,070
PATIO CONC	1979	400	\$2,176	\$1,306
WOOD DECK	1979	1938	\$13,372	\$8,023
COMMERCIAL ASPHALT DR 2 IN	1980	53240	\$143,748	\$86,249
COMM: TENNIS COURT - SF	1980	27210	\$275,365	\$165,219
POLE LIGHT 4 ARM	1980	4	\$30,900	\$30,900

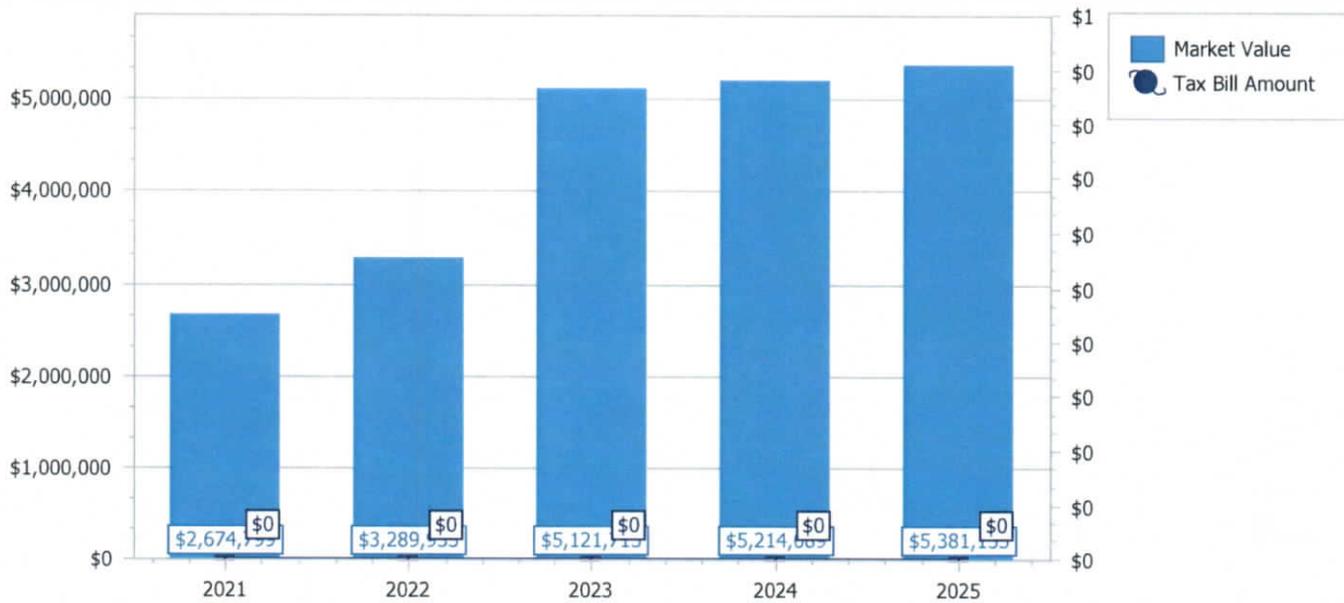
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	PUBS
Description	

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

Utilities	
Fire Station #	Station: 23 Zone: 236
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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/11/2026 11:50:11 AM  
**Project:** 26-80000014  
**Credit Card Number:** 44\*\*\*\*\*2326  
**Authorization Number:** 800784  
**Transaction Number:** 110226O17-01720AC3-0E38-49EB-9911-2FDE824D0493  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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

<b>PROJECT NAME:</b>	<b>TRINITY PREP SCHOOL REZONE - PRE-APPLICATION</b>	<b>PROJ #: 26-80000014</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/09/26	
RELATED NAMES:	EP RICHARD BALDOCCHI	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	36-21-30-300-017A-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO PD FOR AN EXISTING SCHOOL ON 45.86 ACRES LOCATED ON THE SOUTHEAST CORNER OF ALOMA AVE AND TRINITY PREP LN	
NO OF ACRES	45.86	
BCC DISTRICT	Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST CORNER OF ALOMA AVE AND TRINITY PREP LN	
LOCATION PART 2		
LOCATION PART 3		
FUTURE LAND USE-	PUBS	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BRYON LAWSON TRINITY PREPARATORY SCHOOL OF FLORIDA INC 5700 TRINITY PREP LN WINTER PARK FL 32792 (321) 282-2521 [REDACTED]	RICHARD BALDOCCHI AVCON INC 5555 E MICHIGAN ST STE 200 ORLANDO FL 32822 (407) 599-1122 [REDACTED]	

**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.

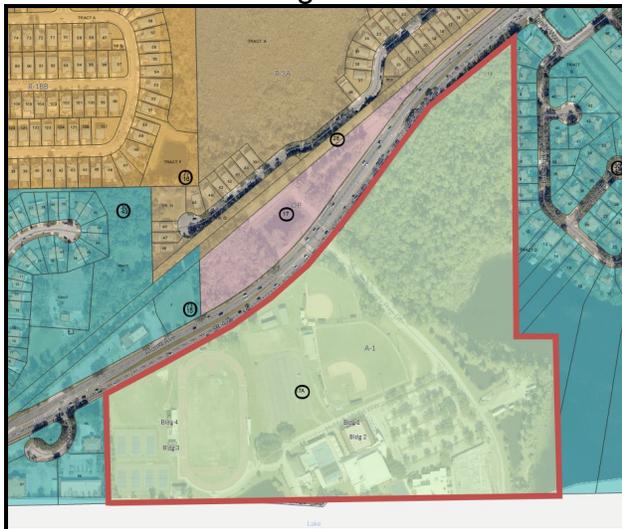
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

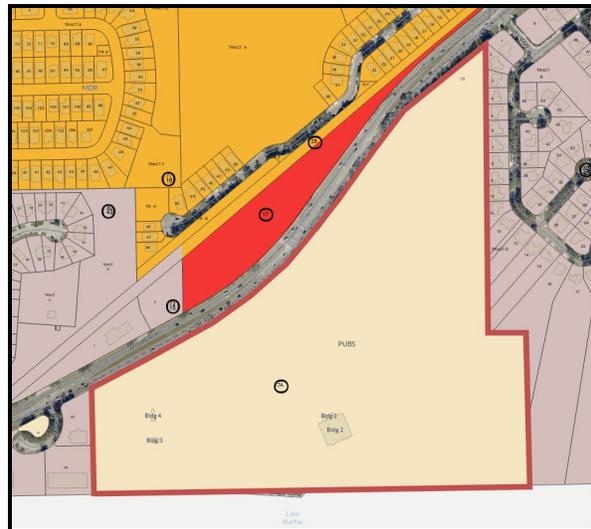
- The subject property has a Future Land Use of PUBS and a Zoning of A-1. A Future Land Use Amendment and Rezone will be required for PD.
- Subject property crosses Seminole County and Orange County boundaries and will require coordination from the applicant between both Counties.
- All PD (Planned Development) requirements, such as greater benefit(s), must be met for rezoning.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning: **A-1**



Future Land Use: **PUBS**



Aerial



## AGENCY/DEPARTMENT COMMENTS

	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.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
3.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>	Info Only
4.	Buffers and CPTED	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 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
5.	Buffers and CPTED	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: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a>	Info Only
6.	Buffers and CPTED	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 <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>	Info Only
7.	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	Info Only

		and soil moisture categories listed in the Florida Friendly Plant List and database.	
8.	Building Division	Permitting Requirements for Future Construction- - 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
9.	Building Division	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
10.	Comprehensive Planning	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
11.	Comprehensive Planning	Site has a Future Land Use of PUBS (Public, Quasi-Public), please note Policy FLU 5.3.2 Public, Quasi-Public: The purpose and intent of this land use is to identify locations for a variety of public and quasi-public uses, transportation, communication, and utilities. Public and quasi-public uses are designated on the Exhibit FLU: Future Land Use Map in areas where public and quasi-public uses are established and in areas reserved for future public use. The maximum intensity permitted in this designation is 0.65 floor area ratio. Uses: - Public and private recreation, education, and library facilities; - Public elementary schools, public middle schools, and public high schools; Special Provisions - As many of these uses are appropriately located in proximity to residential areas, these uses are permitted through a special exception to the existing zoning classification.	Info Only
12.	Environmental Services James Van Alstine	Seminole County Utilities has no objections to the proposed rezone. Future development will be serviced by Seminole County water/sewer.	Info Only
13.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)	Info Only
14.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only
15.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us	Info Only

		<p>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:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
16.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40.  Information can be found at:  <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>	Info Only
17.	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required during final engineer/site plan phase. (Part 64 Chapter 30, sec. 30.15.1.)</p>	Info Only
18.	Planning and Development	<p><b>The following steps will be required in order to pursue the proposed development:</b>  <b>1st step-</b> 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&amp;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).  <b>2nd step-</b> Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). <i>Steps 2 &amp; 3 may be submitted concurrently;</i> however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.  <b>3rd Step-</b> 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). Note: These steps may vary if subdivision is proposed.</p>	Info Only
19.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) the Applicant is required to provide a narrative on how the proposed</p>	Info Only

		<p>development addresses the following:</p> <p><b>(1)</b> How the proposed development addresses the goals of the Comprehensive Plan.</p> <p><b>(2)</b> Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p><b>(3)</b> How the proposed development provides an innovative approach to land development.</p> <p><b>(4)</b> A description of benefits to the County that cannot be achieved under the existing provisions of this Code. Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <p><b>(1)</b> Natural resource preservation.</p> <p><b>(2)</b> Crime Prevention (CPTED).</p> <p><b>(3)</b> Neighborhood/community amenities.</p> <p><b>(4)</b> Provision of affordable or workforce housing.</p> <p><b>(5)</b> Reduction in vehicle miles traveled per household.</p> <p><b>(6)</b> Transit-oriented development.</p> <p><b>(7)</b> Provision of new multimodal connectivity.</p> <p><b>(8)</b> Innovation in water or energy conservation.</p> <p><b>(9)</b> Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p>	
20.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals:</p> <p><b>(1)</b> Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p><b>(2)</b> 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>	Info Only
21.	Planning and Development	<p>Please see Land Development Code Sec. 30.11.7.4, Sec. 30.11.7.5 - 30.11.7.5, and Sec. 30.9.1.5 (c) for requirements on parking/bicycle spaces.</p>	Info Only
22.	Planning and Development	<p>Per SCLDC Sec. 30.8.5(g), the Open Space requirements for a Planned Development have a minimum required usable open space of twenty-five percent (25%), and per Sec. 30.7.3. - Dimensional Standards Table, the maximum</p>	Info Only

		building height is thirty-five (35) feet.	
23.	Planning and Development	<p>The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p><b>(1)</b> The pond shall be sodded or dressed with equivalent ground cover; and</p> <p><b>(2)</b> 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.</p> <p><b>(3)</b> For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p><b>(4)</b> 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.</p>	Info Only
24.	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.</p> <p><b>Community Meeting Procedures Section 30.3.5.3</b></p> <p>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.</p> <p>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
25.	Planning and Development	<p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 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</p>	Info Only

		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.	
26.	Planning and Development	Per Sec. 30.13.3 (c) - Flags. A maximum of four (4) flags may be placed on any parcel. The maximum size of each flag shall be thirty-five (35) square feet. Should the property owner desire, one (1) large flag, a flag not exceeding one hundred forty (140) square feet may be flown in lieu of the four (4) smaller flags.	Info Only
27.	Planning and Development	See Land Development Code Sec. 30.13.3 for sign requirements.	Info Only
28.	Planning and Development	Per Sec. 30.14.15 (a) - Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen.	Info Only
29.	Planning and Development	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard: Fifty (50) feet, Rear yard: Thirty (30) feet, Side Yard: Ten (10) feet, Side Street: Fifty (50) feet.	Info Only
30.	Planning and Development	Please note "Sec. 30.11.3. - Quantities of parking required. Table 11.3-A: Minimum Parking Required" for parking requirements.	Info Only
31.	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.	Info Only
32.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.	Info Only
34.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
35.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
36.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1 )	Info Only
37.	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	Info Only

		<p>provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2</p>	
38.	Public Safety - Fire Marshal	<p>Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.</p>	Info Only
39.	Public Works - Engineering	<p>No specific issues with the proposed rezone. Please note that there appear to be future changes to the site proposed. Any changes to the site will have to be evaluated for drainage. Additional drainage improvements may be needed at that time.</p>	Info Only
40.	Public Works - Engineering	<p>No specific traffic issues noted with the rezone. Please note that any change to the number of students may require additional near site traffic improvements. These improvements would have to be reviewed and determined at that time.</p>	Info Only
41.	Public Works - Impact Analysis	<p>No review required at this time.</p>	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	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0187**

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**Title:**

**MONROE OFFICE PARK - PRE-APPLICATION**

**Project Number:** 26-80000012

**Project Description:** Proposed Land Use Amendment to reactivate the previous planned development approval on 1.60 acres located on the west side of Monroe Rd, north of Church St

**Project Manager:** David German (407) 665-1386 (dgerman@seminolecountyfl.gov)

**Parcel ID:** 16-19-30-5AC-0000-046A

**BCC District:** 5-Herr

**Applicant:** Daniel Sanchez (407) 800-6831

**Consultant:** Luis Rosado (787) 901-2776



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

PROJ. #: 26-80000012  
 Received: 2/5/26  
 Paid: 2/5/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME: Monroe Office Park	
PARCEL ID #(S): 16-19-30-5AC-0000-046A	
TOTAL ACREAGE: +/- 1.60 Acres	BCC DISTRICT: <del>5-Carey</del> 5: Herr
ZONING: PD - <del>Planned Development (expired)</del>	FUTURE LAND USE: HIP-TI - Higher Intensity Planned Development - Target Industry

**APPLICANT**

NAME: Daniel Sanchez	COMPANY: MSE Development Corp	
ADDRESS: 4517 Small Creek Rd		
CITY: Kissimmee	STATE: FL	ZIP: 34744
PHONE: (407) 800-6831	EMAIL: [REDACTED]	

**CONSULTANT**

NAME: Luis J. Burgos Rosado	COMPANY: LBR Solution Experts	
ADDRESS: 12308 Northover Loop		
CITY: Orlando	STATE: FL	ZIP: 32824
PHONE: (787)901-2776	EN [REDACTED]	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> SUBDIVISION	<input checked="" 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>Planned Development (PD) Amendment / Reactivation (Zoning Case No. Z2008-65).</u>				

**STAFF USE ONLY**

COMMENTS DUE: 2/13	COM DOC DUE: 2/19	DRC MEETING: 3/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: HIPTI	LOCATION: on the west side of Monroe Rd, north of Church St
W/S: Seminole County	BCC: 5: Herr	

Agenda: 2/27



12308 Northover Loop  
Orlando, FL 32824  
P: (787) 901-2776 | E: [REDACTED]

February 4, 2026

Seminole County  
Planning & Development Division  
1101 East First St, Room 2028  
Sanford, FL 32771

**VIA EMAIL:** [EPLANDESK@SEMINOLECOUNTYFL.GOV](mailto:EPLANDESK@SEMINOLECOUNTYFL.GOV)

**RE: MONROE OFFICE PARK – PRE APPLICATION & PLANNED DEVELOPMENT (PD)  
AMENDMENT / REACTIVATION**

On behalf of the property owner, this letter serves as a request for approval of a Planned Development (PD) Amendment / Reactivation for the property located at 728 Monroe Road, Sanford, Florida, commonly known as Monroe Office Park. The subject property was previously approved as a Planned Development (PD) in 2009 (Zoning Case No. Z2008-65). The PD has since expired.

The purpose of this request is to re-establish and amend the previously approved PD entitlement in accordance with current Seminole County regulations, using the original PD approval as the baseline.

**PROPERTY INFORMATION**

Address: 728 Monroe Rd #46 Sanford, FL, 32771

Parcel ID: 16-19-30-5AC-0000-046A

County: Seminole

Lot area: +/- 1.60 Acres ( 73,207 SF)

Lot Shape: Rectangular, approximately 620'-0" x 114'-0" ( As per Boundary Survey by Henrich-Luke & Swaggerty, LLC Surveyors and Mapers, Job Number E-6671 of 11/10/08.

Zoning: PD – Planned Development (expired)

Future Land Use: HIP-TI – Higher Intensity Planned Development – Target Industry

Flood Zone: X ( FEMA MAP 12117C0055F, revised September 28, 2007)

Utilities: Seminole County Utilities ( water & Sewer)

BCC District: 5- Carey

2/4/2026

Luis José Burgos Rosado, P.E.

FL. # 92724



12308 Northover Loop  
Orlando, FL 32824  
P: (787) 901-2776 | E: [REDACTED]

## **PLANNING & ZONING SUMMARY**

2009 Approved PD – Monroe Office Park (DO# 08-20500018, Z2008-65) ( Expired)

- Approval Date: April 14, 2009
- Permitted Uses:
  - Office – 9,366 sq. ft.
  - Restaurant – 2,296 sq. ft.
  - Total: ≈11,662 sq. ft.
- Maximum Height: 35 feet
- Maximum Floor Area Ratio (FAR): 1.0
- Open Space: 25% minimum
- Required Access: Pedestrian connectivity and ADA-compliant access routes
- Tree Preservation: Fourteen trees to be maintained or replaced as per Section 60.22 of the LDC
- Lighting: Must comply with IESNA standards for exterior environments

### **A. Deviation Request**

The proposed PD Amendment is limited in scope and is intended to:

- Reactivate the previously approved PD zoning entitlement;
- Maintain development intensity and character consistent with the original approval; and
- Allow the County to identify any updated regulatory requirements prior to detailed design.

Conceptual site and development plans are being prepared based on the **2009 PD Development Order and Master Plan**, utilizing existing records and previously approved development parameters. No increase in density, intensity, or expansion of permitted uses is proposed at this time.

### **B. Consistency with Comprehensive Plan and HIP-TI Land Use**

The property is designated **HIP-TI (Higher Intensity Planned Development – Target Industry)** on the Seminole County Future Land Use Map.

The proposed PD reactivation:

- Is consistent with the HIP-TI designation;
- Supports office, flex, warehouse, and light industrial uses; and
- Is compatible with surrounding commercial and industrial development along the Monroe Road corridor.

2/4/2026  
Luis José Burgos Rosado, P.E.  
FL. # 92724



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Orlando, FL 32824  
P: (787) 901-2776 | E: [REDACTED]

**C. PD Amendment Classification**

Although the original PD has expired, the requested amendment:

- Does not increase density or development intensity;
- Does not introduce new or incompatible uses;
- Does not create off-site impacts; and
- Maintains consistency with the intent of the original PD approval.

**D. Open Space, Infrastructure, and Public Facilities**

The proposed PD Amendment does not reduce the functional intent of open space or negatively impact stormwater management, utilities, or transportation infrastructure.

The site is located within the Seminole County Utilities service area and is served by Monroe Road and Church Street. Any required coordination with FDOT, SJRWMD, or other agencies will be addressed during subsequent phases of development.

Based on the limited and consistent nature of the proposed action, we respectfully request:

- County confirmation of the **PD Amendment / Reactivation process**; and
- Staff feedback regarding any updated requirements necessary to proceed with formal PD rezoning.
- The request is limited to re-establishing entitlements and confirming current regulatory requirements.

Any additional requirements identified by Seminole County or reviewing agencies, including engineering design, stormwater analysis, traffic studies, environmental review, or final site plans will be addressed in a **separate subsequent phase**, subject to additional authorization and fees.

Please provide a letter of review and recommendations so the applicant may proceed with the formal petition submittal.

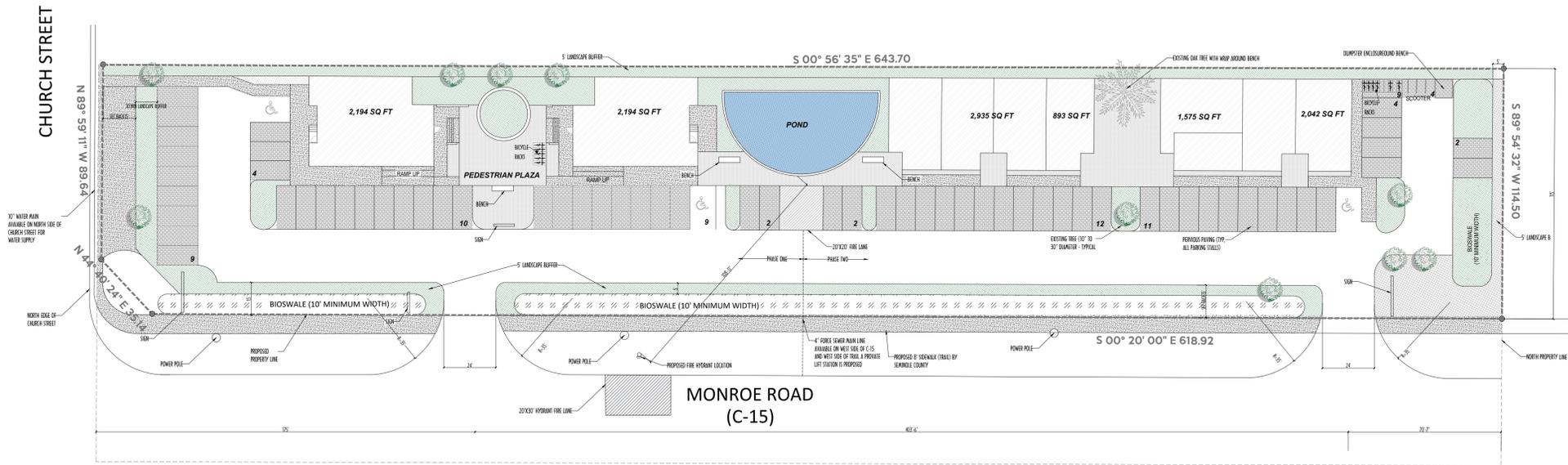
If you have any questions, please do not hesitate to contact us at 7879012776 or [REDACTED]

Sincerely,

2/4/2026  
Luis José Burgos Rosado, P.E.  
FL. # 92724



## LOCATION MAP



## MASTER PLAN

SCALE : 1/32" = 1'-0"



**ZONING**  
 EXISTING: A-1  
 PROPOSED: PLANNED USE DEVELOPMENT (PUD)  
 PARCEL ID: 1619305AC0000046A  
 FUTURE LAND USE DESIGNATION: HIGH INTENSITY PLANNED DEVELOPMENT, TARGET INDUSTRY (HIPTI)

**PERMITTED USES**  
 OP USES PER THE SEMINOLE COUNTY LAND DEVELOPMENT CODE PLUS SIT-DOWN RESTAURANTS. THE FOLLOWING USES SHALL BE PROHIBITED: DAYCARE, CHURCHES, SCHOOLS, OR ADULT LIVING FACILITIES.

**PHASED DEVELOPMENT STRATEGY**  
 PHASE ONE TO INCLUDE SOUTH HALF OF PROPOSED CONCEPT SITE PLAN INCLUDING ALL UTILITY CONNECTIONS FOR PHASE TWO. PHASE TWO TO INCLUDE THE NORTH HALF OF THE PROPOSED CONCEPT SITE PLAN

**COMMON AREAS MANAGEMENT**  
 LEGAL INSTRUMENTS WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.

**SETBACKS**  
 5' FROM THE NORTH AND WEST PROPERTY LINE  
 15' FROM THE SOUTH PROPERTY LINE ALONG CHURCH STREET  
 15' FROM THE EAST PROPERTY LINE ALONG LAKE MONROE ROAD  
**MAXIMUM BUILDING HEIGHT** - 35' FOR BUILDING - 45' FOR CUPOLA

**LANDSCAPE BUFFERS**  
 5' BUFFER ALONG THE NORTH AND WEST AND EAST PROPERTY LINE. THE NORTH BUFFER TO INCLUDE 4 CANOPY TREES AND 40 SHRUBS PER 100 LINEAR FEET.  
 THE WEST BUFFER TO INCLUDE EXISTING OAKS AND OTHER EXISTING NATIVE TREES AND INFILLED WITH 8 CANOPY TREES AND 17 SHRUBS PER 100 LINEAR FEET.  
 THE EAST BUFFER TO INCLUDE 24 CANOPY TREES AND UNDERSTORY TREES AND 40 SHRUBS PER 100 LINEAR FEET  
 10' BUFFER ALONG THE SOUTH PROPERTY LINE TO INCLUDE 12 CANOPY TREES AND 3 UNDERSTORY TREES AND 40 SHRUBS PER 100 LINEAR FEET.

**PROJECT INTENSITY**  
 OFFICE & GENERAL BUSINESS = 9,366 SF  
 RESTAURANT = 2,296 SF

**OPEN SPACE**  
 25% OF PARCEL  
 PARCEL AREA: 73,207 SF (1.68 ACRES)  
 25% OF 73,207 SF: 18,302 SF (0.42 ACRES)

**RETENTION**  
 OPEN POND: 2,203 SF  
 SWALE: 6,876 SF  
 OPEN PLAZA: 4,200 SF  
 PARKING ISLANDS: 1,814 SF  
 LANDSCAPE AREA: 12,842 SF  
 TOTAL OPEN SPACE: 27,435 SF

ADDITIONAL PERVIOUS AREA: 12,408 SF OF PERVIOUS PAVING FOR PARKING STALLS

"OPEN POND" CONTAINS A 36,000 GALLON CISTERN FOR WATER HARVESTING FROM ROOFS TO SUPPLEMENT IRRIGATION AND GREYWATER NEEDS.

ANTICIPATED FINISH FLOOR ELEVATION TO BE 4'-8" ABOVE EXISTING GRADE AND ANTICIPATED PARKING AREA TO BE 2'-8" ABOVE EXISTING GRADE.

**PARKING**  
 1 SPACE/250 GFA FOR OFFICE & GENERAL BUSINESS  
 9,366 SF OFFICE: 38 SPACES

**1 SPACE/4 SEATS FOR RESTAURANT**  
 2,296 SF (9,366 +2,296 = 11,662 X 20% = 2,332 SF ALLOWED)  
 80 INTERIOR SEATS: 20 SPACES REQUIRED  
 28 EXTERIOR SEATS: 7 SPACES REQUIRED  
 TOTAL PARKING REQUIRED: 65 SPACES  
 TOTAL PARKING PROVIDED: 65 SPACES

PARKING SPACES STALL SHALL BE 9' X 18'  
 (SEE JUSTIFICATION PARKING STUDY - 1/26/09)

**IMPACT ANALYSIS**  
 SCHOOL - PROPOSED DEVELOPMENT WILL HAVE NO EFFECT UPON SCHOOLS.

**POTABLE WATER DAILY SEWER**  
 OFFICE SPACE = 9,366 SF X 0.10 GPD/SF = 937 GPD  
 RESTAURANT = 180 SEATS X 30 GPD/SEAT = 3,240 GPD  
 TOTAL POTABLE WATER DEMAND = 4,177 GPD  
 PROJECT SEWER IMPACT = 4,177 GPD

**TRAFFIC**  
 OFFICE SPACE = 9,366 SF X 1.01 TPD/1000 SF = 103 TPD  
 RESTAURANT = 2,296 SF X 89.95 TPD/1000 SF = 207 TPD  
 PROJECT GROSS AVERAGE TRIPS PER DAY = 310

WATER AND SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY.

**UTILITIES AND SERVICES**  
 WATER: SEMINOLE COUNTY UTILITIES  
 SEWER: SEMINOLE COUNTY UTILITIES  
 CABLE: BRIGHTHOUSE  
 PHONE: BELLSOUTH  
 ELECTRICITY: FLORIDA POWER & LIGHT  
 GARBAGE COLLECTION: SEMINOLE COUNTY  
 FIRE PROTECTION: SEMINOLE COUNTY

PROJECT  
**MONROE PARK WAREHOUSE**

ADDRESS  
**728 MONROE ROAD,  
 SANFORD  
 FL 32771**

PROJECT DESCRIPTION  
**NEW PARK**

ENGINEER OF RECORD:  
**P.E. LUIS BURGOS ROSADO**



12308 NORTH OVER LOOP  
 ORLANDO, FL 32824  
 LBR.PE.CONSUULTING@GMAIL.COM F: 787-901-2776

LUIS JOSE BURGOS ROSADO, PE - FL # 92724

DIGITALLY SIGN & SEAL AREA:

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION, AND BELIEF, THE STRUCTURAL PLANS AND SPECIFICATIONS CONTAINED WITHIN THESE DRAWINGS COMPLY WITH THE 2023 FLORIDA BUILDING CODE-RESIDENTIAL 8TH EDITION. ENGINEER'S SIGNATURE AND SEAL IS ONLY FOR THE STRUCTURAL ENGINEERING PORTIONS OF THE DRAWINGS PAGES BEARING ON THE ENGINEER'S SIGNATURE AND SEAL. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LUIS JOSE BURGOS AND DOES NOT INCLUDE 4" SHEETS. PRINTED COPIES OF THIS DOCUMENT ARE NOT VERIFIED ON ANY ELECTRONIC COPY.  
 PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

JOB NO.: 25-164

REVISION	BY
REV.1	
REV.2	

DATE: february 4, 2026  
 DRAWN BY:  
 NOTES:

LBR SOLUTION EXPERTS, LLC, HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, ARRANGEMENTS AND IDEAS. THESE IDEAS, PLANS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THE EOR. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. THE EOR SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS OR DISCREPANCIES FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS SHOWN BY THESE DRAWINGS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023. THESE DOCUMENTS ARE TO BE USED ONLY ONE TIME FOR THE CONSTRUCTION OF THIS PROJECT ONLY.

**SHEET  
 MP**

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# Property Record Card



Parcel: **16-19-30-5AC-0000-046A**  
 Property Address: **MONROE RD SANFORD, FL 32771**  
 Owners: **MSE DEVELOPMENT CORP**  
 2026 Market Value \$474,372 Assessed Value \$474,372 Taxable Value \$474,372  
 2025 Tax Bill \$2,960.44 Tax Savings with Non-Hx Cap \$1,679.15  
 Vac Industrial General property has a lot size of 1.46 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-19-30-5AC-0000-046A
Property Address	MONROE RD SANFORD, FL 32771
Mailing Address	7566 SOUTHLAND BLVD SUITE 106 ORLANDO, FL 32809-6973
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$474,372	\$339,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$474,372	\$339,176
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$199,187
P&G Adjustment	\$0	\$0
Assessed Value	\$474,372	\$139,989

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,639.59
Tax Bill Amount	\$2,960.44
Tax Savings with Exemptions	\$1,679.15

## Owner(s)

Name - Ownership Type  
 MSE DEVELOPMENT CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

E 180 FT OF LOT 46 ( LESS RD)  
 ST JOSEPHS  
 PB 1 PG 114

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$474,372	\$0	\$474,372
Schools	\$474,372	\$0	\$474,372
FIRE	\$474,372	\$0	\$474,372
ROAD DISTRICT	\$474,372	\$0	\$474,372
SJWM(Saint Johns Water Management)	\$474,372	\$0	\$474,372

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/22/2025	\$600,000	10958/1635	Vacant	Yes
WARRANTY DEED	1/1/2006	\$100	06075/1191	Improved	No
QUIT CLAIM DEED	12/1/1999	\$33,100	03793/0900	Improved	No
WARRANTY DEED	1/1/1989	\$100	02080/1434	Improved	No
WARRANTY DEED	11/1/1986	\$80,000	01788/0257	Improved	Yes
WARRANTY DEED	1/1/1978	\$100	01154/0120	Improved	No

## Land

Units	Rate	Assessed	Market
52,708 SF	\$9/SF	\$474,372	\$474,372

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
12237	DEMO SHED	\$250		10/21/2016

## 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

### Political Representation

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

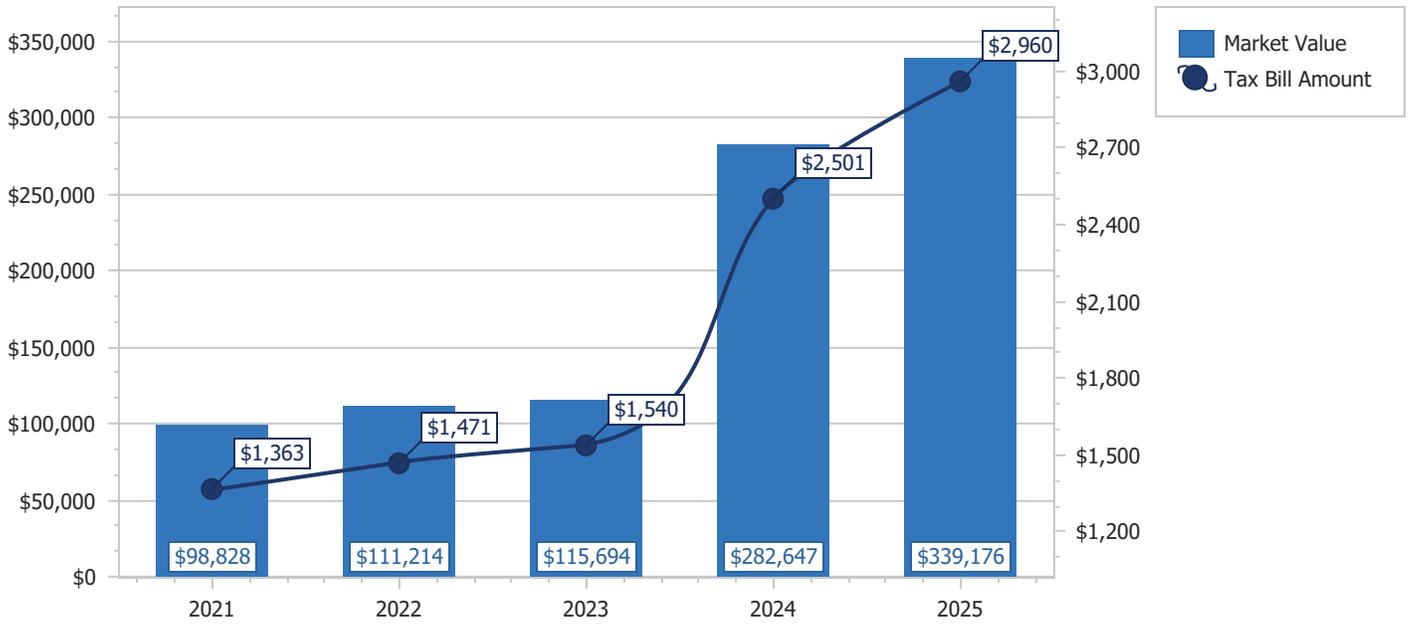
### School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

### Utilities

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

## Property Value History



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

**Receipt Details**

**Date:** 2/5/2026 5:23:36 PM  
**Project:** 26-80000012  
**Credit Card Number:** 41\*\*\*\*\*5222  
**Authorization Number:** 00437G  
**Transaction Number:** 050226O3A-FD29BB69-FE8F-429A-B965-023619663055  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>MONROE OFFICE PARK - PRE-APPLICATION</b>	<b>PROJ #: 26-80000012</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/05/26	
RELATED NAMES:	EP LUIS ROSADO	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	16-19-30-5AC-0000-046A	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT TO REACTIVATE THE PREVIOUS PLANNED DEVELOPMENT APPROVAL ON 1.60 ACRES LOCATED ON THE WEST SIDE OF MONROE RD, NORTH OF CHURCH ST	
NO OF ACRES	1.60	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF MONROE	
LOCATION PART 2	E RD, NORTH OF CHURCH ST	
FUTURE LAND USE-	HIPTI	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DANIEL SANCHEZ MSE DEVELOPMENT CORP 4517 SMALL CREEK RD KISSIMMEE FL 34744 (407) 800-6831	LUIS ROSADO LBR SOLUTION EXPERTS 12308 NORTHOVER LOOP ORLANDO FL 32824 (787) 901-2776	

**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 Higher Intensity Planned Development – Target Industry and PD (Planned Development) zoning.
- The Monroe Office Park PD Development Order was approved on April 14, 2009. Per the PD requirements, a Final Development Plan shall be submitted within 5 years of approval of the Master Development Plan. Therefore, the Monroe Office Park PD is expired and would require the applicant to do a PD Major Amendment Rezone.
- Overall design may need revision to address access & drainage. Will be reviewed at time of rezone.

## PROJECT AREA ZONING AND AERIAL MAPS

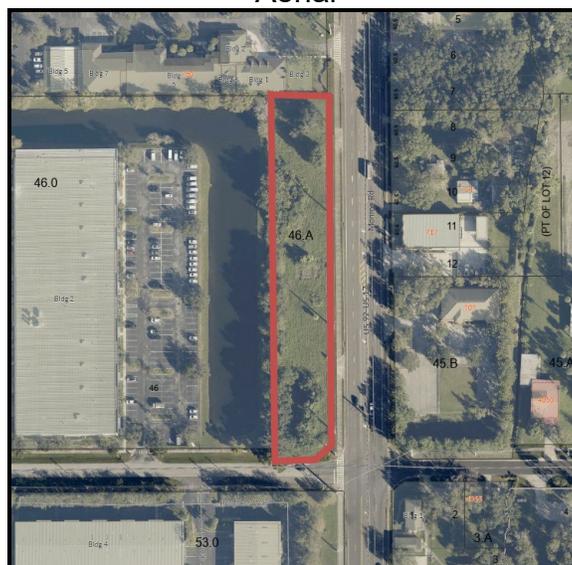
Zoning: PD



Future Land Use: HIPTI



Aerial



### AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please note, buffers will be re-evaluated for compatibility of the surrounding area when the PD rezone application is submitted. The commitments delineated in the previously approved DO may be subject to change and update based on current code provisions.	Info Only
2.	Buffers and CPTED	If the proposed development intends on staying consistent with the previously approved Development Order, the following buffer conditions are applicable: North: Five (5) foot landscape buffer containing four (4) canopy trees and forty-six (46) shrubs East: Five (5) foot landscape buffer containing twenty-four (24) canopy trees, eight (8) understory trees, and 258 shrubs. South: Ten (10) foot landscape buffer containing twelve (12) canopy trees, three (3) understory trees, and forty-six (46) shrubs West: Five (5) foot landscape buffer containing eight (8) canopy trees, 110 shrubs, and existing native/oak trees.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
4.	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
5.	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
6.	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
7.	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	Info Only

		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: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a>	
8.	Building Division	Standard building permitting will apply. - Each separate building, and/or stand-alone structure will require a separate permit. Example: each building, stand-alone structure, dumpster enclosure, signage, fence/ gate systems, retaining, access control, etc...	Info Only
9.	Building Division	Complete site, including access from public way, between each element site, and parking facility must be fully compliant with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning	Site has HIPTI Future Land Use (High Intensity Planned Development Target Industry). The proposed office and restated uses appear to be compatible with the HIP-TI Future Land Use designations. <b>The maximum FAR (Floor Area Ratio) for HIPTI is 1.5.</b>	Info Only
11.	Comprehensive Planning	Requirements for the HIPTI (High Intensity Planned Development - Target Industry) FLU are included in the FLU Exhibit - 36 section of the Comprehensive Plan Exhibits as well as Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Industry uses may include those listed in FLU Exhibit - 36.  Please reference this here: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3</a> The North I-4 Corridor HIP-TI Area is comprised of all HIPTI designated lands in the northwest area of the County (see Exhibit FLU: Hip Target Areas).	Info Only
12.	Comprehensive Planning	Note that this site is within an area east of I-4, north of SR 46, and not within a 1/2 mile radius of the SunRail station, therefore it is able to have additional uses within the HIP-TI FLU, per Policy FLU 4.5.3(6):  6 In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District, the following additional uses are allowed:  - Manufacturing, distribution, industrial and rail dependent uses located in the Rand Yard area; - Automobile repair shops; -Automobile sales; - Distribution and terminals; - Durable goods and surgical supply manufacture; - General office and compatible commercial uses, including retail sales operations;	Info Only

		<ul style="list-style-type: none"> <li>- Light manufacturing and compatible industrial uses;</li> <li>- Lumberyards and machinery sales;</li> <li>- Medical clinics;</li> <li>- Paint and body shops;</li> <li>- Publishing plants;</li> <li>- Showroom warehouses;</li> <li>- Trade shops and trade schools, including health care related trade schools;</li> <li>- Universities and colleges;</li> <li>- Warehousing;</li> <li>- Wholesale greenhouses; and</li> <li>- Other similar uses.</li> </ul> <p>Special exception uses such as utilities, service stations, nursing homes, heliports and helipads may also be allowed. Allowable uses must also be consistent with underlying PD zoning as well as Future Land Use.</p>	
13.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 10" PVC potable water main running along the north side of Church Street as well as a 10" PVC potable water main running along the west side Monroe Road.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is a 4" PVC force main running along the west side of Monroe Road as well as a 4" PV C force main running along the south side of Church Street. 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
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

17.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
19.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
23.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
25.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only

26.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
28.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
29.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
30.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
31.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
32.	Natural Resources	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)	Info Only
33.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
34.	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	Info Only

		<p>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:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
35.	Planning and Development	The subject site has a PD (Planned Development) zoning known as the Monroe Office Park PD that was approved on 04/14/09 by the Board of County Commissioners; however, subsequent applications for development approval were not submitted and the PD entitlements have since expired. A rezone to PD would be required to reinstate development entitlements.	Info Only
36.	Planning and Development	The setbacks for the Monroe Office Park PD are: Five (5) feet North, Fifteen (15) feet South, Fifteen (15) feet East, Five (5) feet West.	Info Only
37.	Planning and Development	Per the previously approved Development Order, the permitted uses are OP (Office) zoning classification plus sit-down restaurants, and the following uses shall be prohibited: Daycares, Churches, Schools, and Adult Living Facilities.	Info Only
38.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
39.	Planning and Development	If the development proposes to divide the lot into different parcels, then the project would be subject to the Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
40.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required during final engineer/site plan phase. (Part 64 Chapter 30, sec. 30.15.1.)	Info Only
41.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p><b>1st step-</b> 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&amp;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</p>	Info Only

		<p>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><b>2nd step-</b> Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). <i>Steps 2 &amp; 3 may be submitted concurrently;</i> however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p><b>3rd Step-</b> 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). Note: These steps may vary if subdivision is proposed.</p>	
42.	Planning and Development	<p>If proposing to subdivide: Subdivision Process:</p> <ul style="list-style-type: none"> <li>• <b>1st step is approval of the PD Rezone</b> which includes the Master Development Plan (MDP). This involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</li> <li>• <b>2nd step</b> is approval of the Final Development Plan (FDP) which is approved on a staff level.</li> <li>• <b>3rd step</b> is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item. • <i>Steps 2 &amp; 3 may be submitted concurrently as the same plan (FDP/PSP);</i> however, should not be submitted until the 1st step has been scheduled for BCC. • -</li> <li>• <b>The 4th step is approval of the Final Engineering Plans;</b> may be submitted once step one has been approved by BCC and steps 2&amp;3 are under review.</li> <li>• <b>The 5th step is approval of the Final Plat;</b> may be submitted once Final Engineering Plans are in review.</li> </ul>	Info Only
43.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <p><b>(1)</b> How the proposed development addresses the goals of the Comprehensive Plan.</p> <p><b>(2)</b> Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p><b>(3)</b> How the proposed development provides an innovative approach to land development.</p> <p><b>(4)</b> A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</p> <p>Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board</p>	Info Only

		<p>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:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol>	
44.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(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.</li> </ol>	Info Only
45.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
46.	Planning and Development	The new parking requirements are listed in SCLDC 30.11.3 and are as follows related to the proposed plan: General business/retail/office: - 4 spaces per 1000 sq ft Food & beverage freestanding: - 5 spaces per 1000 sq ft	Info Only
47.	Planning and Development	Per SCLDC Sec. 30.8.5(g), the Open Space requirements for a Planned Development have a minimum required usable open space of twenty-five percent (25%), and per Sec. 30.7.3. - Dimensional Standards Table, the maximum building height is thirty-five (35) feet. Per 30.7.2.10 Height limitations on property assigned a non-residential zoning classification. Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of	Info Only

		airports. It is the intent of the Board of County Commissioners that the provisions of this Code regulating communication towers shall prevail over the provisions of this Section.	
48.	Planning and Development	<p>The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p><b>(1)</b> The pond shall be sodded or dressed with equivalent ground cover; and</p> <p><b>(2)</b> 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.</p> <p><b>(3)</b> For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p><b>(4)</b> 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.</p>	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Safety - Fire Marshal	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
51.	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
52.	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.	Info Only

		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"	
53.	Public Works - Engineering	The proposed project is located within the Monroe drainage basin.	Info Only
54.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
55.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. There are concerns with the downstream drainage system. The site may have to hold over the pre vs post volumetric difference or more depending on if the downstream system can be shown to receive those flows.	Info Only
56.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east and north.	Info Only
57.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the Monroe Road drainage system. This is under FDOT control, and an FDOT drainage connection permit will be required to discharge to that ROW.	Info Only
58.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that the site has approximately 3 percent of the site used for stormwater. This is substantially short of standard engineering designs in the area. Typically, dry retention systems need close to 10-percent for stormwater and wet systems need as much as 20-percent of the site for stormwater. Note that the site to the west has wet retention adjacent to this site. The previous rezone was warned of this, and no Guarantees were made that the retention as shown would work.	Info Only
59.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
60.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
61.	Public Works - Engineering	The property is adjacent to Monroe Road US 17-92 which is classified as Urban Principal Arterial roadway. Monroe Road (is not currently programmed to be improved. Please note that any access to Monroe Road will require an FDOT driveway connection permit.	Info Only
62.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The previous rezone did not guarantee 2 access points. There	Info Only

		are also concerns with possible impacts to existing turn lanes and access to other sites. The site cannot impact those connections. Modifications may be needed or the site may be limited to a single right in and right out.	
63.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0188**

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**Title:**

**BAUMGARDNER BILLBOARD - PRE-APPLICATION**

**Project Number:** 26-80000013

**Project Description:** Proposed Site Plan to convert a double trivision billboard to a double digital billboard on 0.59 acres in the M-1 zoning district located on the south side of Mitchell Hammock Rd, east of SR 426

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

**Parcel ID:** 21-21-31-508-0000-0020

**BCC District:** 1-Dallari

**Applicant:** Rich Behrle (407) 808-9353

**Consultant:** N/A



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

PROJ. #: 26-80000013  
 Received: 2/5/26  
 Paid: 2/5/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME: <u>Baumgardner billboard conversion</u>	
PARCEL ID #(S): <u>21-21-31-508-0000-0020</u>	
TOTAL ACREAGE: <u>.59 Acres</u>	BCC DISTRICT: <u>1</u>
ZONING: <u>M-1</u>	FUTURE LAND USE: <u>IND</u>

**APPLICANT**

NAME: <u>Rich Behrle</u>	COMPANY: <u>The Lamar Company (TLC Properties, LLC)</u>	
ADDRESS: <u>6700 Shadowridge Drive, #250</u>		
CITY: <u>Orlando</u>	STATE: <u>FL</u>	ZIP: <u>32812</u>
PHONE: <u>407-808-9353</u>	EMAIL: <u>[REDACTED]</u>	

**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: Conversion of existing double Trivision billboard to a double digital billboard

**STAFF USE ONLY**

COMMENTS DUE: <u>2/13</u>	COM DOC DUE: <u>2/19</u>	DRC MEETING: <u>3/4</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>M-1</u>	FLU: <u>IND</u>	LOCATION: <u>On the south side of Mitchell</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallas Hammack Rd, east of</u>	<u>SR 426</u>

Agenda: 2/27

SCHEDULE B-II ITEMS

atters contained on the Plat of Oviedo Point, as recorded in Plat Book 81, Pages 14  
ph 16, inclusive. (EASEMENTS CREATED BY PLAT HAVE BEEN REPLATTED INTO PLAT BOOK 82, PAGE 1.  
EASEMENTS SHOWN ON PLAT ARE SHOWN HEREON WITH THEIR RESPECTIVE RECORDING  
MATION.)  
ole County Approval Development Order recorded in Official Records Book 7307, Page  
DOES NOT AFFECT SUBJECT PROPERTY.)  
and conditions contained in that certain Warranty Deed recorded in Official Records  
8603, Page 663 and Corrective Warranty Deed recorded in Official Records Book 8777,  
101. (10 FOOT ELECTRIC EASEMENT SHOWN HEREON. ALSO CONTAINS BLANKET EASEMENT FOR INGRESS  
GRESS OVER LOT 1, OVIEDO POINT, PLAT BOOK 81, PAGE 14.)

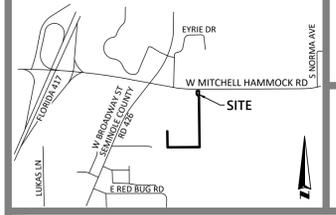
GENERAL SURVEY NOTES

- 1. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- 3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- 4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- 5. BEARING STRUCTURE IS ASSUMED AND BASED ON THE EAST LINE OF LOT 2, OVIEDO POINT, PLAT BOOK 81, PAGE 14, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING 500°41'57"E.
- 6. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
- 7. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM W MITCHELL HAMMOCK ROAD.
- 8. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- 9. IN REGARDS TO TABLE "A" ITEM 2, THE PROPERTY HAS AN ADDRESS OF 934 W MITCHELL HAMMOCK ROAD, OVIEDO, FL 32763.
- 10. IN REGARDS TO TABLE "A" ITEM 7(A), SUBJECT PROPERTY CONTAINS NO BUILDINGS.
- 11. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF W MITCHELL HAMMOCK AND W BROADWAY STREET, LYING APPROXIMATELY 950 FEET WEST OF SUBJECT PROPERTY.
- 12. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 13. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SITE PICTURE



VICINITY MAP NOT TO SCALE



LAND AREA

25,557 SQUARE FEET±  
0.5867 ACRES±

PARKING SPACES

REGULAR= 0 HANDICAP= 0  
TOTAL= 0

ALTA/NSPS LAND TITLE SURVEY

OVIEDO FL BILLBOARD  
934 W MITCHELL HAMMOCK  
OVIEDO, FL 32765  
SEMINOLE COUNTY

SURVEYOR'S CERTIFICATE

TO: TLC Properties LLC, a Louisiana Limited Liability Company; Baumgardner Billboard, LLC; Old Republic National Title Insurance Company, and GRS GROUP an NVS COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/23/2025.  
DATE OF PLAT OR MAP: 9/23/2025

REGISTERED SURVEYOR: TERENCE W. RUTTER, JR. DATE  
PROFESSIONAL LAND SURVEYOR NO.: 7371  
STATE OF FLORIDA

LEGEND

Table with 3 columns: Symbol, Description, and Item Name. Includes symbols for parking space, found/set monuments, road, electric meter, gas valve, water/sewer valves, irrigation control valve, fiber optic cable box, telephone riser, fire hydrant, re-use water service, sign, bollard, flood line, easement, and property line.

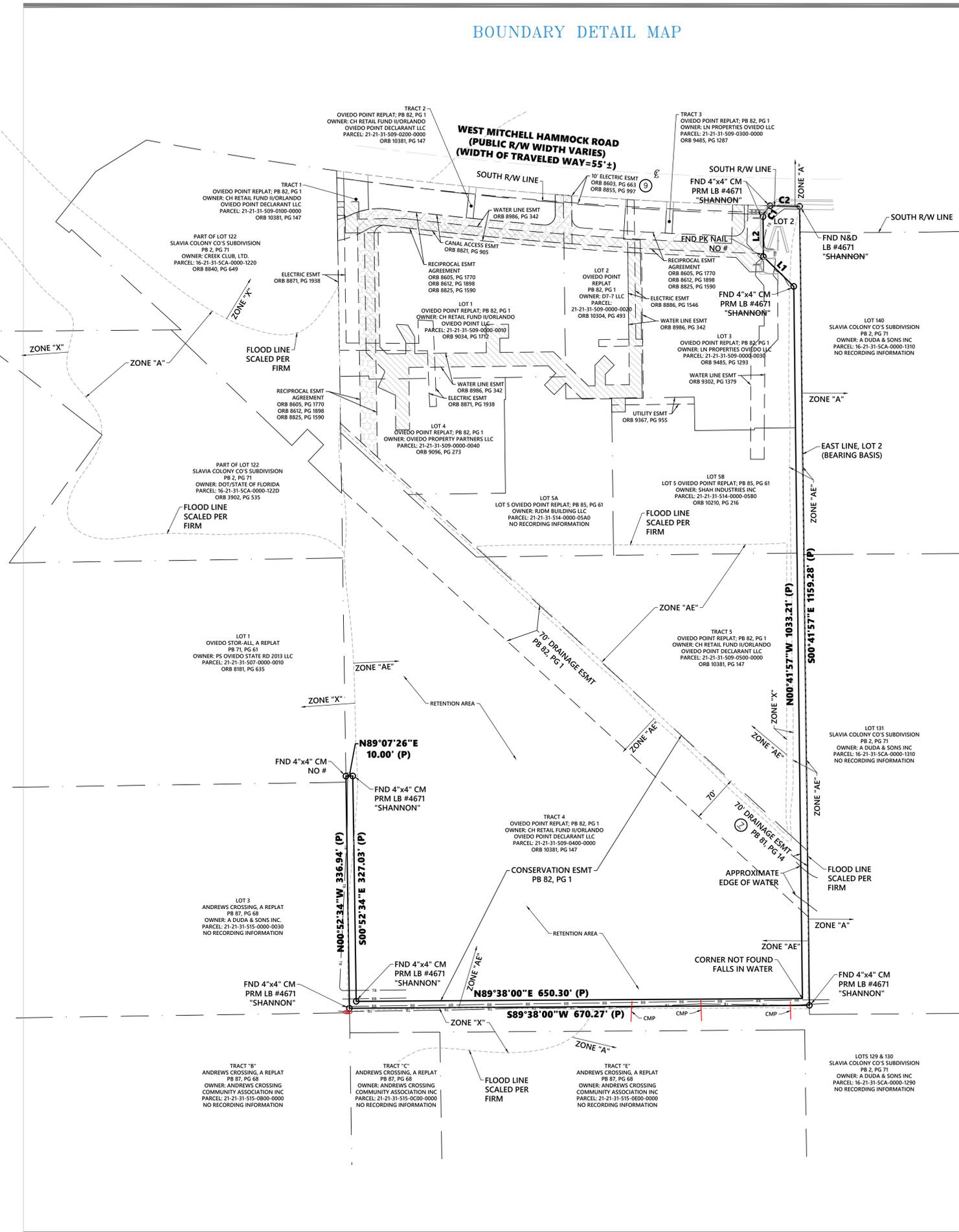
Table with 3 columns: DATE, REVISION HISTORY, and GRS PROJECT NO./PROJECT NO. Includes revision history for 9/30/25 and 10/2/25. Includes project number 25-77436.1 and scale 1" = 20'. Includes names AD and TWR.

DATED 2025 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NVS COMPANY



133 TECHNOLOGY DRIVE, SUITE 200, IRVINE, CA 92618  
PHONE: 330-267-4405

BOUNDARY DETAIL MAP



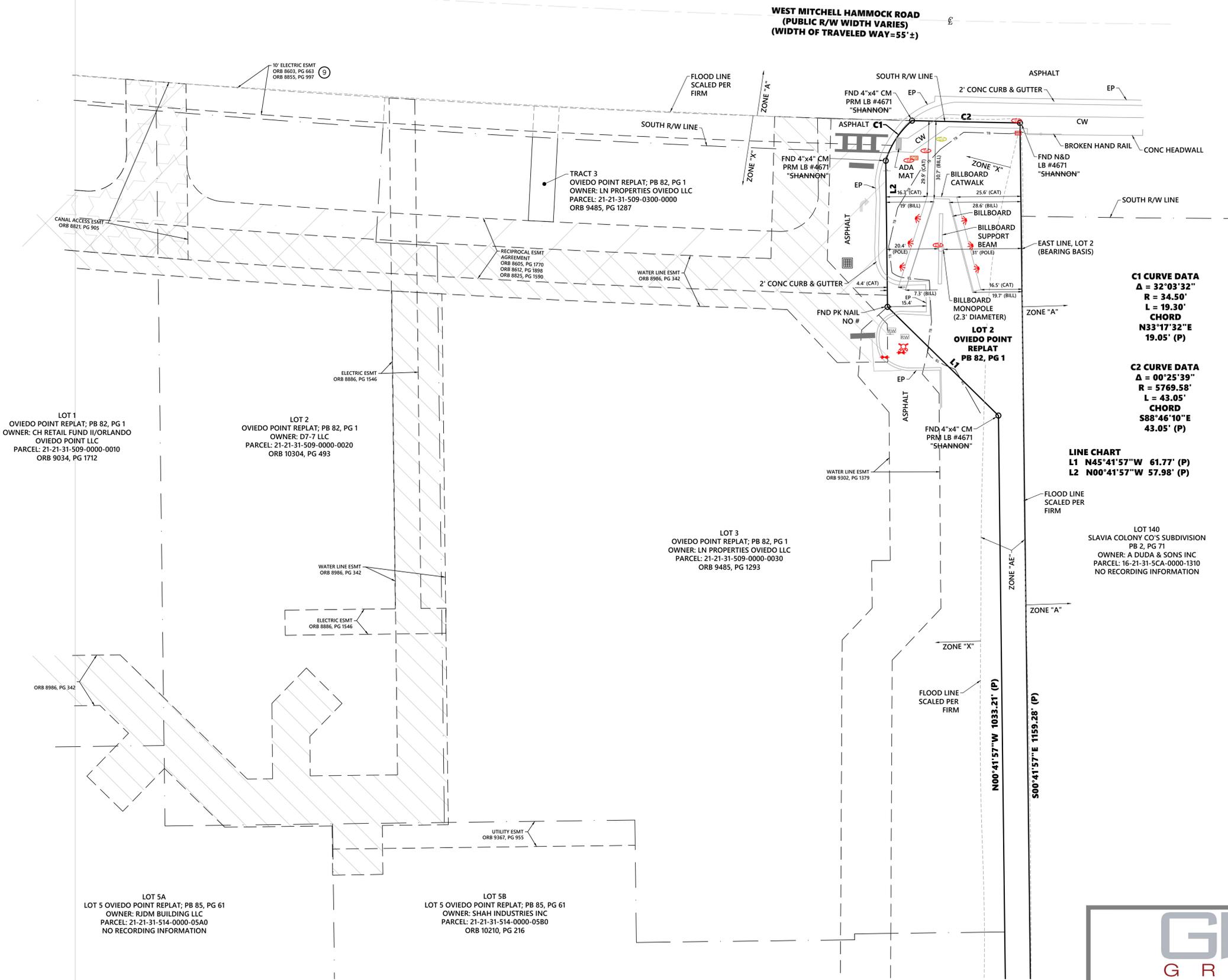
**LINE CHART**  
 L1 N45°41'57"W 61.77' (P)  
 L2 N00°41'57"W 57.98' (P)

**C1 CURVE DATA**  
 Δ = 32°03'32"  
 R = 34.50'  
 L = 19.30'  
 CHORD N33°17'32"E 19.05' (P)

**C2 CURVE DATA**  
 Δ = 00°25'39"  
 R = 5769.58'  
 L = 43.05'  
 CHORD S88°46'10"E 43.05' (P)



BILLBOARD DETAIL MAP



**C1 CURVE DATA**  
 $\Delta = 32^{\circ}03'32''$   
 $R = 34.50'$   
 $L = 19.30'$   
**CHORD**  
 $N33^{\circ}17'32''E$   
 $19.05' (P)$

**C2 CURVE DATA**  
 $\Delta = 00^{\circ}25'39''$   
 $R = 5769.58'$   
 $L = 43.05'$   
**CHORD**  
 $S88^{\circ}46'10''E$   
 $43.05' (P)$

**LINE CHART**  
**L1**  $N45^{\circ}41'57''W$   $61.77' (P)$   
**L2**  $N00^{\circ}41'57''W$   $57.98' (P)$

LOT 140  
 SLAVIA COLONY CO'S SUBDIVISION  
 PB 2, PG 71  
 OWNER: A DUDA & SONS INC  
 PARCEL: 16-21-31-5CA-0000-1310  
 NO RECORDING INFORMATION

LOT 1  
 OVIEDO POINT REPLAT; PB 82, PG 1  
 OWNER: CH RETAIL FUND I/ORLANDO  
 OVIEDO POINT LLC  
 PARCEL: 21-21-31-509-0000-0010  
 ORB 9034, PG 1712

LOT 2  
 OVIEDO POINT REPLAT; PB 82, PG 1  
 OWNER: D7-7 LLC  
 PARCEL: 21-21-31-509-0000-0020  
 ORB 10304, PG 493

LOT 3  
 OVIEDO POINT REPLAT; PB 82, PG 1  
 OWNER: LN PROPERTIES OVIEDO LLC  
 PARCEL: 21-21-31-509-0000-0030  
 ORB 9485, PG 1293

LOT 5A  
 LOT 5 OVIEDO POINT REPLAT; PB 85, PG 61  
 OWNER: RDM BUILDING LLC  
 PARCEL: 21-21-31-514-0000-05A0  
 NO RECORDING INFORMATION

LOT 5B  
 LOT 5 OVIEDO POINT REPLAT; PB 85, PG 61  
 OWNER: SHAH INDUSTRIES INC  
 PARCEL: 21-21-31-514-0000-05B0  
 ORB 10210, PG 216



# Property Record Card



Parcel: **21-21-31-508-0000-0020**  
 Property Address:  
 Owners: **TLC PROPERTIES LLC**  
 2026 Market Value \$121,327 Assessed Value \$121,327 Taxable Value \$121,327  
 2025 Tax Bill \$1,659.63  
 Commercial Sign Site property has a lot size of 0.59 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	21-21-31-508-0000-0020
Property Address	
Mailing Address	5321 CORPORATE BLVD BATON ROUGE, LA 70808-2506
Subdivision	OVIEDO POINT
Tax District	01:County Tax District
DOR Use Code	1011:Commercial Sign Site
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)	\$121,327	\$121,327
Land Value Agriculture	\$0	\$0
Just/Market Value	\$121,327	\$121,327
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$121,327	\$121,327

## 2025 Certified Tax Summary

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

## Owner(s)

Name - Ownership Type  
 TLC PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2  
 OVIEDO POINT  
 PB 81 PGS 14-16

## Taxes

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

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/21/2026	\$254,700	10973/1416	Vacant	Yes
WARRANTY DEED	11/1/2017	\$100	09042/1585	Vacant	No

## Land

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

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

## Extra Features

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

### Zoning

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

### School Districts

Elementary	Evans
Middle	Jackson Heights
High	Oviedo

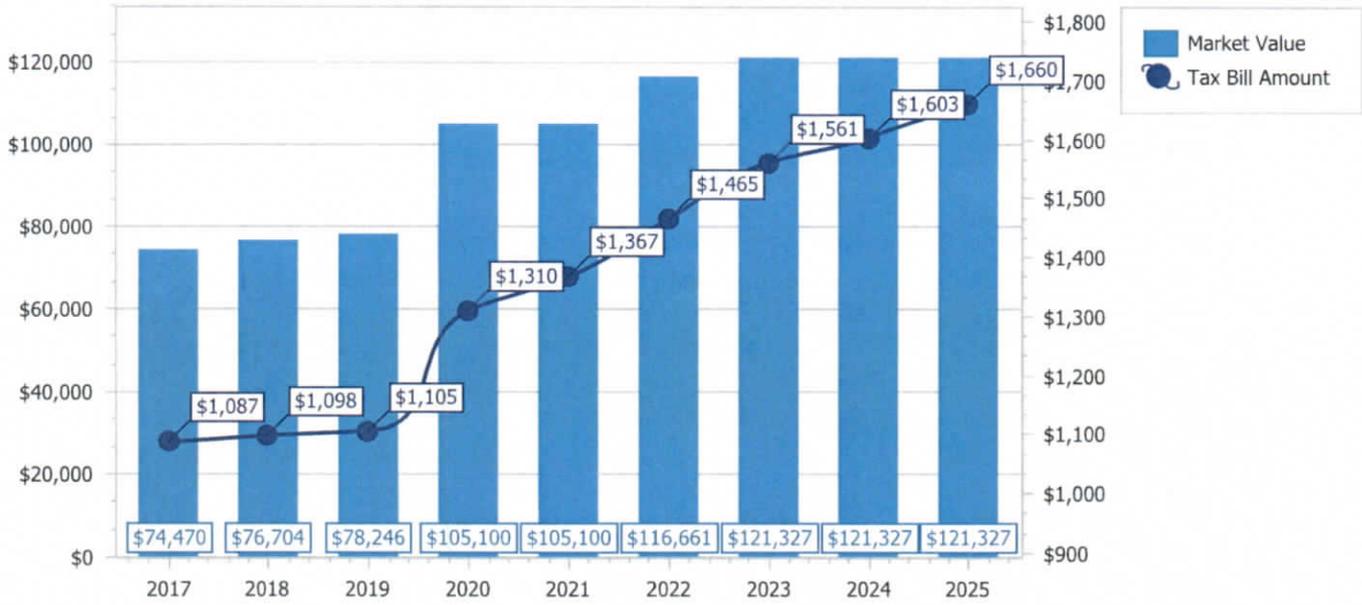
### Political Representation

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 74

### Utilities

Fire Station #	Station: 46 Zone: 465
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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/5/2026 4:41:35 PM  
**Project:** 26-80000013  
**Credit Card Number:** 37\*\*\*\*\*2000  
**Authorization Number:** 248687  
**Transaction Number:** 05022603A-9A3E34EF-0816-4195-86FF-65A5C9A0DD11  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>BAUMGARDNER BILLBOARD - PRE-APPLICATION</b>	<b>PROJ #: 26-80000013</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/05/26	
RELATED NAMES:	EP RICH BEHRLE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-31-508-0000-0020	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONVERT A DOUBLE TRIVISION BILLBOARD TO A DOUBLE DIGITAL BILLBOARD ON 0.59 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF MITCHELL HAMMOCK RD, EAST OF SR 426	
NO OF ACRES	.59	
BCC DISTRICT	Bob Dallari	
CURRENT ZONING	M-1	
LOCATION	ON THE SOUTH SIDE OF MITCHELL HAMMOCK RD, EAST OF SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RICH BEHRLE THE LAMAR COMPANY 6700 SHADOWRIDGE DR #250 ORLANDO FL 32812 (407) 808-9353	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

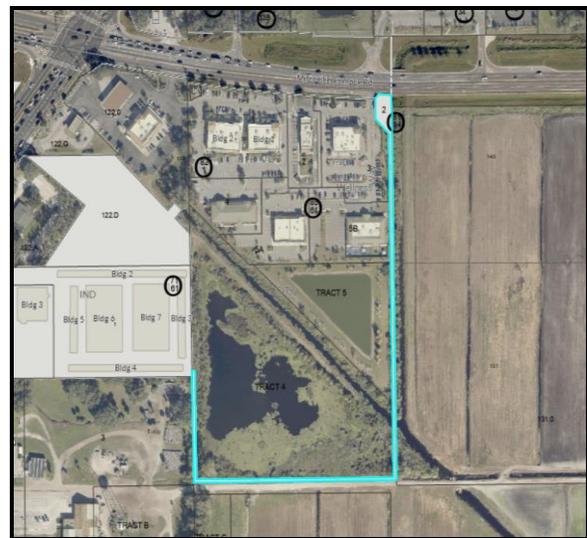
- The subject property has a Future Land Use of Industrial with M-1 (Industrial) zoning.
- The number of sign faces on an existing structure may not be increased, either by adding an additional face oriented in a different direction or by changing the display mechanism to permit the display of multiple signs on a single sign face. No sign face on an existing structure may be increased in size and the orientation of each sign face located upon an existing structure may not be changed.
- “Changing the sign face” means replacing the billboard’s display panel itself; it does not mean treating each individual side of a tri-vision sign as a separate sign face.

## PROJECT AREA ZONING AND AERIAL MAPS

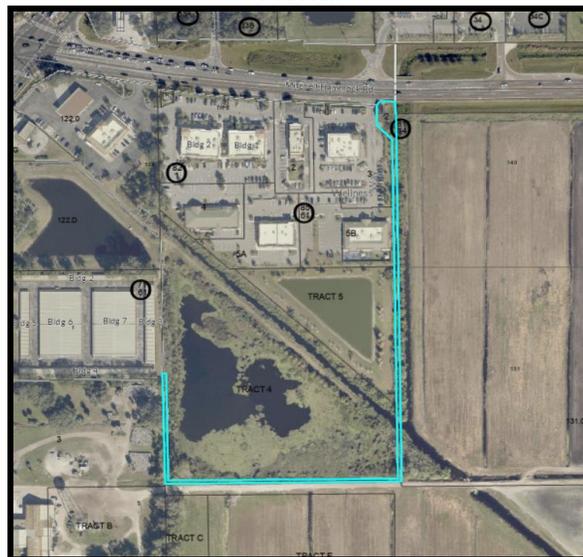
Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Public Safety - Fire Marshal Matthew Maywald	If any actual structure is required (other than the billboard) the following shall be required: Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
2.	Public Safety - Fire Marshal Matthew Maywald	If any actual structure is required (other than the billboard) the following shall be required: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
3.	Building Division Phil Kersey	- Standard building permitting will apply. - Permitting will apply for the renovation to the sign, including the electrical work. - Permit package must include signed/ sealed engineering for install of new digital boards, and include evaluation of existing pole/ foundation system to accommodate new digital boards.	Info Only
4.	Environmental Services James Van Alstine	No utility work proposed related to water/sewer/reclaim. No review required.	Info Only
5.	Comprehensive Planning David German	Site has a Future Land Use of IND (Industrial). Based on this, note Policy FLU 5.3.4 Industrial. The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.	Info Only
6.	Public Works - Engineering Jim Potter	No specific drainage or traffic issues noted.	Info Only
7.	Planning and Development Annie Sillaway	Sec. 30.13.10. - Limitation on number, size and orientation of outdoor advertising sign faces.  (a) In addition to the limitation specified in Section 30.13.9 above, there is hereby imposed a limitation upon the number, size and orientation of the sign faces located upon the existing structures. The number of sign faces on an existing structure may	Info Only

		<p>not be increased, either by adding an additional face oriented in a different direction or by changing the display mechanism to permit the display of multiple signs on a single sign face. No sign face on an existing structure may be increased in size and the orientation of each sign face located upon an existing structure may not be changed. The foregoing restrictions shall not apply to duly constructed cut-outs or to sign alterations conducted pursuant to an outdoor advertising sign agreement as authorized by Section 30.13.13 of this Code.</p>	
8.	<p>Planning and Development Annie Sillaway</p>	<p>To move forward with what is being proposed, the Applicant must obtain an “Outdoor Advertising Sign Agreement,” provided that the Applicant meets the criteria set forth in Section 30.13.13:</p> <ul style="list-style-type: none"> <li>(a) Outdoor advertising signs may be constructed, reconstructed, or relocated pursuant to an Agreement executed between Seminole County and the property owner and the outdoor advertising sign owner.</li> <li>(b) No outdoor advertising sign may be permitted within three hundred (300) feet of any trail corridor, except for such signs, and reconstruction of such signs, which existed prior to the enactment of this Section.</li> <li>(c) Any consideration of an outdoor advertising sign agreement should include removal of at least four (4) existing outdoor advertising signs or faces in unincorporated Seminole County in exchange for one (1) sign to be reconstructed, constructed or relocated in unincorporated Seminole County. The permit applicant must specify the location and specifications of the outdoor advertising sign(s), the number of outdoor advertising signs to be removed and a description of what non-conforming structures would be removed and what non-conforming structures would be created. For the purposes of this Section, multi-vision signs may be treated as multiple faces based on the number of</li> </ul>	Info Only

		<p>faces displayed during one complete advertising cycle. Nothing set forth herein shall prohibit the BCC from entering an outdoor advertising sign agreement at an alternate sign-removal-to-sign-replacement ratio if such alternate ratio is determined to be in the best interest of the public.</p> <p>(d) Notwithstanding anything to the contrary elsewhere in this Code, except as found in Section 30.13.13(b), outdoor advertising signs may be permitted in any non-residential zoning district and/or may vary from code separation requirements if such location is found to be in the public interest.</p> <p>(e) No outdoor advertising sign agreement may be entered unless it includes a written waiver and release by the sign owner, the property owner, and any sign lessees, to any claim against the County to further compensation or reimbursement regarding removal of the specified outdoor advertising signs.</p> <p>(f) There shall be at least one (1) public hearing with due public notice before the Board of County Commissioners regarding any proposed outdoor advertising sign agreement.</p>	
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## 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	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391  <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764  <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Jim Potter 407-665-5764  <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Review Complete	Phil Kersey 407-665-7460 <a href="mailto:Pkersey@seminolecountyfl.gov">Pkersey@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0189**

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**Title:**

**LEXUS OF OVIEDO - REZONE**

**Project Number:** 26-20000001

**Project Description:** Proposed Rezone from C-1 to C-2 on the northwest corner of Camp Rd and W SR 426

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

**Parcel ID:** 29-21-31-300-0170-0000

**BCC District:** 1-Dallari

**Applicant:** M. Rebecca Wilson (407) 418-6250

**Consultant:** N/A



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

PROJ. #: 26-20000001  
 RECEIVED AND PAID 01/21/2026

**REZONE/FUTURE LAND USE AMENDMENT**

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEEES**

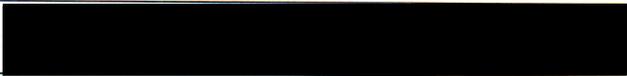
<input type="checkbox"/> <b>LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (&gt;50 ACRES)</b>	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> <b>LARGE SCALE FLU AMENDMENT AND REZONE (&gt;50 ACRES)</b> LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	\$400/ACRE* (\$10K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

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

**PROJECT**

PROJECT NAME: <b>Lexus of Oviedo</b>	
PARCEL ID #(S): <b>29-21-31-300-0170-0000</b>	
LOCATION: <b>2780 W. SR 426, Oviedo, Florida 32765</b>	
EXISTING USE(S): <b>Fitness Center</b>	PROPOSED USE(S): <b>Auto Sales/Storage</b>
TOTAL ACREAGE: <b>1.65</b>	BCC DISTRICT: <b>1</b>
WATER PROVIDER: <b>Seminole County Utilities</b>	SEWER PROVIDER: <b>Seminole County Utilities</b>
CURRENT ZONING: <b>C-1</b>	PROPOSED ZONING: <b>C-2</b>
CURRENT FUTURE LAND USE: <b>IND</b>	PROPOSED FUTURE LAND USE: <b>IND</b>

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

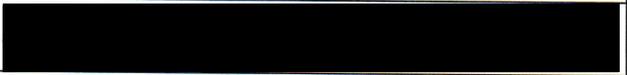
NAME: <b>M. Rebecca Wilson</b>	COMPANY: <b>Lowndes</b>
ADDRESS: <b>215 N. Eola Drive</b>	
CITY: <b>Orlando</b>	STATE: <b>FL</b> ZIP: <b>32801</b>
PHONE: <b>407-418-6250</b>	EMAIL: 

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): <b>Camp Road Holdings LLC</b>	
ADDRESS: <b>461 Eagle Circle</b>	
CITY: <b>Casselberry</b>	STATE: <b>FL</b> ZIP: <b>32707</b>
PHONE: <b>407-826-1952</b>	EMAIL: 

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

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

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

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

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

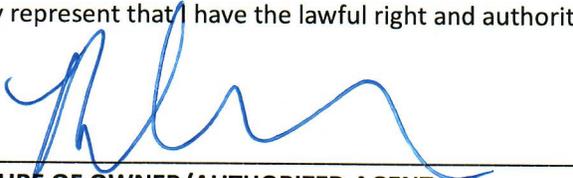
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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



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

1/20/26  
 \_\_\_\_\_  
 DATE

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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: Camp Road Holdings LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Biofit Holdings LLC	Member	461 Eagle Cir. Casselberry FL 32707	100

(Use additional sheets for more space)

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

Name of Purchaser: D'Color Auto, LLC

NAME	ADDRESS	% OF INTEREST
James Bryan IV	245 Driggs Dr. Winter Park FL 32792	100

(Use additional sheets for more space)

Date of Contract: December 30, 2025

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

1/20/26

Owner, Agent, Applicant Signature

*[Handwritten Signature]*

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 20<sup>TH</sup> day of JANUARY, 2026, by M. REBELLA WILSON, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



**KATHRYN E. JOHNSTON**  
Notary Public  
State of Florida  
Comm# HH454552  
Expires 11/13/2027

Signature of Notary Public

KATHRYN JOHNSTON  
Print, Type or Stamp Name of Notary Public

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

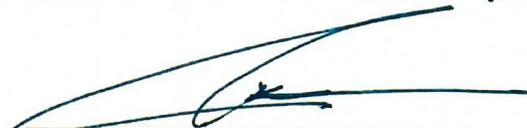
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses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

I, CAMP ROAD HOLDINGS, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0170-0000 hereby designates D' COLOR AUTO, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" 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.

1/2/2026  
 Date

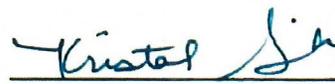
  
 Property Owner's Signature

Kevin Masson  
 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 Kevin Masson (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced DL as identification, and who executed the foregoing instrument and sworn an oath on this 2<sup>nd</sup> day of January, 2026.



  
 Notary Public  
 Kristal Smink

# 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, D'Color Auto, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0170-0000 hereby designates M. Rebecca Wilson, Esq., Lowndes to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" 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

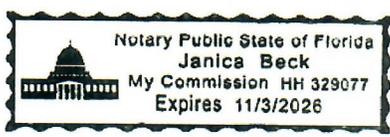
**OTHER:** \_\_\_\_\_  
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments,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

Date 1/15/26

  
 Property Owner's Signature  
James Bryan IV  
 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 James Bryan IV (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 15th day of January, 2026.



Janica Beck  
 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, Camp Road Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-0170-000 hereby designates M. Rebecca Wilson, Esq. Lowndes to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" 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.

1/20/2026  
 Date

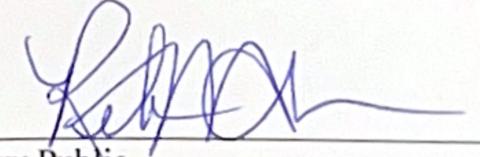
  
 Property Owner's Signature

Kevin MASSON  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Florida

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Kevin Masson (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 20th day of January, 2026.



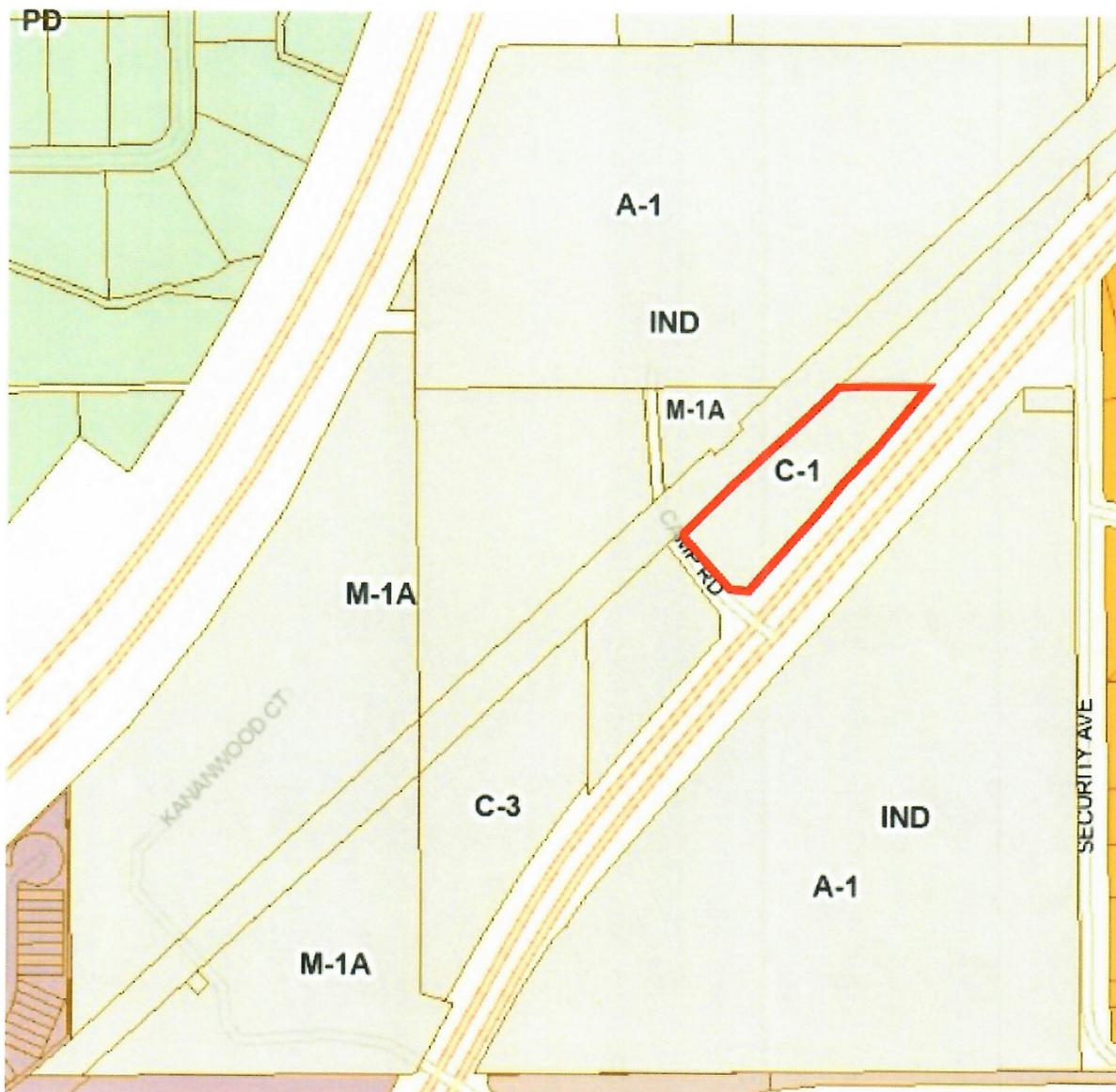
  
 Notary Public

**Project Narrative:**

Please consider this rezoning request for property located at 2780 W. SR 426 Oviedo, Florida 32765, parcel ID number 29-21-31-300-0170-0000 (the "Property"). The Property is currently zoned C-1, and has a FLU of IND. We are seeking a rezoning from C-1 to C-2. The Owner will utilize the existing building for auto sales and storage of automobiles. No repair work will be done onsite.

**Existing Conditions:**

The below map shows the FLU and Zoning of the surrounding area. The Property is outlined in red.



**Sketch of Proposal:**

The existing building, as pictured below, will be utilized for car sales and auto storage.



2921313000170000 02/22/2022



## REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this "**Agreement**") is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the "**Effective Date**"), by and between **CAMP ROAD HOLDINGS, LLC**, a Florida limited liability company ("**Seller**"), having a mailing address of 461 Eagle Circle, Casselberry, Florida 32707, and **D' COLOR AUTO, LLC**, a Florida limited liability company, and/or its assigns ("**Purchaser**"), having a mailing address of 245 Driggs Drive, Winter Park, Florida 32792. Seller and Purchaser may be referred to collectively herein as the "**Parties**".

The parties hereto agree as follows:

1. **Purchase and Sale.** Subject to the terms and conditions set forth in this Agreement, Seller shall sell to Purchaser and Purchaser shall purchase from Seller, the following Real Property, Improvements, Personal Property, and Licenses and Improvements, (collectively, the "**Property**"):

(a) That certain real property commonly known as 2780 West State Road 426, Oviedo, Florida 32765, bearing Seminole County Property Identification Number 29-21-31-300-0170-0000, and as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all appurtenances, rights of way, privileges, leases, easements, and other rights benefitting or pertaining thereto, (together, the "**Real Property**");

(b) All buildings, structures, and improvements located on or affixed to the Real Property, including all fixtures which constitute real property under applicable law, and all warranties associated therewith, ("**Improvements**").

(c) The tangible personal property identified in Exhibits "B" and "C" attached hereto and incorporated herein by this reference, ("**Personal Property**").

(d) To the extent assignable or transferrable, licenses, permits, consents, authorizations, approvals, registrations, certificates of occupancy, land use entitlements, and other certificates and approvals approved or issued by any Governmental Authorities, if any, to the extent held by Seller ("**Licenses and Permits**").

2. **Excluded Assets.** Notwithstanding anything to the contrary hereinabove, the following property, assets, rights, and interests, ("Excluded Assets"), are excluded from the Property:

(a) Any removable fixtures, personal property, or intellectual property owned by third parties.

(b) The financial accounts, financial records, liabilities, and any other financial assets of the Seller.

(c) All personal property not identified in Exhibits "B" and "C".

3. **Purchase Price.** The Purchase Price for the Property shall be Four Million Two Hundred Thousand and No/100 Dollars (\$4,200,000.00) (the "**Purchase Price**"). Subject to the mutual terms and conditions of this Agreement, the Purchase Price shall be payable by Purchaser to Seller, adjusted for closing prorations as hereinafter provided.

4. **Deposit.**

(a) **Deposits.** Within three (3) Business Days after the Effective Date, Purchaser shall deliver to Escrow Agent the sum of FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$50,000.00),

which shall be held by the Escrow Agent as a deposit under this Agreement (the “**Deposit**”). In the event Purchaser fails to deliver timely deliver the Deposit to Escrow Agent within such three (3) Business Day period, Seller shall have the right to immediately terminate this Agreement by written notice to Purchaser in which case the Parties shall have no further rights or obligations hereunder (except for obligations which survive any such termination).

The term “**Escrow Agent**” as used in this Agreement shall mean and refer to:  
The Metka Law Firm, PA  
Attn: Chelsea L. Metka  
chelsea@metkalawfirm.com  
622 Vineland Rd., Winter Garden, FL 34787  
Phone: (407) 826-1952

(i) Maintenance of Deposit. The Deposit shall be held by the Escrow Agent in a non-interest-bearing account, pursuant to the terms and conditions of this Agreement. The Deposit shall be nonrefundable to Purchaser except in the case of a Seller’s Default, or as otherwise expressly provided for in this Agreement. If the Deposit is to be paid to Seller under the provisions of this Agreement, Escrow Agent shall pay the Deposit to Seller in the manner and on the terms and conditions set forth herein.

(ii) Disbursement of Deposit to Seller. One day prior to Closing, Escrow Agent shall, and is hereby directed to, disburse the Deposit to Title Company, and Purchaser shall receive a credit against the Purchase Price in the amount of the Deposit disbursed to Title Company.

(iii) Refund of Deposits to Purchaser. If this Agreement is terminated and Purchaser is entitled to a refund of the Deposit under any express provision of this Agreement then the Escrow Agent shall disburse the Deposit to Purchaser no earlier than three (3) Business Days (and no later than five (5) Business Days) after written notice of such termination is delivered to both Seller and Escrow Agent; provided, however, if Seller disputes the right of Purchaser to receive a refund of the Deposit, the provisions of Section 4(a)(v) herein below shall apply.

(iv) Forfeiture of Deposit. If a Purchaser’s Default occurs or if Purchaser terminates this Agreement for any reasons other than pursuant to an express provision of this Agreement entitling Purchaser to a return of the Deposit, then Purchaser shall forfeit the Deposit and Escrow Agent shall disburse the Deposit to Seller no sooner than three (3) Business Days (and no later than five (5) Business Days) after Seller delivers notice of such Purchaser’s Default and a demand for the Deposit to Escrow Agent and Purchaser, provided, however, if Purchaser disputes the right of Seller to receive the Deposit, the provisions of Section 4(a)(v) herein below shall apply.

(v) Disagreements Regarding Deposit. If Escrow Agent shall be unable to determine at any time to whom the Deposit should be paid or if a dispute should develop between Seller and Purchaser concerning the disposition of the Deposit, then in any such event, Escrow Agent shall pay the Deposit in accordance with the joint (or consistent) written instructions of Seller and Purchaser. In the event that such joint (or consistent) written instructions shall not be received by Escrow Agent within ten (10) days after Escrow Agent shall have served written requests for such joint (or consistent) written instructions upon Seller and Purchaser, Escrow Agent shall have the right, but not the obligation, to pay all of the Deposit into a court of competent jurisdiction in Seminole County, Florida and to interplead Seller and Purchaser in respect thereof; and, thereafter, Escrow Agent shall be discharged of any further or continuing obligations in connection with the Deposit.

(vi) Escrow Agent's Costs and Expenses. If costs and expenses (including attorneys' fees) are incurred by Escrow Agent because of litigation or any dispute between Seller and Purchaser arising out of the holding of the Deposit, the non-prevailing Party in such dispute shall reimburse Escrow Agent for reasonable out-of-pocket costs and expenses incurred. Seller and Purchaser hereby agree and acknowledge that Escrow Agent assumes no Liability in connection with the holding or investment of the Deposit pursuant hereto, except for the negligence or willful misconduct of Escrow Agent and its employees and agents. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to herein; and, in the event of any dispute under this Agreement relating to the disposition of the Deposit, Escrow Agent may seek advice from its own counsel and, provided that Escrow Agent tenders the deposit into a court of competent jurisdiction in Seminole County, Florida, Escrow Agent shall be fully protected in any action taken in good faith in accordance with the opinion of Escrow Agent's counsel. Seller and Purchaser hereby agree and acknowledge that the Escrow Agent assumes no Liability in connection with the holding or investment of the Deposit pursuant hereto, and Seller and Purchaser hereby agree to indemnify and hold Escrow Agent harmless for, from and against all liability, costs, damages, including court costs and reasonable attorney's fees, which Escrow Agent may in good faith sustain or incur in connection with this Agreement, except for the gross negligence or willful misconduct of Escrow Agent and its employees and agents.

(b) The parties hereby agree to indemnify and hold harmless Escrow Agent against any and all losses, claims, damages, liabilities and expenses which may be incurred by Escrow Agent in connection with responding to and/or defending any claim regarding the Deposit; provided, however, that if Escrow Agent shall be found guilty of willful default or action, or gross negligence, then, in such event, Escrow Agent shall bear all such losses, claims, damages and expenses. In the event Escrow Agent places the Deposit in the Court Registry, upon the delivery of same to the prevailing party, whether by court order or otherwise, the non-prevailing party shall (1) pay to the prevailing party at the time of such delivery, interest on said monies at the publicly announced prime rate of Bank of America, N.A., as such rate may change from time to time, said interest to run from the date of deposit into the Court Registry until delivery of same to the prevailing party, and (2) reimburse to the prevailing party all monies previously disbursed from the Deposit to reimburse Escrow Agent for any losses, claims, damages, liabilities and expenses incurred by Escrow Agent in connection with responding to and/or defending any claim regarding the Deposit.

5. Title Insurance. Within twenty (20) days following the Effective Date, Title Company shall deliver to Purchaser a title insurance commitment (the "**Commitment**"), with both title search fee and owner's title policy premium to be paid by Purchaser at Closing (including title endorsements and loan policy, as applicable), to be issued by a title company selected by Purchaser ("**Title Company**"). The Commitment shall show Seller to be vested with fee simple title to the Real Property, insurable in an amount equal to the Purchase Price, at standard rates, free and clear of all liens, encumbrances (except those to be discharged by Seller at Closing), leases, tenancies, covenants, conditions, restrictions, rights-of-way, easements and other matters affecting title, except the following (which shall be deemed the "**Permitted Exceptions**"): (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record; (e) taxes for the year of Closing which are not yet due and payable; (f) all matters set forth in Exhibit "D" attached hereto and incorporated herein by this reference; and (g) such other items as set forth in Schedule B-II of the Commitment, subject to the provisions of Section 7.

6. Survey. Within three (3) days of the Effective Date, Seller shall deliver to Purchaser copies of any and all existing surveys of the Property (in accordance with Section 8 below) in Seller's possession.

Within fifteen (15) days of the Effective Date, Purchaser may obtain, at Purchaser's expense, an ALTA survey (the "**Survey**") of the Real Property and Improvements. If the Survey shall reflect any encroachments, overlaps, unrecorded easements or similar rights in third parties, or any other adverse matters not specifically provided for in this Agreement, then the same shall be deemed "title defects" as set forth in Section 7.

7. Title Defects.

(a) If Purchaser finds title to be defective based upon Purchaser's review of the Commitment and/or the Survey, then within ten (10) days ("Title Notice Period"), after Purchaser's receipt of the Title Commitment, Purchaser shall notify Seller in writing specifying the title defect(s) ("**Disapproved Exceptions**"). If Purchaser fails to give Seller written notice of any Disapproved Exception(s) within the Title Notice Period, then the Disapproved Exceptions shown in the Commitment and/or the Survey shall be deemed waived as title objections to closing this transaction.

(b) Within ten (10) days after Seller receives Purchaser's notice of Disapproved Exceptions, Seller may notify Purchaser ("Seller's Cure Notice"), that Seller: (i) will use commercially reasonable efforts to remove such Disapproved Exceptions from title on or before the Closing; or (ii) elects not to cause such Disapproved Exception to be removed, in which event Purchaser shall have the right to terminate this Agreement within five (5) days after the later of having received written notice of Seller's Cure Notice with election not to cause such Disapproved Exception to be cured or Seller's failure to respond within ten (10) days as described in the next sentence, and Purchaser shall receive a return of the Deposit. Seller's failure to respond within ten (10) days after receipt of Purchaser's notice shall be deemed an election by Seller not to cause such Disapproved Exceptions to be removed. The procurement by Purchaser of an endorsement to the Commitment insuring Purchaser against any Disapproved Exception shall be deemed a cure by Seller of such disapproval. The parties acknowledge and agree that Seller's election not to remove a Disapproved Exception under clause (ii) above or Seller's inability to cure those objections which Seller attempted to cure shall not be a default by Seller under this Agreement; provided, however, if Seller elects to cure and/or remove a Disapproved Exception and is unable to do so within ninety (90) days, Purchaser shall have the right to either (i) terminate this Agreement by giving Seller written notice of termination not more than five (5) days after expiration of said 90-day period; or (ii) proceed to Closing accepting such Disapproved Exception without cure. Purchaser's failure to respond within such the time periods set forth herein shall be deemed an election to proceed under this Agreement to Closing. If this Agreement is timely terminated pursuant to the foregoing provisions of this paragraph, then the Deposit shall be returned to Purchaser and thereafter neither party shall have any further rights or obligations hereunder (except for any indemnity obligations of either party pursuant to the other provisions of this Agreement), and each party shall bear its own costs incurred hereunder.

8. Seller's Studies. Within five (5) days of the Effective Date of this Agreement, Seller shall deliver to Purchaser all existing surveys, title policies of insurance, soil reports, environmental reports, and any other documents including plans, specifications, government development orders and any other permits and approvals currently issued for the development and/or operation of the Property and any contracts or agreements relating to the Property in Seller's possession, (the "**Seller's Studies**"). Seller makes no representations or warranties as to the truth, accuracy, or completeness of any of the Seller's Studies. It is the parties' express understanding and agreement that such Seller's Studies are provided only for Purchaser's convenience in making its own examination and determination as to whether it wishes to purchase the Property and, in doing so, Purchaser shall rely exclusively on its own independent investigation and evaluation of every aspect of the Property and not on any of the Seller's Studies supplied by Seller. Purchaser expressly disclaims any intent to rely on any such Seller's Studies provided to it by Seller in connection with its inspection and agrees that it shall rely solely on its own independently developed or verified information.

9. Physical Inspections.

(a) Purchaser, and its designees, shall have forty-five (45) days from the Effective Date (“**Inspection Period**”) to complete, at Purchaser’s expense, any and all inspections of and concerning the Property and other tests, studies, reviews and investigations, as Purchaser may require (hereinafter referred to as the “**Inspection Rights**”) as may be deemed appropriate by Purchaser in its sole and absolute discretion, provided, however, any and all entry onto the Property shall be coordinated with Seller at least three (3) business days in advance and Seller shall have the right to have a representative of Seller present at any inspections. If Purchaser wishes to engage in any testing which is invasive, which will damage or disturb any portion of the Property, which will involve sampling, or which will involve testing of subsurface soils, surface water, or groundwater, then Purchaser shall obtain Seller’s prior written consent thereto, which consent shall not be unreasonably withheld, conditioned or delayed. In connection with Purchaser’s request for consent to perform any invasive environmental testing, Purchaser shall deliver to Seller the proposal for such testing from Purchaser’s properly licensed and insured environmental professional, which proposal shall include, among other things, the purposes, depths and locations for any proposed invasive testing. Purchaser agrees that it shall not disclose to third parties results of such reviews, inspections, or tests, as well as the contents of any of the Seller’s Studies, except as may be necessary in order to effectuate the Closing of this transaction (which third parties shall include, but not be limited to, disclosure to insurance agents and lenders) or upon lawful order of a governmental authority or as otherwise may be required by law.

(b) Subject to the notice requirement set forth in subparagraph (a) hereinabove, Seller hereby grants to Purchaser and its designees the right to enter upon the Property to exercise the Inspection Rights during the Inspection Period in order to determine whether the Property is suitable for Purchaser’s purposes, or following the expiration of the Inspection Period as may be reasonably necessary to effectuate the satisfaction of any conditions precedent to Closing as set forth in Section 15 below, and Seller hereby agrees to cooperate with Purchaser and to execute any applications or other documents reasonably requested by Purchaser in connection with the Inspection Rights provided that Seller incurs no cost in connection therewith (except as may be otherwise set forth in this Agreement). Any tests conducted in connection with the Inspection Rights shall be conducted so as not to damage the Property or to interfere unreasonably with Seller’s business operations. Purchaser agrees to repair or restore the Property to the same condition as existed prior to Purchaser’s entry thereon promptly (within not more than ten (10) days after occurrence of any condition needing to be repaired or restored), regardless of whether the transaction contemplated hereby actually closes, or if Seller is in default hereunder. All such entries onto the Property shall be at the risk of Purchaser, and Seller shall have no liability for any injuries sustained by Purchaser or any of Purchaser’s agents or contractors. Purchaser agrees to indemnify and hold Seller harmless from any and all loss, claim, action, demand or liability which may arise against the Seller or the Property by virtue of Purchaser exercising its Inspection Rights. Purchaser, and anyone present on the Property at any time on Purchaser’s behalf, shall at all times during such access maintain commercial general liability insurance, including personal injury and property damage, in the amount of no less than \$1,000,000.00 per occurrence and \$2,000,000.00 annual general aggregate, naming Seller as an additional insured. A certificate evidencing such coverage shall be delivered to Seller prior to any such access. The obligation to restore the Property and the indemnification and hold harmless provisions of this Section 9 shall survive termination of this Agreement.

10. Liability for Agents. Purchaser shall hold harmless, indemnify, and defend Seller and Seller’s members, managers, officers, employees, representatives, agents, and contractors from and against any reasonable losses or damages they or any of them incur by reason of: (i) any injury to or death of persons or loss of or damage to property in connection with or as a result of, any entry or entries upon, or use of, the Property by Purchaser, its employees, agents or independent contractors pursuant to this

Agreement, other than any of the foregoing to the extent caused by the negligence of Seller or a then existing building or environmental condition of the Property; and (ii) any labor or services performed for the account or benefit of Purchaser in respect of the Property, including, without limitation, any liens arising therefrom.

11. Environmental Matters.

(a) To Seller's knowledge and subject to the Seller's Studies, Seller warrants that it has no knowledge of any release, generation, treatment, storage or disposal of any Hazardous Substances at, in or upon the Property in violation of, or so as to impose liability under, applicable environmental laws. As used herein, the term "**Hazardous Substances**" shall be defined as such term is defined in and pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et seq. ("**CERCLA**"), or any applicable state or local environmental law, regulation or ordinance.

(b) Purchaser hereby agrees that, if at any time after the Closing, any third party or any governmental agency seeks to hold Purchaser responsible for the presence of, or any loss, cost or damage associated with, Hazardous Materials (as defined below) in, on, above or beneath the Property or emanating therefrom, then Purchaser waives any rights it may have against Seller, except as otherwise expressly set forth in this Agreement and except for matters of which Seller had actual knowledge and of which Seller failed to notify or inform Purchaser (and was not otherwise known to Purchaser), in connection therewith, including, without limitation, under CERCLA (as defined below). As used herein, "Hazardous Materials" shall mean and include, but shall not be limited to any petroleum product and all hazardous or toxic substances, wastes or substances, any substances which because of their quantities, concentration, chemical, or active, flammable, explosive, infectious or other characteristics, constitute or may reasonably be expected to constitute or contribute to a danger or hazard to public health, safety or welfare or to the environment, including, without limitation, any hazardous or toxic waste or substances which are included under or regulated (whether now existing or hereafter enacted or promulgated, as they may be amended from time to time) including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Section 9601 et seq. ("**CERCLA**"), the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., similar state laws and regulations adopted thereunder.

12. Representations and Warranties of Seller. Subject to all matters disclosed in any document delivered to Purchaser by Seller or on any exhibit attached hereto, and subject to any information discovered by Purchaser or other information disclosed to Purchaser by Seller after the date hereof and prior to the Closing and any other information of which Purchaser has actual knowledge (all such matters being referred to herein as "**Exception Matters**"), Seller represents and warrants to Purchaser, as of the date of this Agreement and as of the Closing Date, the following:

(a) Seller has fee simple title to, and the entire right, title and interest in, the Property, subject to the Permitted Exceptions.

(b) To Seller's actual knowledge, there are no actions, suits or proceedings, pending or threatened before any judicial body or by any governmental or quasi-governmental authority against or affecting the Property.

(c) No non-resident foreign taxpayers, or domestic corporations owned by non-resident foreign taxpayers, or any other similar person or entity will be entitled to all or any of the proceeds from the sale of the Property hereunder such that the withholding requirements set forth in Sections 1445 and/or 6039I of the Internal Revenue Code are or will be applicable to all or a portion of the Purchase Price to be paid pursuant to this Agreement.

(d) To Seller's actual knowledge, it has received no written notice of any filed or unfiled mechanics' or materialmen's liens against the Property.

(e) Except as otherwise disclosed to Purchaser, Seller is not a party to any contracts other than this Agreement or any licenses, commitments or undertakings respecting maintenance or operation of the Property or any personal property located on the Property, or relating to the performance of services on the Property or the use, occupancy and operation of the Property which will not be terminated and paid in full by Seller at its expense on the Closing Date.

(f) Seller shall maintain the Property in the same manner as it has been maintained on the Effective Date until the Closing Date, consistent with Seller's past practices, and Seller shall comply, in all material respects, prior to Closing with all laws, rules, regulations, and ordinances of all governmental authorities having jurisdiction over the Property.

(g) Except as otherwise disclosed to Purchaser, there will be no contracts, leases or tenancies affecting the Property at the time of Closing except for such matters as are set forth in the Permitted Exceptions.

(h) Seller has no actual knowledge and has not received any written notice from any governmental or regulatory agency or authority that the Property is not in compliance with any applicable law, permit, license or approval for the current use of the Property.

(i) Seller has no actual knowledge and has not received any written notice from any governmental or regulatory agency or authority that the Property or any part thereof is or may be in consideration for historical landmark status and, as such, is or may be subject to historical preservation restrictions.

(j) Seller has not received written notice that the Property or any part thereof is, and, to its actual knowledge, no part of the Property is located within an area that has been designated by the Federal Emergency Management Agency, the Army Corps of Engineers or any other governmental body as being subject special hazards, except flood zones, if applicable.

(k) There are no agreements currently in effect which restrict the sale of the Property, except any mortgage or other lien which will be satisfied and paid at Closing.

(l) Seller is a limited liability company, duly formed, validly existing and in good standing under the laws of the State of Florida and has full power and authority to own or use the Property. Seller has full power and authority to execute and deliver this Agreement and all other agreements, certificates and documents executed or to be executed by Seller in connection herewith, to consummate the transactions contemplated hereby and thereby and to perform its obligations hereunder and thereunder. This Agreement, and all other agreements, certificates and documents executed or to be executed by Seller in connection herewith, constitute or, when executed and delivered, will constitute legal, valid and binding agreements of Seller enforceable against Seller in accordance with their respective terms, subject to bankruptcy and other creditors rights.

(m) The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and compliance with the provisions hereof do not and will not: (i) conflict with or violate any of the provisions of Seller's governing documents, (ii) violate any law, ordinance, rule or regulation or any judgment, order, writ, injunction or decree or similar command of any court, administrative or governmental agency or other body applicable to Seller or the Property, (iii) result in the creation or imposition of any encumbrance upon the Property, except in favor of Purchaser, or (iv)

require the consent, authorization or approval of, or notice to, or filing or registration with, any governmental body or authority, or any other third party, except as disclosed to Purchaser, or which will be satisfied at Closing.

(n) No representation or warranty contained in this Agreement, and no written statement, certificate, schedule, list or other information furnished or to be furnished by or on behalf of Seller to Purchaser in connection with this Agreement, contains or will knowingly contain any untrue statement of a material fact, or omits to state or will omit to state a material fact necessary in order to make the statements herein or therein not misleading.

(o) Except as specifically set forth in this Agreement, Purchaser acknowledges and agrees that Seller has not made, does not make, and specifically negates and disclaims any other representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality, or condition of the Property (including, without limitation, water, soil, and geology); (b) the income to be derived from the Property; (c) the suitability of the Property for any and all activities and uses which Purchaser may conduct thereon, regardless of whether disclosed to Seller; (d) the compliance of or by the Property with any laws, rules, ordinances, or regulations of any applicable governmental authority or body; (e) the habitability, merchantability, marketability, profitability, or fitness for a particular purpose of the Property; (f) the manner or quality of the construction or materials incorporated into the Property; (g) the manner, quality, state of repair or lack of repair, of the Property; or (h) any other matter with respect to the Property. Purchaser further acknowledges and agrees that any third-party information and reports provided, or to be provided, with respect to the Property was obtained from a variety of sources and that Seller has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information.

(p) Seller shall have no liability whatsoever to Purchaser with respect to any Exception Matters. Purchaser agrees to inform Seller promptly in writing if it obtains knowledge that any representation or warranty of Seller is inaccurate in any material respect, or if it believes that Seller has failed to deliver to Purchaser any document or material which Seller is obligated to deliver hereunder.

13. Representations and Warranties of Purchaser. Purchaser represents and warrants to Seller, as of the date of this Agreement and as of the Closing Date, the following:

(a) Purchaser is a limited liability company, duly formed, validly existing and in good standing under the laws of the State of Florida and has full power and authority to perform its obligations under this Agreement and all other agreements executed or to be executed in connection herewith. This Agreement, and all other agreements, certificates and documents executed or to be executed by Purchaser and/or the Permitted Assignee in connection herewith, constitute or, when executed and delivered, will be duly authorized and will constitute legal, valid and binding agreements of Purchaser and/or the Permitted Assignee enforceable against Purchaser and/or the Permitted Assignee in accordance with their respective terms.

(b) The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and compliance with the provisions hereof do not and will not: (i) conflict with or violate any of the provisions of the Purchaser's Articles of Organization or Operating Agreement, if applicable, (ii) if Purchaser shall assign its rights hereunder to a Permitted Assignee, conflict with or violate any of the provisions of the Permitted Assignee's organizational documents, (iii) violate any law, ordinance, rule or regulation or any judgment, order, writ, injunction or decree or similar command of any court, administrative or governmental agency or other body applicable to Purchaser and/or the Permitted Assignee, (iv) violate or conflict with or result in a breach of, or constitute a default under, any

material instrument, agreement or indenture or any mortgage, deed of trust or similar contract to which Purchaser and/or the Permitted Assignee is a party or by which Purchaser and/or the Permitted Assignee is bound or affected, or (v) require the consent, authorization or approval of, or notice to, or filing or registration with, any governmental body or authority, or any other third party.

(c) There are no actions, suits or proceedings pending, or, to the knowledge of Purchaser, threatened against or affecting Purchaser which might adversely affect the power or authority of Purchaser and/or the Permitted Assignee to carry out the transactions to be performed by it hereunder.

(d) Purchaser is (i) not currently identified on the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC pursuant to any List, (ii) not a person or entity with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States, and (iii) not an Embargoed Person. To Purchaser's actual knowledge, none of the funds or other assets of Purchaser constitute property of, or are beneficially owned, directly or indirectly, by any Embargoed Person, and no Embargoed Person has any interest of any nature whatsoever in Purchaser (whether directly or indirectly).

14. Reaffirmation of Representations and Warranties. Subject to Section 32 below, the foregoing representations and warranties shall be deemed to be remade as of the Closing Date. Between the Effective Date and the Closing Date, Seller covenants and agrees to notify Purchaser in writing of any state of facts that would constitute a material breach of or materially render inaccurate any of the foregoing warranties immediately after becoming aware of such state of facts.

15. Conditions Precedent to Obligations of Purchaser. Purchaser's obligations under this Agreement are hereby made subject to and contingent upon fulfillment, or waiver in writing by Purchaser, of the following conditions.

(a) This Agreement has not been terminated by Purchaser as provided in Section 7 above within the specific approval periods provided for therein.

(b) Seller's representations and warranties remain true and correct in all material respects and Seller fulfills all of its covenants at all times during the term of this Agreement and as of Closing.

(c) Purchaser shall have obtained final and unappealable approval from the applicable municipality for the rezoning of the Real Property for Purchaser's intended use (the "**Approval**"). Seller agrees to cooperate with Purchaser as reasonably necessary with respect to Purchaser's efforts to obtain the Approval. In the interest of clarity, failure of this condition precedent 15(c) shall not entitle Buyer to a return of the Deposit.

16. Conditions Precedent to Obligations of Seller. Seller's obligations under this Agreement are hereby made subject to and contingent upon fulfillment, or waiver in writing by Seller, of the following conditions:

(a) Purchaser provides the required Purchaser Deliveries, as defined hereinbelow, in a timely manner.

(b) Purchaser's representations and warranties remain true and correct in all material respects as of the Closing Date, with the same force and effect as if made on the Closing Date.

(c) Purchaser shall have performed and complied in all material respects. At the appropriate times for such performance and compliance, with the obligations, covenants, and agreements under this Agreement to be performed by Purchaser.

17. Closing. The purchase and sale transaction contemplated by this Agreement (the “**Closing**”), shall occur on or before the earlier of: (i) the date that is thirty (30) days following Purchaser’s receipt of the Approval to rezone the Property for industrial use or (ii) July 31, 2026 (“**Closing Date**”). Purchaser shall provide Seller with not less than thirty (30) days prior written notice of Purchaser’s intent to Close, (the “Closing Notice”). Within one (1) business day after Purchaser delivers the Closing Notice to Seller, Purchaser shall deposit with Escrow Agent an additional FIFTY THOUSAND DOLLARS AND ZERO CENTS, (\$50,000.00)(“Additional Deposit”). The Additional Deposit shall be nonrefundable to Purchaser except in the case of a Seller Default, or as otherwise expressly provided for in this Agreement and shall be governed by the provisions of paragraph 4 hereinabove. Purchaser agrees to use all commercially reasonable due diligence to obtain the Approval and, upon request by Seller, to keep Seller apprised of Purchaser’s progress in obtaining the Approval. The procedure to be followed by the parties in connection with the Closing hereunder is set forth below.

(a) Escrow Deposits. All documents to be recorded and necessary funds shall be delivered to Title Company, to hold, deliver, record and disburse in accordance with escrow instructions, the form of which shall be agreed to by the attorneys for Purchaser and Seller prior to Closing, the content of which shall be consistent with the terms of this Agreement.

(b) Escrow Disbursements. At the Closing or sooner as otherwise stated in the escrow instructions, the following shall occur:

(i) Seller Deliveries. Seller shall deliver or cause to be delivered in accordance with the escrow instructions:

(1) A recordable special warranty deed conveying the Property to Purchaser, duly executed and acknowledged by Seller, and subject only to the Permitted Exceptions;

(2) Affidavit of Title executed by the Seller satisfactory to remove all applicable standard exceptions;

(3) Closing Statement;

(4) FIRPTA Affidavit of Seller;

(5) Assignment and Assumption of any licenses and permits, as applicable, transferring the same to Purchaser;

(6) Assignment and Assumption, and other applicable documents necessary or desirable for the assignment of service and maintenance agreements, if any, that will be assumed by Purchaser at Closing;

(7) A certificate affirming the accuracy of every Seller representation and warranty made in this Agreement to be true and correct as of the date of Closing;

(8) 1099 information; and

(9) All other documents reasonably required by the underwriter of the Title Company and necessary to be executed pursuant to the terms of this Agreement.

(ii) Purchaser Deliveries. Purchaser shall deliver or cause to be delivered in accordance with the escrow instructions:

(1) The Purchase Price in immediately available funds as provided in Section 3; and

(2) A counterpart of each of the documents and instruments to be delivered by Seller under Section 17(b)(i) which require execution by Purchaser.

(3) Such resolutions and incumbency certificates as required to evidence the capacity and authority of any person or entity signing on behalf of Purchaser, as reasonably required by the Title Company's underwriter.

(4) A certificate affirming the accuracy of every Purchaser representation and warranty made in this Agreement to be true and correct as of the date of Closing.

(5) Buyer acceptance of the Property and waiver of claims against Seller for any damage or defects pertaining to this transaction and the Property that may exist at Closing of this Agreement and are subsequently discovered by Purchaser or anyone claiming by, through, under or against the Purchaser, in form reasonably required by Seller's counsel to give effect to this provision and the provisions of paragraph entitled "Effect of Closing; As-Is Acceptance; Release" hereinbelow.

(6) All other documents reasonably required by the Title Company's underwriter, and necessary to be executed pursuant to the terms of this Agreement.

(c) Closing Costs. Seller shall pay the cost of all documentary stamps on the deed. Purchaser shall pay the cost of title search fees, tax and lien searches (as may be required by Title Company), the owner's title insurance premium, the cost of any endorsements to the owner's title insurance policy, the documentary stamp tax and intangible tax required for any promissory note and mortgage that Purchaser obtains, any loan title insurance policy and endorsements thereto, and all investigational costs, including the survey. Each party shall bear (i) its own attorneys' fees and costs and (ii) the recording costs of any instruments received by that party, except that Seller shall pay the recording costs on the deed and on documents necessary to satisfy B-I requirements on the Title Commitment. The items of revenue and expense set forth herein shall be prorated between the Parties (the "**Prorations**") as of 11:59 p.m. on the day preceding the Closing Date (the "**Cut-Off Time**"), or such other time as may be agreed upon by the Parties.

(d) Real Estate Taxes. Real estate taxes for the year of closing shall be prorated as of the Cut-Off Time. If the actual amount of the real estate taxes is unknown on the Closing Date, then such taxes shall be prorated on the basis of the payment amount due November of the prior year, with a subsequent re-proration and payment between the parties based upon the actual taxes for the year of Closing.

(e) Utilities. If applicable, Purchaser shall arrange for placing all utility services and bills in its own name as of the Closing Date. Seller shall request each utility company providing utility service to the Assets to cause all utility billings to be closed and billed as of the Closing Date in order that utility charges may be separately billed for the period prior to the Closing Date and the period on and after the Closing Date. If such utility charges are not separately billed, the same shall be prorated as of the Cut-Off Time between Seller and Purchaser on the basis of the most recent bill for such service and shall not be

re-prorated. In connection with any such proration, it shall be presumed that utility charges were uniformly incurred during the billing period in which the Cut-Off Time occurs. Seller shall receive a credit for all deposits which remain on deposit for the benefit of Purchaser with respect to such utility contracts.

(f) Improvement Liens. Certified, confirmed or ratified liens for governmental improvements or special assessments as of the Closing Date, if any, shall be paid in full by Seller however, any special assessment liens that are payable in more than one installment that are due and payable before the Closing will be paid by Seller; any installments of such liens that become due and payable after the Closing shall be paid by Purchaser, and pending liens for governmental improvements or special assessments as of the Closing Date shall be assumed by Purchaser.

18. Real Estate Broker's Commission. Seller and Purchaser represent and warrant to each other that neither has dealt with any broker, finder or intermediary of any kind in connection with this transaction other than Glen Jaffee with Cushman & Wakefield, who is acting as Seller's Broker and shall be compensated by Seller pursuant to separate agreement. Each party agrees to indemnify and hold the other harmless of, from and against any and all losses, damages, liabilities, costs and expenses (including reasonable attorneys' fees and expenses) that the other party may suffer as a result of any claims made relating to a breach of this Section 18 by a person claiming through such party.

19. Notices. All notices, claims, certificates, requests, demands and other communications hereunder shall be given in writing and shall be delivered personally or sent by facsimile, email, or by a nationally recognized overnight courier, postage prepaid, and shall be deemed to have been duly given when so delivered personally or by confirmed facsimile or the next delivery day after the date of email (so long as sender has not received notice of non-transmission) or deposit with such nationally recognized overnight courier. All such notices, claims, certificates, requests, demands and other communications shall be addressed to the respective parties at the addresses set forth below or to such other address as the person to whom notice is to be given may have furnished to the others in writing in accordance herewith.

To Seller:                   Camp Road Holdings, LLC  
461 Eagle Circle  
Casselberry, Florida 32707  
Attention: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

With a copy to:           The Metka Law Firm, PA  
ATTN: Chelsea L. Metka, Esq.  
622 Vineland Rd., Winter Garden, FL 34787  
Telephone: 407-826-1952  
Email: [chelsea@metkalawfirm.com](mailto:chelsea@metkalawfirm.com)

To Purchaser:             D' Color Auto, LLC  
245 Driggs Drive  
Winter Park, Florida 32792  
Attention: James B. Bryan, IV  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

With a copy to:           Kurkin Forehand Brandes LLP  
18851 NE 29<sup>th</sup> Avenue, Suite 303  
Aventura, Florida 33180

Attention: Melissa Munchick, Esq.  
Telephone: (305) 929-8500  
Email: [mmunchick@kfb-law.com](mailto:mmunchick@kfb-law.com)

20. Remedies and Termination.

(a) Notwithstanding any other provision herein contained to the contrary, this Agreement may be terminated at any time:

(i) By mutual written consent of Purchaser and Seller;

(ii) By Purchaser prior to the Closing Date in the event of any material breach by Seller of any of its representations, warranties, covenants or agreements contained herein, and such breach has not been cured within ten (10) days after written notice by Purchaser to Seller unless such breach is not reasonably susceptible to cure within such ten (10) day period, if Seller fails to commence to cure such breach within the ten (10) day period and diligently prosecute the cure to completion;

(iii) By Seller prior to the Closing Date in the event of any material breach by Purchaser of any of its representations, warranties, covenants or agreements contained herein and such breach has not been cured within ten (10) days after written notice by Seller to Purchaser unless such breach is not reasonably susceptible to cure within such ten (10) day period, if Purchaser fails to commence to cure such breach within the ten (10) day period and diligently prosecute the cure to completion;

(iv) By Purchaser at any time prior to expiration of the Inspection Period upon a determination by Purchaser pursuant to the provisions of this Agreement; or

(b) If this Agreement is terminated by Seller pursuant to Subsection 20(a)(iii) hereof and, in the case of such termination pursuant to Subsection 20(a)(iii) hereof, the failure to complete the Closing on or before the Closing Date shall have been due to Purchaser's material breach of any of its representations, warranties, covenants or agreements under this Agreement, then Seller shall be entitled to prompt payment of the Deposit and the Additional Deposit as its sole and exclusive remedy, not as a penalty but as liquidated damages sustained by Seller, and Seller and Purchaser shall execute a joint instruction to the Escrow Agent to pay the Deposit to Seller.

(c) If this Agreement is terminated by Purchaser pursuant to Subsection 20(a)(ii) hereof, then Purchaser shall be entitled to (i) the prompt return of the Deposit and Seller and Purchaser shall execute a joint instruction to the Escrow Agent to pay the Deposit to Purchaser whereupon this Agreement shall terminate and the parties shall have no further obligation to each other as a result hereof, except those matters expressly intended to survive termination hereof, or (ii) elect to initiate an action against Seller for the right of specific performance hereof, provided, however, such action must be commenced within ninety (90) days following the expiration of the cure period and Seller's failure to cure as provided in Section 20(a)(ii). If Purchaser elects to pursue specific performance and such remedy is determined by a court of competent jurisdiction to be unavailable, Purchaser's sole and exclusive remedy against Seller shall be an action for actual monetary damages, which damages shall be capped at Fifty Thousand Dollars and Zero Cents, (\$50,000.00), and Seller shall have no further liability to Purchaser in excess of such amount. Notwithstanding anything to the contrary in this Agreement, under no circumstances shall Seller be liable for special, consequential and/or punitive damages.

(d) If this Agreement is terminated by both parties pursuant to Subsection 20(a)(i), then Purchaser and Seller shall execute a joint instruction to the Escrow Agent to pay the Deposit to Purchaser and/or Seller, as applicable.

(e) If this Agreement is terminated by Purchaser pursuant to Subsection 20(a)(iv) hereof, then Seller shall be entitled to prompt payment of the Deposit, and if deposited with Escrow Agent, then the Additional Deposit, as its sole and exclusive remedy, not as a penalty but as liquidated damages sustained by Seller, and Seller and Purchaser shall execute a joint instruction to the Escrow Agent to pay the Deposit to Seller.

21. Like-Kind Exchange. The parties agree to cooperate with each other for purposes of effecting and structuring, in conjunction with the sale by each of certain assets for the benefit of the other party as taxpayer, a like-kind exchange of real property, whether simultaneous or deferred, pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. The cooperating party specifically agrees to execute such documents and instruments as are reasonably necessary to implement such an exchange. The taxpayer shall be solely responsible for assuring that the structure of any proposed exchange is effective for its own tax purposes. Furthermore, the cooperating party specifically agrees that the taxpayer may assign this Agreement and any of its rights or obligations hereunder, in whole or in part, as necessary or appropriate in furtherance of effectuating a Section 1031 like-kind exchange for the Property, provided that such assignment shall not serve to relieve the taxpayer of any liability for the taxpayer's obligations hereunder. The taxpayer agrees to pay any and all costs and expenses the cooperating party reasonably incurs in connection with a like-kind exchange, whether or not it is completed; provided, however, that an estimate of such costs and expenses shall be provided to and approved by the taxpayer prior to their incurrence by the cooperating party.

22. No Publicity / Confidentiality. Except as may be required by law or as necessary in connection with the transactions contemplated hereby, no party hereto shall (a) make any press release or other public announcement relating to this Agreement or the transactions contemplated hereby, without the prior approval of the other parties hereto or (b) otherwise disclose the existence and nature of negotiations regarding the transactions contemplated hereby to any person or entity other than such party's accountants, attorneys, agents and representatives, all of whom shall be subject to this nondisclosure obligation as agents of such party. The parties shall cooperate with each other in the preparation and dissemination of any public announcements of the transactions contemplated by this Agreement. Purchaser acknowledges that the Property is operated by Seller as an active and on-going business enterprise. Seller has not disclosed to its employees or customers its intention to sell the Property or enter into this Agreement. Purchaser agrees that: (i) it shall not disclose the existence of this Agreement, nor its terms, to any third party except for those consultants and advisors who reasonably require such information in order to provide their services to Purchaser and who themselves agree to maintain the confidentiality of such information; (ii) the information provided to Purchaser during the Inspection Period, and the results of Purchaser's inspections, are and shall remain confidential and Purchaser shall not disclose the results of such inspections, except as provided in the foregoing sentence, without the prior written consent of Seller. The provisions of this Section 22 shall survive the termination of this Agreement for any reason.

23. Assignment. This Agreement shall not be assignable by Purchaser without Seller's prior written consent, except that Purchaser may assign this Agreement to a corporation, partnership, limited liability company or other entity holding a majority interest in and controlled by or under common control with Purchaser ("**Permitted Assignee**"); provided, said assignment shall be in a writing reasonably satisfactory to Seller and the assignee shall assume all obligations of Purchaser hereunder, provided further, that Purchaser shall not be released from, and shall continue to be liable with respect to, its obligations hereunder as fully as if such assignment had not been made.

24. Governing Law; Jurisdiction. The interpretation and construction of this Agreement, and all matters relating hereto, shall be governed by the laws of the State of Florida. Any action or other proceeding arising out of or related to this Agreement shall be instituted and maintained exclusively in the

state courts of Seminole County, Florida, and each party hereto hereby (i) irrevocably accepts, generally and unconditionally, the jurisdiction of such courts and any related appellate court, and (ii) irrevocably waives any objection as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum.

25. Risk of Loss. If all or a substantial portion of the Property, are destroyed or materially damaged, (meaning damage in excess of \$100,000.00 or damage that is not capable of being repaired within thirty (30) days), by fire or other casualty prior to the Closing Date, Purchaser may, at its option, declare this Agreement terminated by written notice to Seller not later than ten (10) days following notice of said destruction or damage, but if Purchaser shall elect to proceed with the transactions contemplated by this and related agreements and pay Seller the full purchase price for the assets and inventories without adjustment for such damage, Seller shall assign its rights under insurance policies covering the same to Purchaser which shall have the exclusive right to adjust the loss with the insurance carrier(s) and receive all proceeds payable thereby and shall also credit Purchaser at Closing with Seller's deductible, if any. For purposes of this Agreement, material damage shall mean repair or replacement cost of more than One Hundred Thousand Dollars (\$100,000.00).

26. Severability. If any provision, or part thereof, of this Agreement shall be held to be invalid, illegal or unenforceable, then the validity, legality and enforceability of the remaining provisions, or parts thereof, shall not in any way be affected or impaired thereby.

27. Fees and Expenses. In the event of any litigation between the parties under this Agreement, each party shall bear its own attorneys' fees. Wherever provision is made in this Agreement for "attorneys' fees," such term shall be deemed to include accountants' and attorneys' fees and costs and court costs, including those for appellate and post judgment proceedings and for paralegals and similar persons.

28. Amendments; Merger Clause. This Agreement, including the Schedules and Exhibits referred to herein which form a part hereof, contains the entire understanding of the parties hereto with respect to the subject matter contained herein and therein. This Agreement may not be amended except by a writing executed by all parties hereto. This Agreement supersedes all prior agreements and understandings between the parties with respect to such subject matter. The parties acknowledge and agree that they are not relying on any statement, fact, or representation other than those expressly set forth in this Agreement and its schedules.

29. Waiver. To the extent permitted by applicable law, no claim or right arising out of this Agreement or the documents referred to in this Agreement can be discharged by one party, in whole or in part, by a waiver or renunciation of the claim or right unless in writing signed by the other party. Any waiver by a party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of such provision or any other provision of this Agreement. Neither the failure nor any delay by any party hereto in exercising any right or power under this Agreement or the documents referred to in this Agreement will operate as a waiver of such right or power, and no single or partial exercise of any such right or power will preclude any other or further exercise of such right or power or the exercise of any other right or power.

30. Weekend and Legal Holidays "Days". If any date set forth for the performance of any obligation hereunder or for delivery of any instrument or notice shall be on a Saturday, Sunday or legal holiday, the compliance with such obligation or delivery shall be deemed acceptable on the next business day following same. As used herein, the term "legal holiday" means any state or federal holiday for which financial institutions or post offices are generally closed in the State of Florida for observance thereof. As used herein, the term "business day" means any day other than a Saturday, Sunday or legal holiday. The

calculation of all days and dates herein shall be computed in calendar days, unless specific reference is made to computing such time frame in "business days."

31. Seller's Knowledge. When used in this Agreement the term "Seller's actual Knowledge" and the like means only the actual knowledge of Kevin Masson. Such term or expression does not imply that Seller has or should have undertaken any independent investigation with any third party to determine the existence or absence of any facts or circumstances.

32. Counterparts; Facsimile Signatures. This Agreement may be executed in any number of counterparts (including by facsimile or electronic [.pdf] communication). Each such counterpart hereof shall be deemed to be an original instrument, and all such counterparts together shall constitute but one agreement. This Agreement may be executed by one or more facsimile or electronic [.pdf] signatures.

33. Permitted Successors and Assigns; No Third-Party Beneficiaries. Subject to Section 23, this Agreement shall be binding upon, inure to the benefit of and be enforceable by the respective successors and assigns of the parties hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give to any employee of Seller, or any other person, firm, corporation or legal entity, other than the parties hereto and their successors and permitted assigns, any rights, remedies or other benefits under or by reason of this Agreement.

34. Recording. Neither this Agreement, nor any memorandum thereof, shall be recorded in the Public Records and such recording shall constitute a default by the party so recording.

35. Headings. The article and section headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

36. Construction. This Agreement shall be construed equitably, in accordance with its terms, without regard to the degree to which Seller or Purchaser, or their respective legal counsel, have participated in the drafting of this Agreement.

37. Survival. All representations and warranties, made by any party to this Agreement, whether made in this Agreement or any exhibit, schedule, agreement, certificate, instrument or other document delivered pursuant to this Agreement, shall be made at and as of the date of this Agreement and at and as of the Closing Date and shall not survive Closing. Upon Closing, all such representations and warranties shall be deemed merged into the conveyance documents, and Purchaser have no right to assert any claim, cause of action, or remedy against Seller arising out of or relating to any representation or warranty made prior to or at Closing.

38. Effect of Closing; As-Is Acceptance; Release. Effective as of and upon Closing, Buyer shall be deemed to have accepted the Property and the transaction contemplated by this Agreement in its then-existing condition, AS IS, WHERE IS, WITH ALL FAULTS, and Buyer shall waive, release, and forever discharge Seller from any and all claims, demands, causes of action, or liabilities of any kind or nature whatsoever, whether known or unknown, foreseen or unforeseen, arising out of or relating to this Agreement, the Property, or any matter occurring at or prior to Closing

39. Condemnation. Upon receipt of an offer or any notice or communication from any governmental or quasi-governmental body seeking to take under its power of eminent domain all or any portion of the Property, Seller shall promptly notify Purchaser of the receipt of same and shall send such communication, or a copy of it, to Purchaser. Upon receipt of such notice, Purchaser shall have the right to terminate this Agreement by delivery of written notice to Seller within fifteen (15) days of Purchaser's receipt of the communication from Seller. If Purchaser elects to terminate, then Purchaser shall receive a

refund of the Deposit together with all interest earned on it, in which case both parties shall be relieved of all further obligations under this Agreement. If Purchaser elects not to terminate, then Purchaser shall be entitled to all condemnation awards and settlements. Seller and Purchaser agree to cooperate with each other to obtain the highest and best price for the condemned property.

40. Time of Essence. Time is of the essence in the performance of each and every term, condition and covenant of this Agreement. This provision shall not be insisted upon for minor and/or unintentional violations.

41. Further Instruments. Each party hereto shall from time to time execute and deliver such further documents or instruments as the other party, its counsel or the Title Company may reasonably request to effectuate the intent of this Agreement including, without limitation, documents necessary for compliance with the laws, ordinances, rules and regulations of any applicable governmental authorities.

42. Condition. Purchaser acknowledges and agrees that neither Seller nor any agent, employee, attorney, or representative of Seller has made any statements, agreements, promises, assurances, representations, or warranties, whether express, implied, or otherwise, regarding the environmental or other condition of the Property, except as set forth herein.

43. No Shop. After execution the Effective Date and through the Closing Date or earlier termination of this Agreement, Seller agrees that neither Seller, nor any entity or person affiliated or associated with Seller, will (a) advertise or otherwise offer for sale the Property, (b) offer or solicit the sale of the Property, or (c) otherwise invite offers from any third party for the purchase of the Property. Seller and Purchaser recognize and agree that this provision will be specifically enforced.

[Signatures appear on following page(s)]

IN WITNESS WHEREOF, the parties hereto have executed this Real Estate Purchase Agreement as of the date and year written below each party's signature.

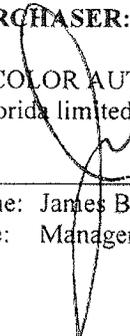
**SELLER:**

CAMP ROAD HOLDINGS, LLC,  
a Florida limited liability company

By: Kevin Massou 12 / 30 / 2025  
Name: Kevin Massou  
Title: Manager

**PURCHASER:**

D' COLOR AUTO, LLC,  
a Florida limited liability company

By:  12 / 30 / 25  
Name: James B. Bryan, IV  
Title: Manager

**ACKNOWLEDGMENT BY ESCROW AGENT**

The undersigned Escrow Agent acknowledges receipt of the Deposit referred to in Section 3 of the foregoing Real Estate Purchase Agreement. By its execution of a counterpart of this Agreement, Escrow Agent hereby accepts its designation as the escrow agent with respect to the Deposit, acknowledges receipt of the Deposit, and agrees to hold and disburse the same as therein provided.

Date: 12/30, 2025.

The Metka Law Firm, PA

By Chelsea L. Metka  
Chelsea L. Metka, Esq.

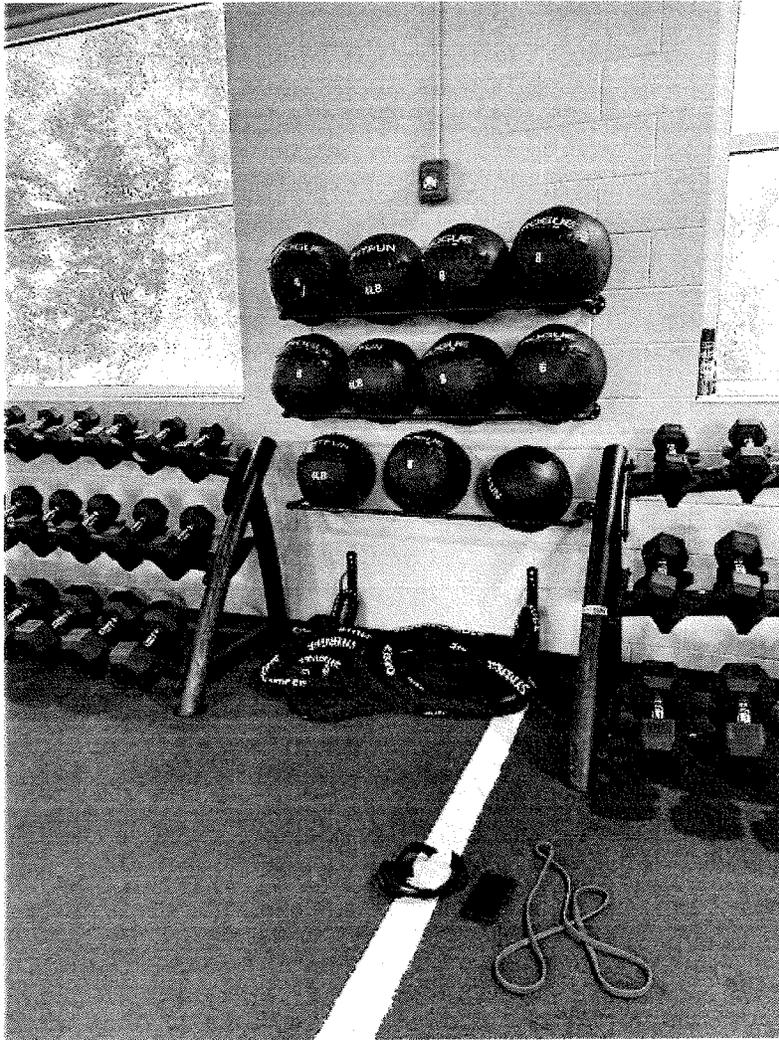
**EXHIBIT "A"**  
**REAL PROPERTY**

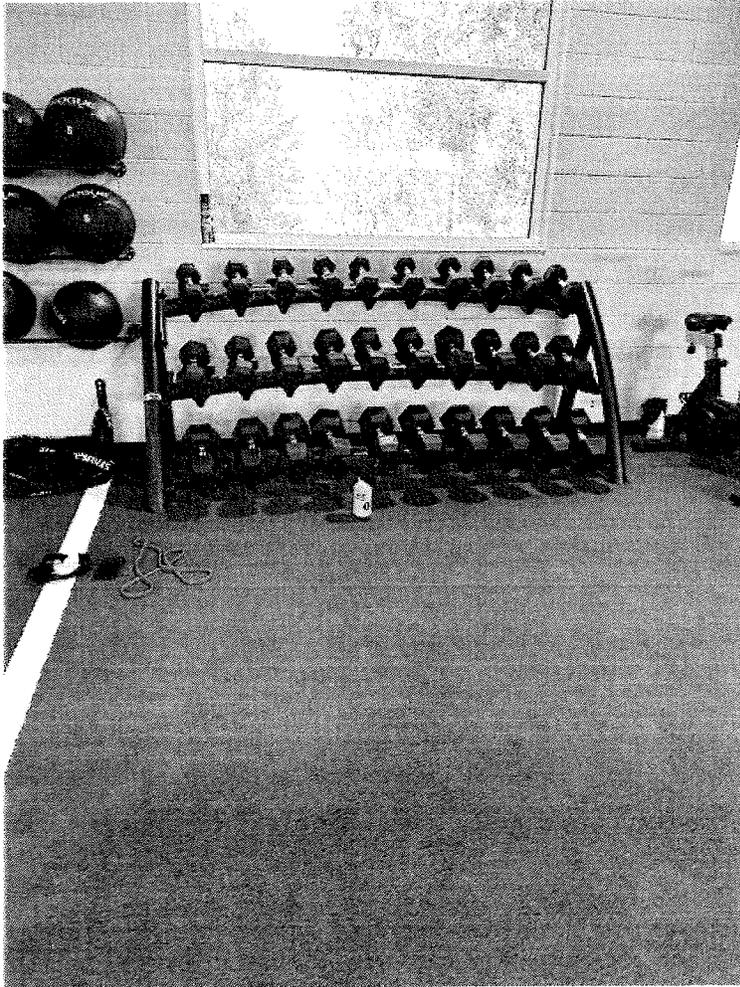
All of the East  $\frac{3}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, lying between the Seaboard Air Line Railroad and the Oviedo Goldenrod Road, and lying Northerly of the State Road Department Prison Camp Road, Less and except that portion described in Stipulated Order of Taking recorded in O.R. Book 3955, page 186 and Stipulated Final Judgment recorded in O.R. Book 4307, page 1210, Public Records of Seminole County, Florida.

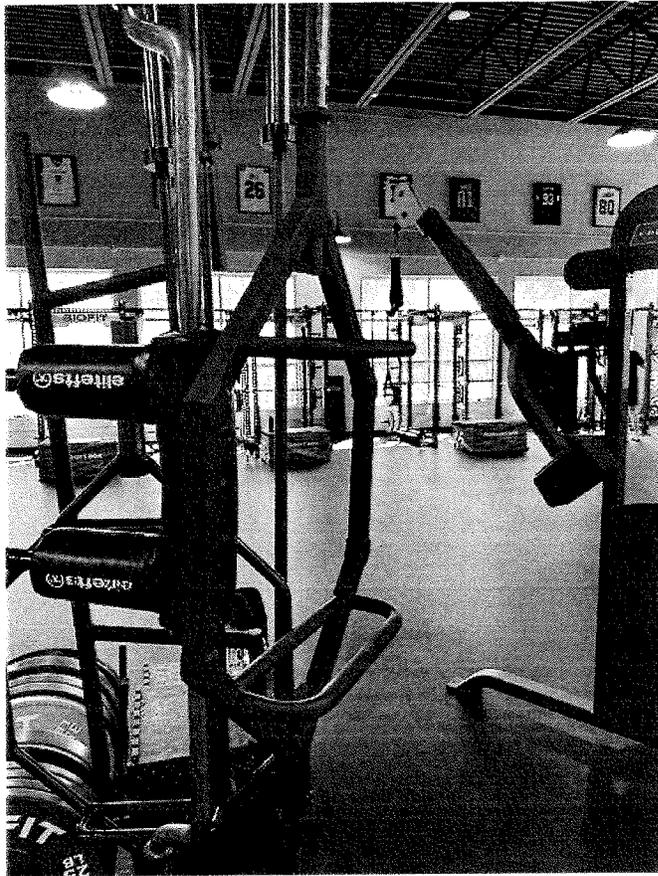
**EXHIBIT "B"**  
**EQUIPMENT**

1. One (1) squat rack with two barbells, with weights included
2. Two (2) chest press chairs
3. One (1) treadmill
4. All free weights ranging from 5 lbs. to 70 lbs.
5. All medicine balls and stretching rollers
6. Any and all machines and other equipment shown in the photos attached as Exhibit "C" to this Agreement.

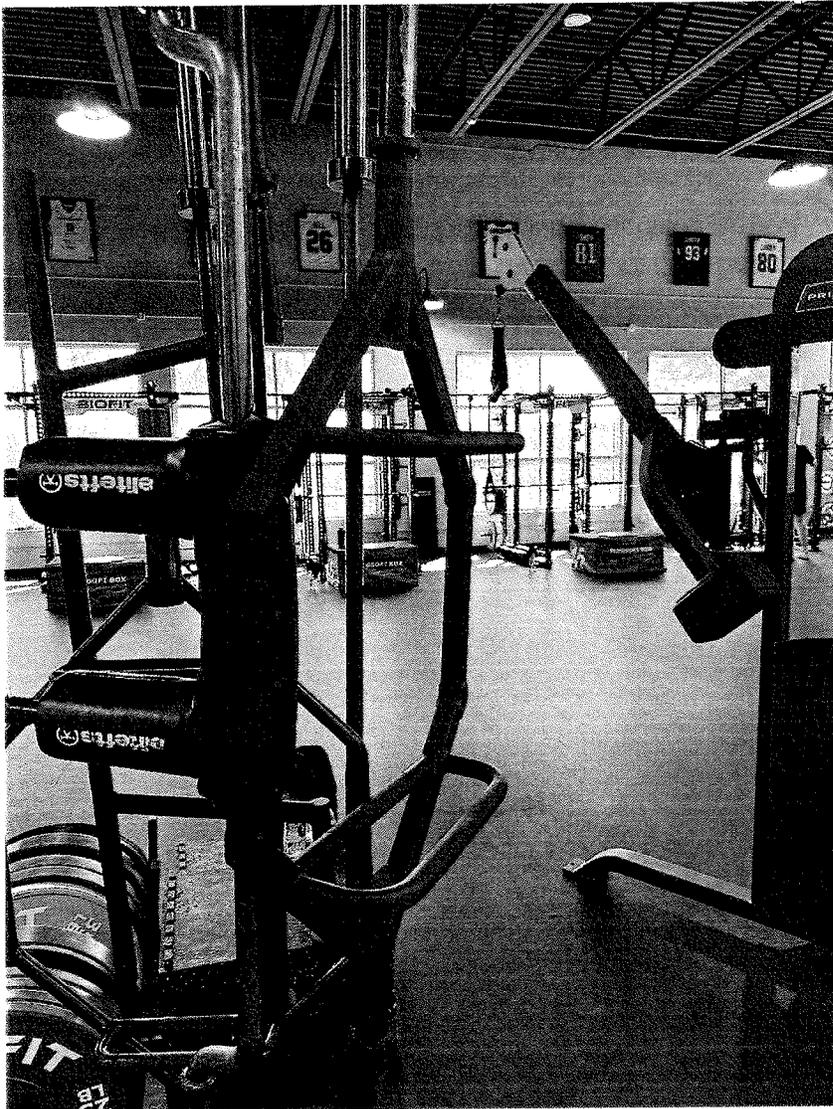
**EXHIBIT "C"**  
**PHOTOS**

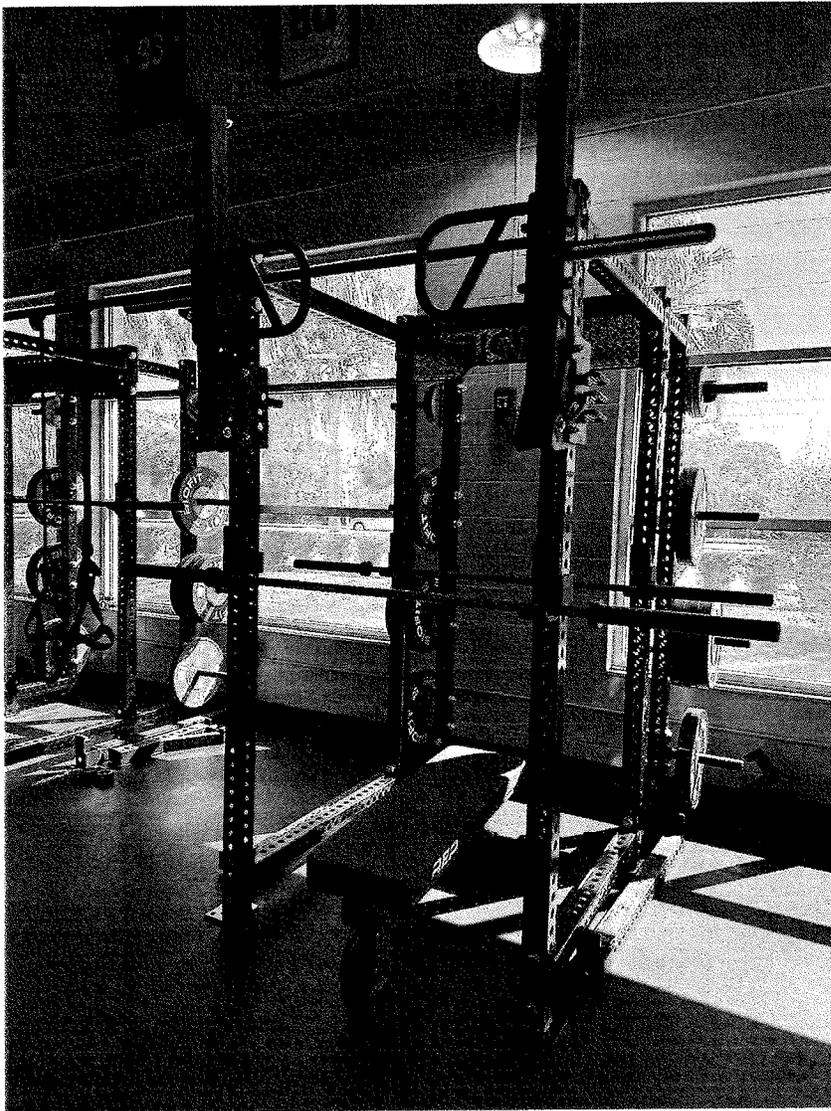


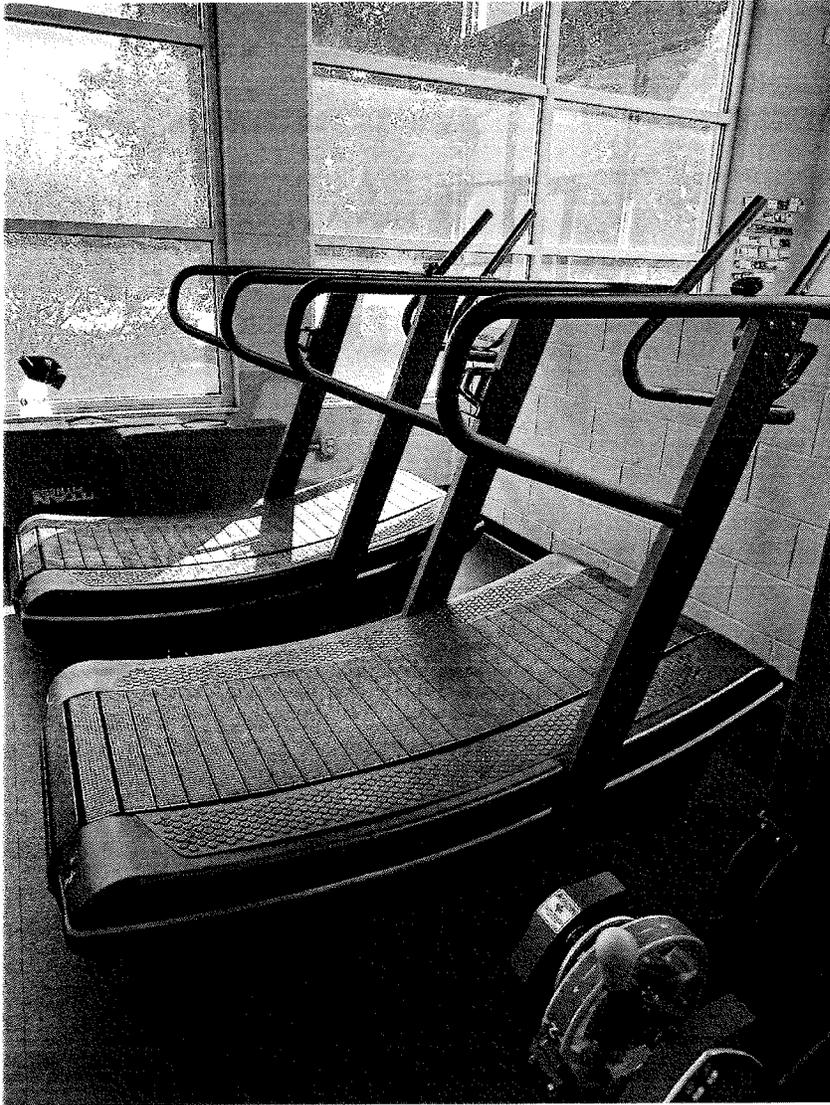


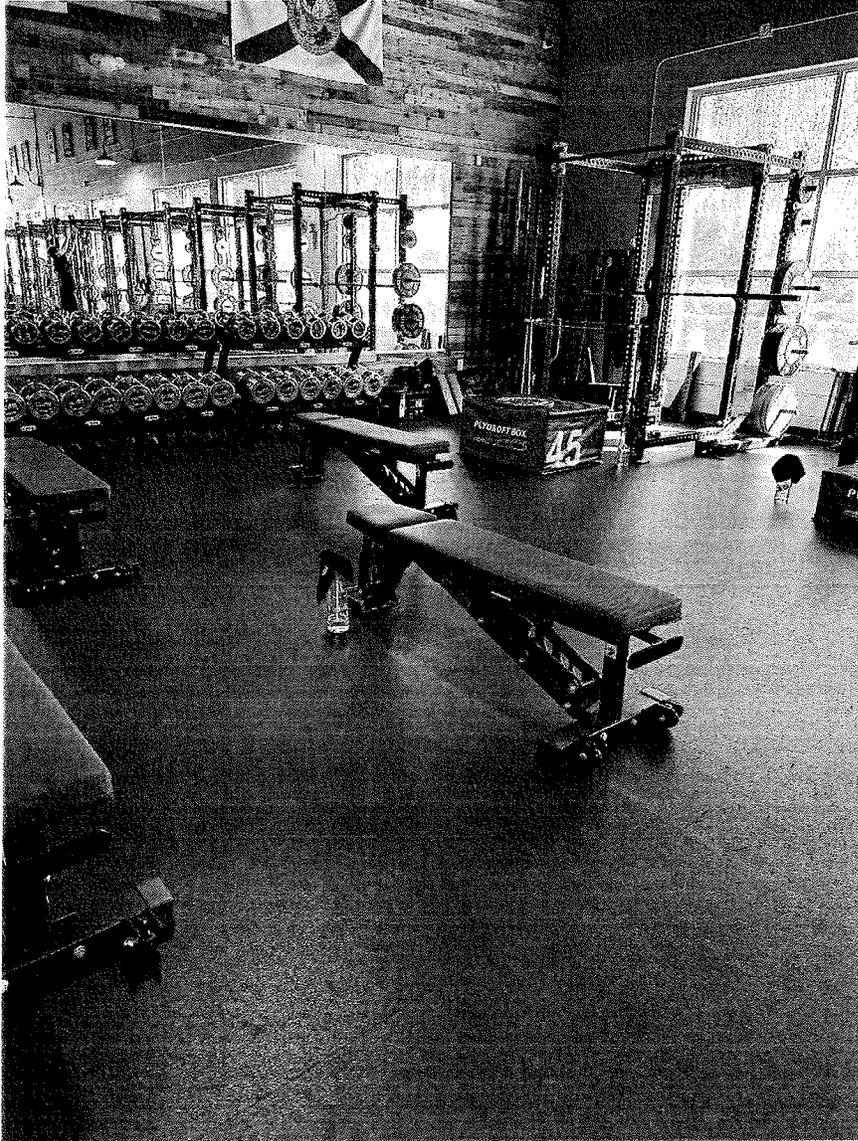


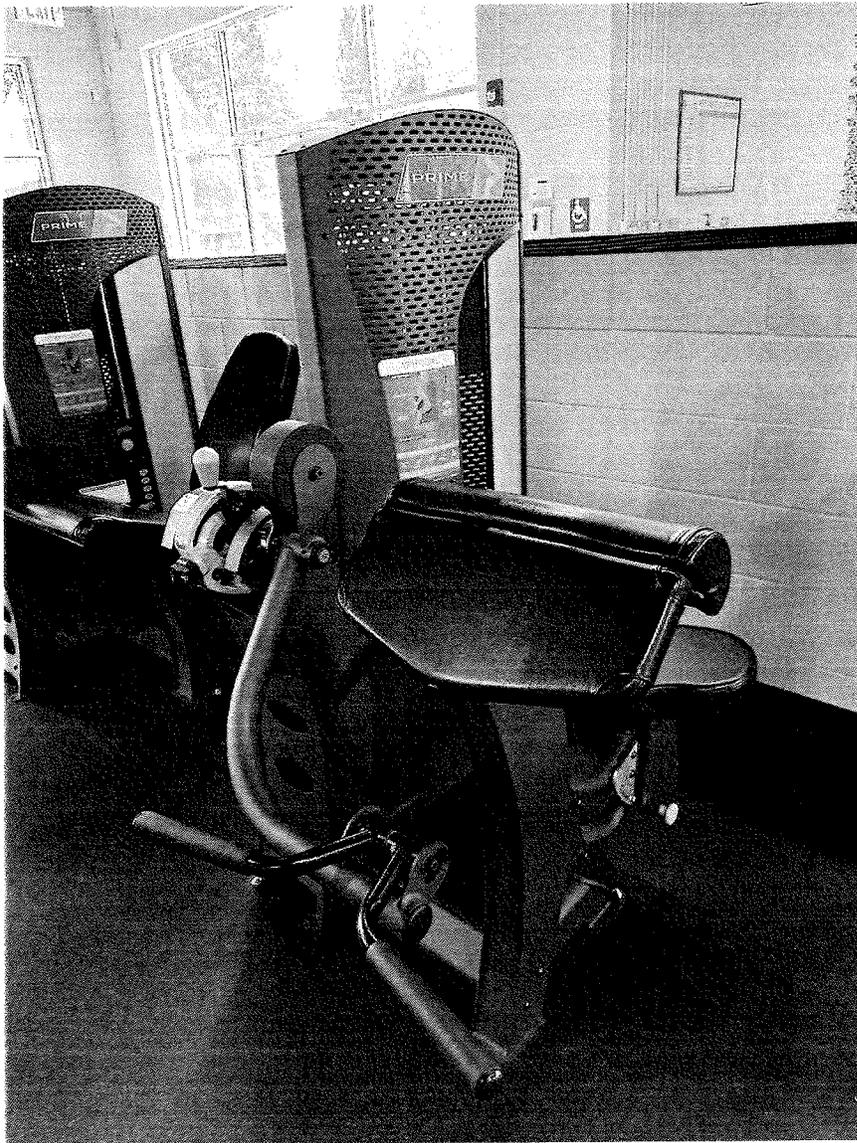


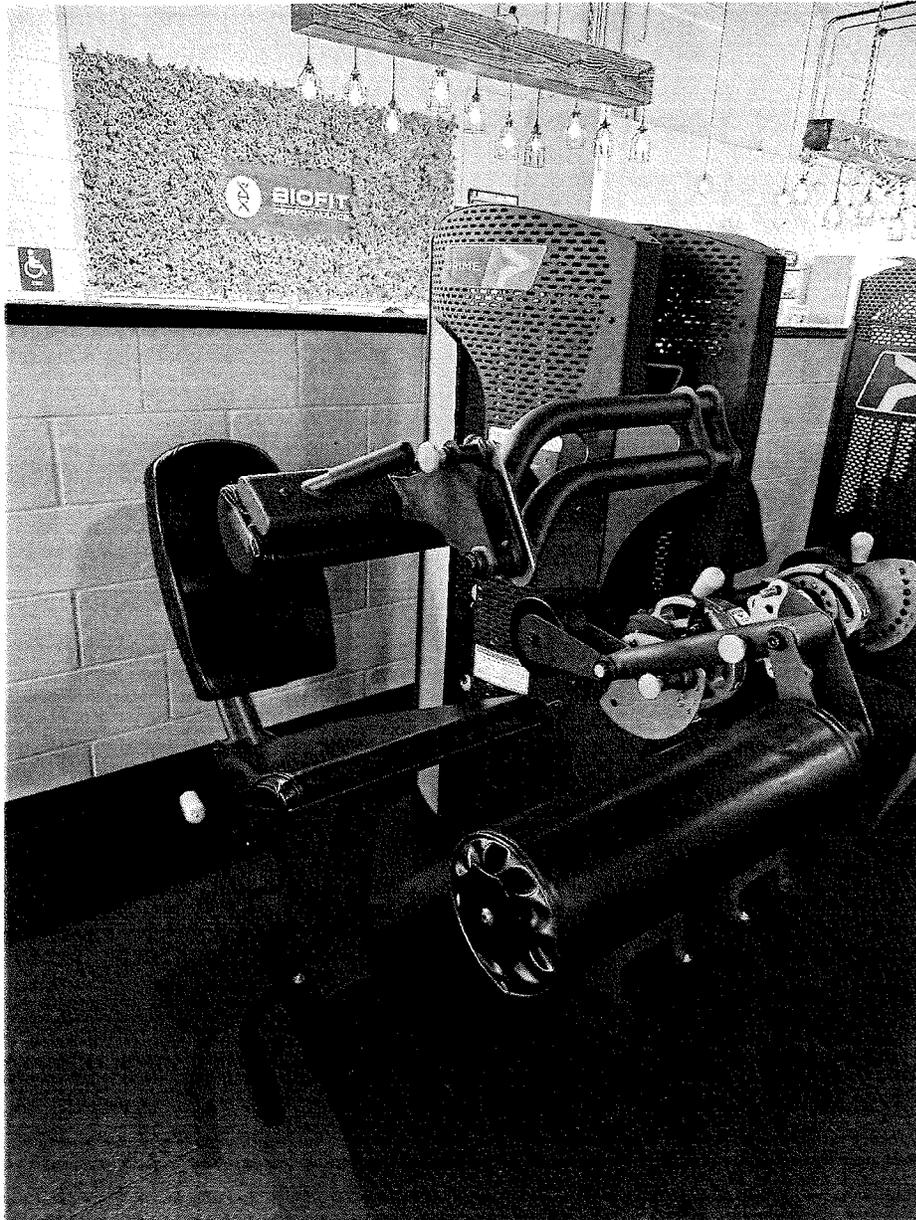












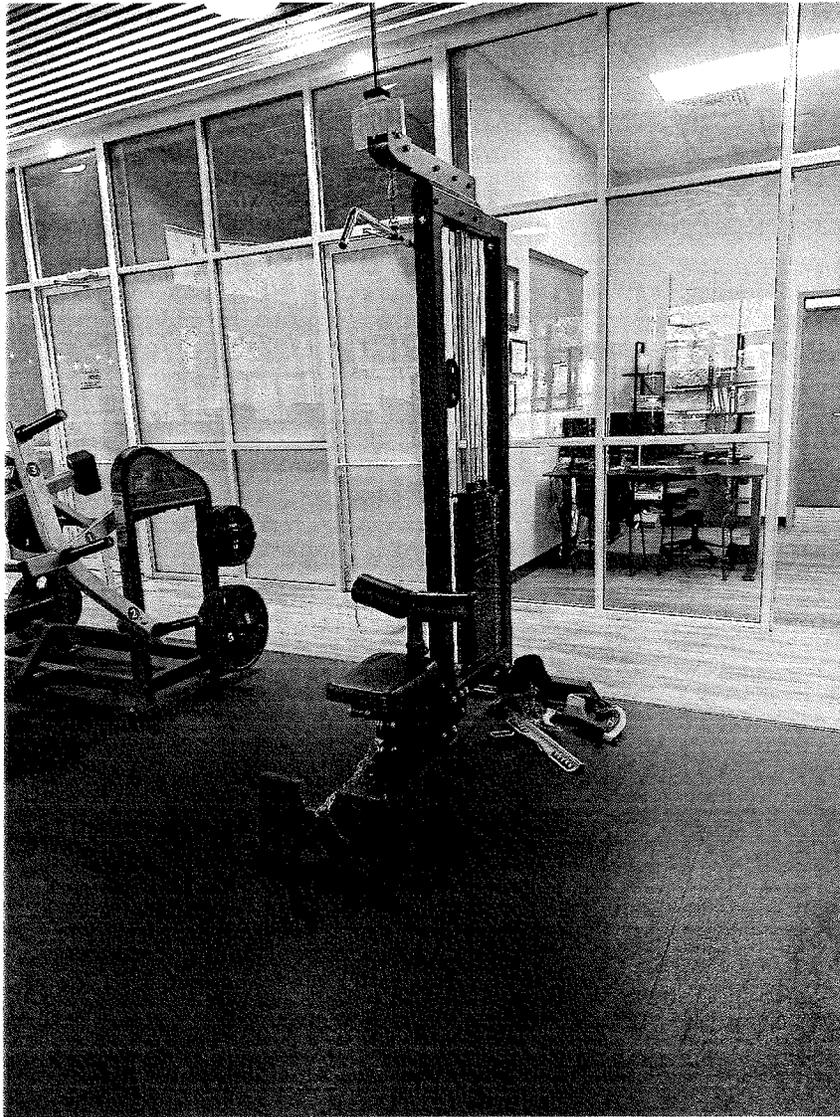




EXHIBIT "D"  
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in 2026 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Property and Improvements.
3. Right-of-way easement to State of Florida Department of Transportation recorded in Official Records Book 1519, Page 1742, Public Records of Seminole County, Florida.
4. Notice of Environmental Resource Permit recorded in Official Records Book 9281, Page 1369, Public Records of Seminole County, Florida.
5. Bill of Sale recorded in Official Records Book 9594, Page 1033, Public Records of Seminole County, Florida.

# CERTIFICATE *of* SIGNATURE

REF. NUMBER  
MV8KC-8FKKZ-YH3ZN-6SGZ8

DOCUMENT COMPLETED BY ALL PARTIES ON  
30 DEC 2025 15:36:48  
UTC

## SIGNER

**KEVIN MASSON**

EMAIL  
KEVIN.MASSON@BIOFITPERFORMANCE.COM

## TIMESTAMP

SENT  
30 DEC 2025 15:33:50

VIEWED  
30 DEC 2025 15:34:25

SIGNED  
30 DEC 2025 15:36:48

## SIGNATURE



IP ADDRESS  
99.117.190.44

LOCATION  
OVIEDO, UNITED STATES

## RECIPIENT VERIFICATION

EMAIL VERIFIED  
30 DEC 2025 15:34:25

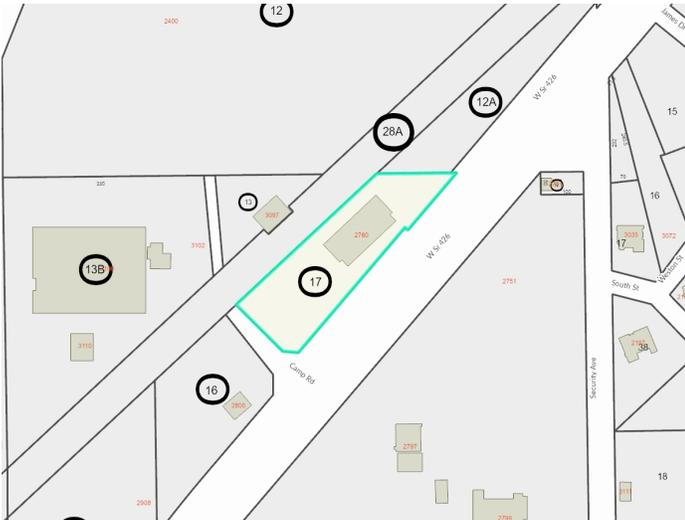


# Property Record Card



Parcel: **29-21-31-300-0170-0000**  
 Property Address: **2780 W SR 426 OVIEDO, FL 32765**  
 Owners: **CAMP ROAD HOLDINGS LLC**  
 2026 Market Value \$2,484,746 Assessed Value \$2,484,746 Taxable Value \$2,484,746  
 2025 Tax Bill \$34,230.58  
 Health/Fitness Club property w/1st Building size of 11,254 SF and a lot size of 1.65 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	29-21-31-300-0170-0000
Property Address	
Mailing Address	461 EAGLE CIR CASSELBERRY, FL 32707-4829
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,202,201	\$1,217,376
Depreciated Other Features	\$99,885	\$102,382
Land Value (Market)	\$1,182,660	\$1,182,660
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,484,746	\$2,502,418
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,484,746	\$2,502,418

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$34,230.58
Tax Bill Amount	\$34,230.58
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 CAMP ROAD HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 21S RGE 31E ALL E 3/4 OF SW 1/4  
OF SW 1/4 BETWEEN R/R + OVIEDO RD + N OF  
ST PRISON CAMP RD

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,484,746	\$0	\$2,484,746
Schools	\$2,484,746	\$0	\$2,484,746
FIRE	\$2,484,746	\$0	\$2,484,746
ROAD DISTRICT	\$2,484,746	\$0	\$2,484,746
SJWM(Saint Johns Water Management)	\$2,484,746	\$0	\$2,484,746

## Sales

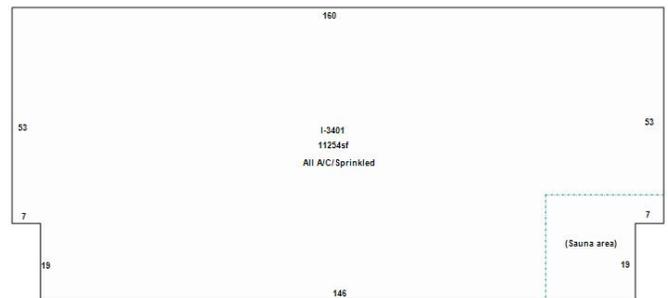
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	\$1,175,000	09186/1282	Vacant	Yes
CORRECTIVE DEED	6/1/2007	\$100	06740/1147	Vacant	No
CORRECTIVE DEED	5/1/2007	\$100	06678/1235	Vacant	No
WARRANTY DEED	2/1/2007	\$580,000	06655/0612	Vacant	No

## Land

Units	Rate	Assessed	Market
78,844 SF	\$15/SF	\$1,182,660	\$1,182,660

## Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	11254
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,282,348
Assessed	\$1,202,201



Building 1

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
05216	2780 W SR 426 : PLUMBING - COMMERCIAL-	\$10,000		6/4/2020
03726	2780 W SR 426 : SIGN (POLE,WALL,FACIA)-WALL SIGN	\$4,000		4/8/2020
03728	2780 W SR 426 : SIGN (POLE,WALL,FACIA)-	\$4,000		4/2/2020
19008	2780 W SR 426 : AMUSEMENT-SOCIAL OR RECREATION-NEW FITNESS CENTER NEED C.O.	\$2,100,000	4/27/2020	6/20/2019
03572	SITE LIGHTING- 2780 W SR 426	\$21,000		4/8/2019

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2020	23661	\$63,885	\$55,899
WALKS CONC COMM	2020	5257	\$28,598	\$25,023
COMMERCIAL CONCRETE DR 4 IN	2020	120	\$653	\$571
6' CHAIN LINK FENCE - LIN FT	2020	58	\$898	\$786
ALUM FENCE - LIN FT	2020	296	\$4,440	\$3,885
VINYL FENCE/COMM -LIN FT	2020	12	\$305	\$267
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	192	\$2,663	\$2,330

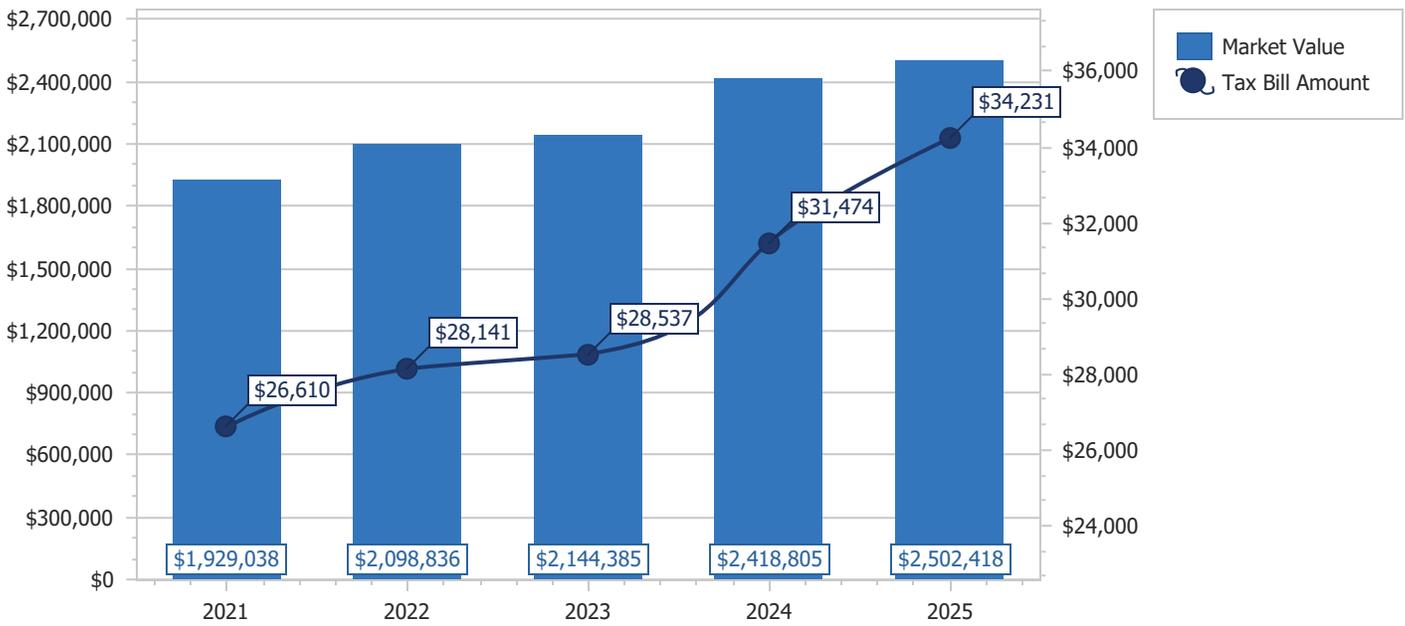
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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

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

**Receipt Details**

**Date:** 1/21/2026 9:42:19 AM  
**Project:** 26-20000001  
**Credit Card Number:** 48\*\*\*\*\*9920  
**Authorization Number:** 081964  
**Transaction Number:** 210126O10-41F4C5AF-A9A8-497B-A42D-69513C4FA9C6  
**Total Fees Paid:** 2684.70

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	34.70
REZONE TO COM, IND, OP/RP 14	2650.00
Total Amount	2684.70

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

**Comment Document – Initial Submittal**

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

<b>PROJECT NAME:</b>	<b>LEXUS OF OVIEDO - REZONE</b>	<b>PROJ #: 26-20000001</b>
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	1/21/26	
RELATED NAMES:	Z2026-01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0170-0000	
NO OF ACRES	1.65	
BCC DISTRICT	1-Bob Dallari	
LOCATION	ON THE NORTHWEST CORNER OF CAMP RD AND W SR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
M. REBECCA WILSON LOWNDES 215 N EOLA DR ORLANDO FL 32801 (407) 418-6250 [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.**

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

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

**State Permits that may be required:**

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	A full buffer will be done at the time of site plan review.	Info Only
2.	Building Division	This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be delt with prior to use of building/ structure. - Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission. - Any necessary, or proposed modifications must be properly permitted.	Info Only
3.	Environmental Services	According to our records, it appears as though there is no utility easement over the existing Seminole County owned commercial water meters/DDCVA. Everything else on the site appears to be privately owned/maintained. 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 require to be completed at this time as the rest of the process can take a while to complete. We require 15 ft wide utility easements along the centerline of our potable water mains/fire hydrants and 10 ft wide utility easements along the centerline of our potable water meters/service lines. Please see the file "SCUD 2780 West State Road 426 Survey" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Unresolved
4.	Environmental Services	Seminole County will remain as the water/sewer provider for this development.	Info Only
5.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	Unresolved

6.	Planning and Development	Please email the legal description in a word document to kapgar@seminolecountyfl.gov	Unresolved
7.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	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
9.	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
10.	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 and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
11.	Public Works - Engineering	No issues with the rezone with respect to traffic as long as the existing access is maintained.	Info Only
12.	Public Works - Engineering	No concerns for rezone in regard to drainage as long as no additional impervious area is proposed. If additional impervious area is proposed, the existing drainage system will have to be evaluated or altered as needed.	Info Only
13.	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	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Approved
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
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	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Review Complete Recommend Approval
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Approved
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/19/2026	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 Van Alstine, Kaitlyn Apgar
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas  
Watershed Atlas  
Seminole Co. Property Appraiser

[www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
[www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)  
[www.scpafl.org](http://www.scpafl.org)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

---

**File Number: 2026-0199**

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**Title:**

**ISAAC LN - PRE-APPLICATION**

**Project Number:** 26-80000016

**Project Description:** Proposed Vacate of a Right of Way on 0.1 acres in the R-1 zoning district located on the south side of Isaac Ln, southwest of Dunbar Ave

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

**Parcel ID:** 20-19-30-501-0000-3260

**BCC District:** 5-Herr

**Applicant:** Javier Perez (407) 913-9066

**Consultant:** N/A



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

PROJ. #: 26-80000016  
 RECEIVED AND PAID 02/11/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: <u>Isaac Ln</u>	
PARCEL ID #(S): <u>2019-30-501-0000-3260</u>	
TOTAL ACREAGE: <u>0.098 acres</u>	BCC DISTRICT: <u>5</u>
ZONING: <u>R-1</u>	FUTURE LAND USE: <u>MDR</u>

**APPLICANT**

NAME: <u>Javier Perez</u>	COMPANY:	
ADDRESS: <u>4515 Isaac Ln</u>		
CITY: <u>Sanford</u>	STATE: <u>FL</u>	ZIP: <u>32771</u>
PHONE: <u>407-913-9066</u>	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>	

**CONSULTANT**

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

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

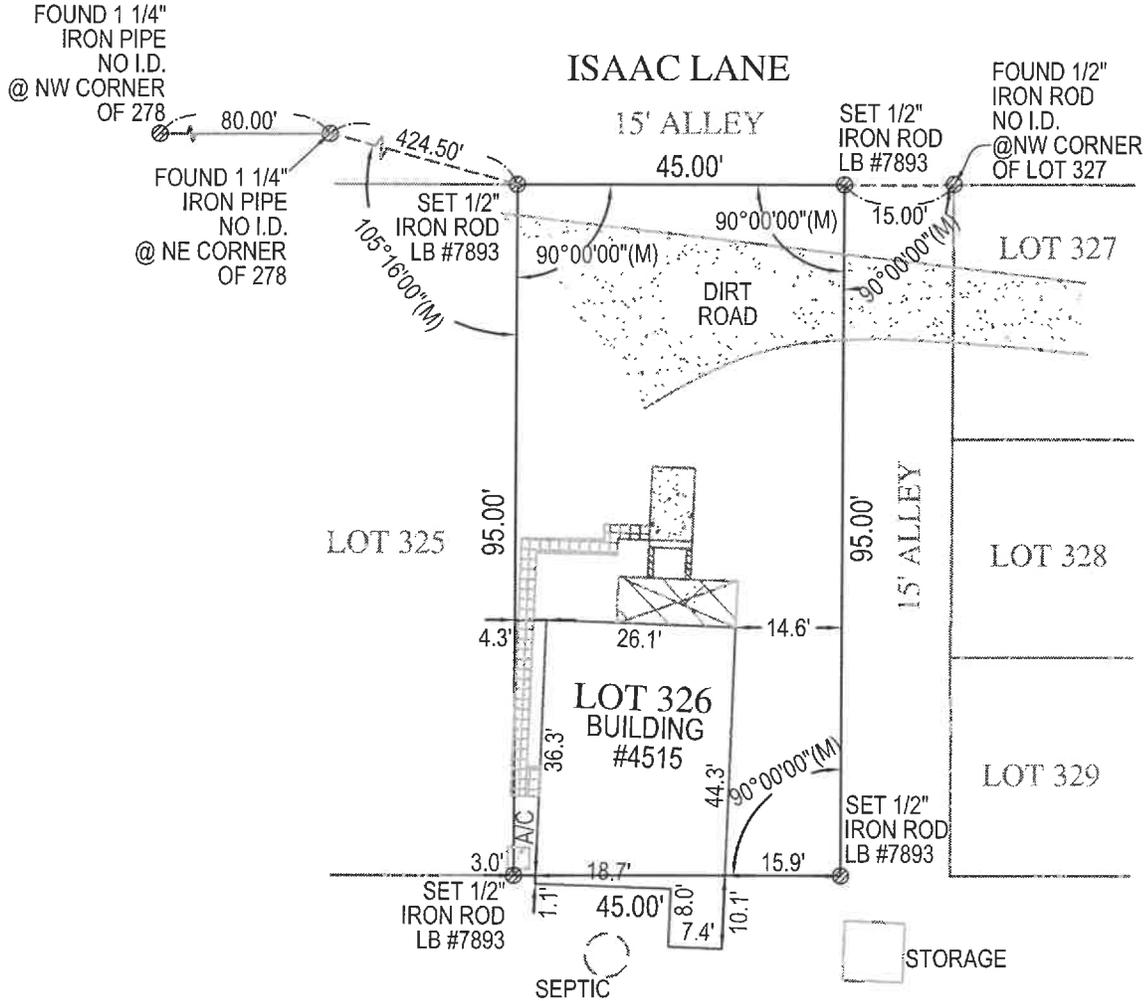
SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

Description of proposed development: preparing to vacate ~~right away~~ ROW

**STAFF USE ONLY**

COMMENTS DUE: <u>02/20</u>	COM DOC DUE: <u>02/26</u>	DRC MEETING: <u>03/04/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>MDR</u>	LOCATION: <u>on the south side of Isaac Ln, southwest of Dunbar Ave</u>
W/S: <u>SEMINOLE COUNTY UTILITIES</u>	BCC: <u>5: HERR</u>	

# BOUNDARY SURVEY



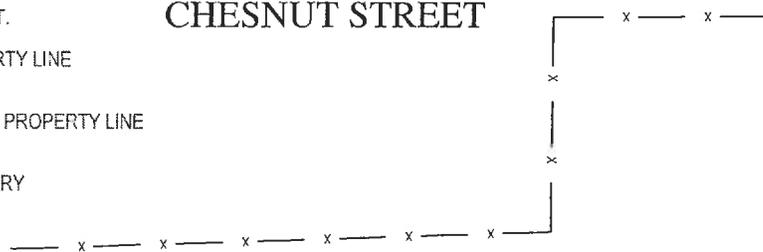
**SURVEY NOTES**  
 DIRT ROAD CROSSING OVER THE PROPERTY LINE ON NORTHERLY, WESTERLY AND EASTERLY SIDE OF LOT.

BUILDING CROSSING OVER THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

TILE AND A/C PAD CROSSING OVER THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

CHESNUT STREET



PAGE 2 OF 2 PAGES  
 (NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:  
 699667

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET  
SURVEYING, LLC

LB #7893

**SERVING FLORIDA**  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

# Property Record Card



Parcel: **20-19-30-501-0000-3260**  
 Property Address: **4515 ISAAC LN SANFORD, FL 32771**  
 Owners: **PEREZ, JAVIER E**  
 2026 Market Value \$188,905 Assessed Value \$188,905 Taxable Value \$137,494  
 2025 Tax Bill \$1,460.50 Tax Savings with Non-Hx Cap \$700.69  
 The 2 Bed/2 Bath Single Family property is 958 SF and a lot size of 0.10 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	20-19-30-501-0000-3260
Property Address	4515 ISAAC LN SANFORD, FL 32771
Mailing Address	4515 ISAAC LN SANFORD, FL 32771-0114
Subdivision	BOOKERTOWN
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$153,355	\$127,420
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$35,550	\$30,573
Land Value Agriculture	\$0	\$0
Just/Market Value	\$188,905	\$157,993
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$83,118
P&G Adjustment	\$0	\$0
Assessed Value	\$188,905	\$74,875

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,161.19
Tax Bill Amount	\$1,460.50
Tax Savings with Exemptions	\$700.69

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 PEREZ, JAVIER E

## Legal Description

LOT 326  
BOOKERTOWN  
PB 4 PGS 97 - 98

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$188,905	\$51,411	\$137,494
Schools	\$188,905	\$25,000	\$163,905
FIRE	\$188,905	\$51,411	\$137,494
ROAD DISTRICT	\$188,905	\$51,411	\$137,494
SJWM(Saint Johns Water Management)	\$188,905	\$51,411	\$137,494

## Sales

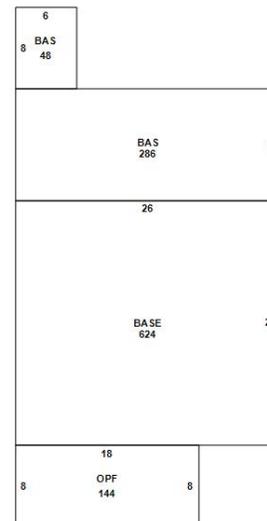
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/11/2025	\$243,000	10860/1872	Improved	Yes
WARRANTY DEED	6/30/2023	\$20,000	10471/1853	Improved	No
PROBATE RECORDS	6/21/2023	\$100	10460/0718	Improved	No
QUIT CLAIM DEED	9/1/2010	\$100	07442/1625	Improved	No
QUIT CLAIM DEED	8/1/2008	\$100	07058/1784	Improved	No

## Land

Units	Rate	Assessed	Market
45 feet X 95 feet	\$1,000/Front Foot	\$35,550	\$35,550

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1960/2020
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	624
Total Area (ft <sup>2</sup> )	1102
Constuction	SIDING GRADE 3
Replacement Cost	\$157,287
Assessed	\$153,355



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft²)
BASE	286
BASE	48
OPEN PORCH FINISHED	144

## Permits

Permit #	Description	Value	CO Date	Permit Date
07363	INSTALL WATER LINE FROM METER TO HOUSE	\$385		9/1/1998
05630	REPAIRS KITCHEN AND BATH	\$1,616		8/1/1994

## Extra Features

Description	Year Built	Units	Cost	Assessed
SHED - NO VALUE	1970	2	\$0	\$0

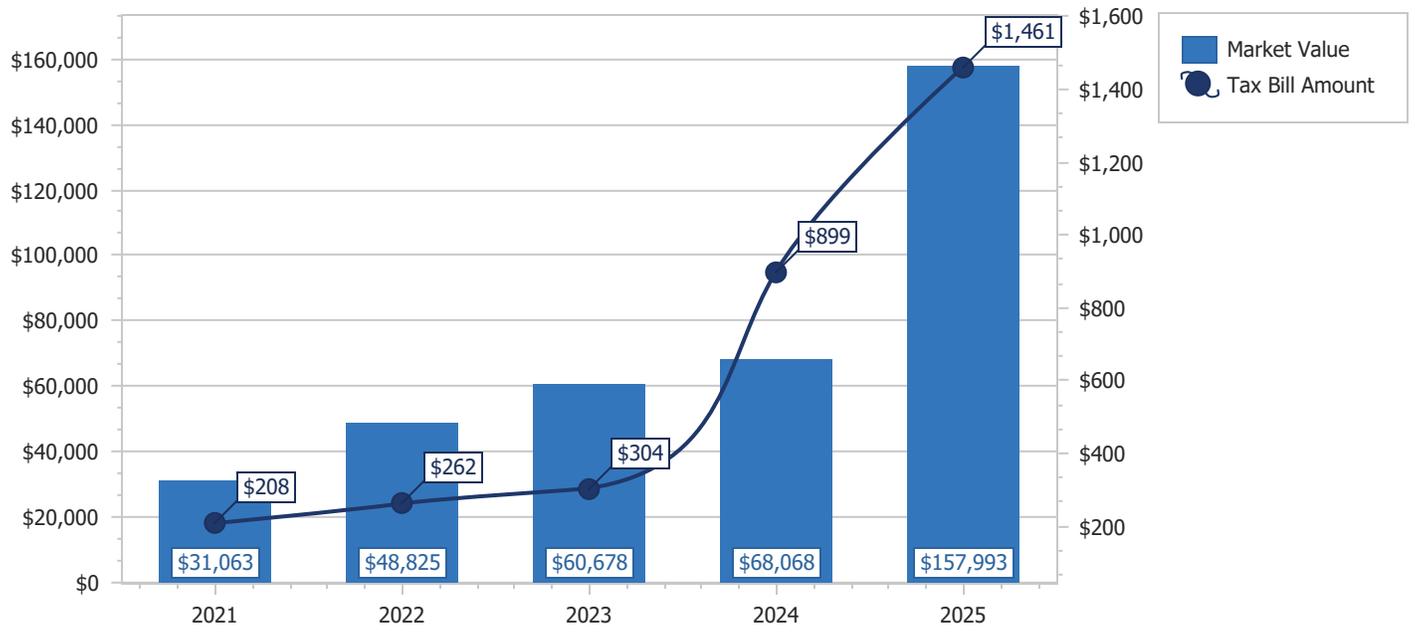
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

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 1

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/11/2026 12:16:15 PM  
**Project:** 26-80000016  
**Credit Card Number:** 37\*\*\*\*\*1000  
**Authorization Number:** 264632  
**Transaction Number:** 110226C1D-A311DB0B-403A-4A52-A289-918666911E1F  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>ISAAC LN - PRE-APPLICATION</b>	<b>PROJ #: 26-8000016</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/11/26	
RELATED NAMES:	EP JAVIER PEREZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	20-19-30-501-0000-3260	
PROJECT DESCRIPTION	PROPOSED VACATE OF A RIGHT OF WAY ON 0.1 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF ISAAC LN, SOUTHWEST OF DUNBAR AVE	
NO OF ACRES	0.1	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTH SIDE OF ISAAC LN, SOUTHWEST OF DUNBAR AVE	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JAVIER PEREZ 4515 ISAAC LN SANFORD FL 32771 (407) 913-9066 [REDACTED]	N/A	

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

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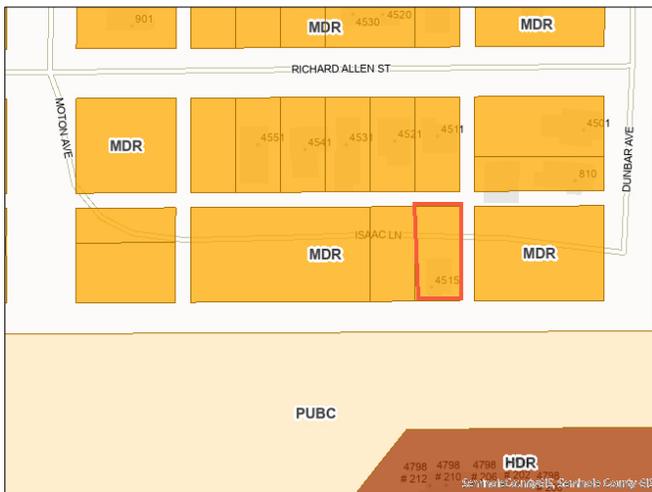
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- This property has a Future Land Use of Medium Density Residential and a zoning classification of R-1 (Single-Family Dwelling).
- In order to bring the property into conformance, a vacate request and administrative variances for structure setbacks will be required.
- The request to vacate a portion of the public right-of-way is reviewed by staff and approved/denied formally by the Board of County Commissioners. Variance requests are reviewed by staff and approved/denied formally by the Board of Adjustments.
- Environmental Services has a water main line in the ROW and may not support the vacate. It may be possible to approve the ROW vacate contingent upon the conveyance of a utility easement at the time of the vacate, but further field verification and communication with Environmental Services will be required.

### PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: MDR



Zoning: R-1



Aerial



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Comprehensive Planning	A right of way vacate for this property may be supported as part of the County's pursuit to reduce nonconformities, consistent with OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS OBJECTIVE FLU 5.7 REDUCTION OF NONCONFORMING USES AND ANTIQUATED PLATS: The County shall reduce uses that are inconsistent with community character, future land uses and service and facility plans through a systematic program to reduce nonconforming uses, eliminate nonconforming zonings and resolve issues related to antiquated plats. Antiquated plats refer to a subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads or drainage facilities.	Info Only
2.	Comprehensive Planning David German	Please note Policy FLU 5.7.3 Antiquated Developed Plats: The County shall address antiquated developed plats on a case-by-case basis, guided by Objective FLU 7.1 Protection from Unreasonable Land Development and its associated policies ("Protection of Private Property Rights"), as well as Policy FLU 4.1.2 (flexibility of setbacks and parking on infill lots, Policy FLU 5.4.5 Conversion of Residential Structures, and the buffering and compatibility provisions of the Land Development Code.	Info Only
3.	Comprehensive Planning	Please note INTRODUCTION ELEMENT DEFINITIONS: ANTIQUATED PLAT A subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. These generally include lands platted prior to modern land development regulations adopted in 1970. Examples include plats with substandard designs for lot size, configuration, roads, or drainage facilities. ANTIQUATED SUBDIVISION A subdivision of land that was created prior to modern land development regulations adopted in 1970 and does not comply with current zoning and/or subdivision standards, typically in terms of lot size, road access, stormwater management or utility service.	Info Only
4.	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
5.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
6.	Public Safety - Fire Marshal	Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all	Info Only

		weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	
7.	Building Division	Permitting Requirements for Future Construction and/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, etc...	Info Only
8.	Environmental Services	Seminole County Utilities does not support a vacation of the Chestnut Street right of way. We have an existing 4" PVC water main located within this right of way that is intended to service water to Lots 321-326. Seminole County Utilities would support the vacation of the 15 ft wide alley on the north side and east side of the property if desired.	Info Only
9.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
10.	Planning and Development	This property is zoned R-1 (Single-Family Dwelling). The setbacks for the R-1 zoning district are: Twenty-five (25) feet Front Yard, Thirty (30) feet Rear yard, Seven and one-half (7.5) feet Side Yard, Fifteen (15) feet Side Street. If the setbacks cannot be met, variances will be required.	Info Only
11.	Planning and Development	This property is within the Community Development Block Grant Target Area (Bookertown). Per the Seminole County Comprehensive Plan, Future Land Use Policy 5.5.2, the County will also consider code changes to allow infill development, redevelopment, and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on an individual basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards.  If setback variances are required, then they can be processed administratively.	Info Only
12.	Planning and Development	Information and application regarding Variances can be found at the following link: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/variance-12-2024.pdf?sfvrsn=357db43e_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/variance-12-2024.pdf?sfvrsn=357db43e_3</a>	Info Only
13.	Planning and Development	The process for vacating a public right-of-way requires: 1. A survey of the property depicting current conditions	Info Only

		<p>2. Utility letters of no objection (or requiring an easement) from all applicable utility providers ((electric, telephone, cable, water, sewer, and gas)</p> <p>3. A legal sketch and description of the area to be vacated</p> <p>4. Submittal of an application (please see the link: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3</a> ) Right-of-way vacates require a public hearing for final approval or denial by the Board of County Commissioners.</p>	
14.	Public Works-Engineering	A formal vacate will be required to vacate a portion of the platted roadway.	Info Only
15.	Public Works-Engineering	Note that the actual access to the lot should be from Isaac Lane and may be required to be constructed to the lot as part of the vacate. The existing dirt access is not sufficient. A 20' wide stabilized access able to support a fire truck will be required to be constructed in the public Right-of-way (ROW)	Info Only
16.	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	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0201**

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**Title:**

**IRVING STREET - PRE-APPLICATION**

**Project Number:** 26-80000017

**Project Description:** Proposed Vacate of a Right of Way to build a single family residential lot on 0.24 acres in the R-1A zoning district located on the east side of SR 434, south of Tarry Town Trl

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

**Parcel ID:** 01-21-29-5CK-170E-0160

**BCC District:** 3-Constantine

**Applicant:** Amid Habib (321) 356-6247

**Consultant:** N/A



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

PROJ. #: 26-8000017  
Received & paid: 2/11/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: Proposed Irving Street Right-A-Way Vacating  
PARCEL ID #(S): 01-21-29-5CK-170E-0160 (Lots 16 & 17)  
TOTAL ACREAGE: 0.24 BCC DISTRICT: 3: Constantine  
ZONING: ~~Residential~~ R-1A FUTURE LAND USE: ~~Residential~~ LDR

**APPLICANT**

NAME: Dr. Amid Habib COMPANY: MWA Investment, LLC  
ADDRESS: 601 Westlake Circle  
CITY: Longwood STATE: Florida ZIP: 32750  
PHONE: (321) 356-6247 EMAIL: 

**CONSULTANT**

NAME: \_\_\_\_\_ COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: N/A STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION  
Description of proposed development: N/A

**STAFF USE ONLY**

COMMENTS DUE: 2/20 COM DOC DUE: 2/26 DRC MEETING: 3/4  
 PROPERTY APPRAISER SHEET  PRIOR REVIEWS:  
ZONING: R-1A FLU: LDR LOCATION: on the east side of SR 434, south of Tarry Town Trl  
W/S: Sunshine Water BCC: 3: Constantine

## Narrative: Irving st. Rt. A-way Vacating Pre-Application

Dr. Amid Habib, would like to apply for vacating the above area.

### Summary/History

In 2008, Dr. Amid Applied for Vacating this area. what occurred after he purchased lots 16 & 17, the County began undertaking widening state Route 434, thus, taking away a part of this land. At that time, the parcel acreage was 0.38, now, after the loss of the land portion, the acreage has been reduced to 0.24.

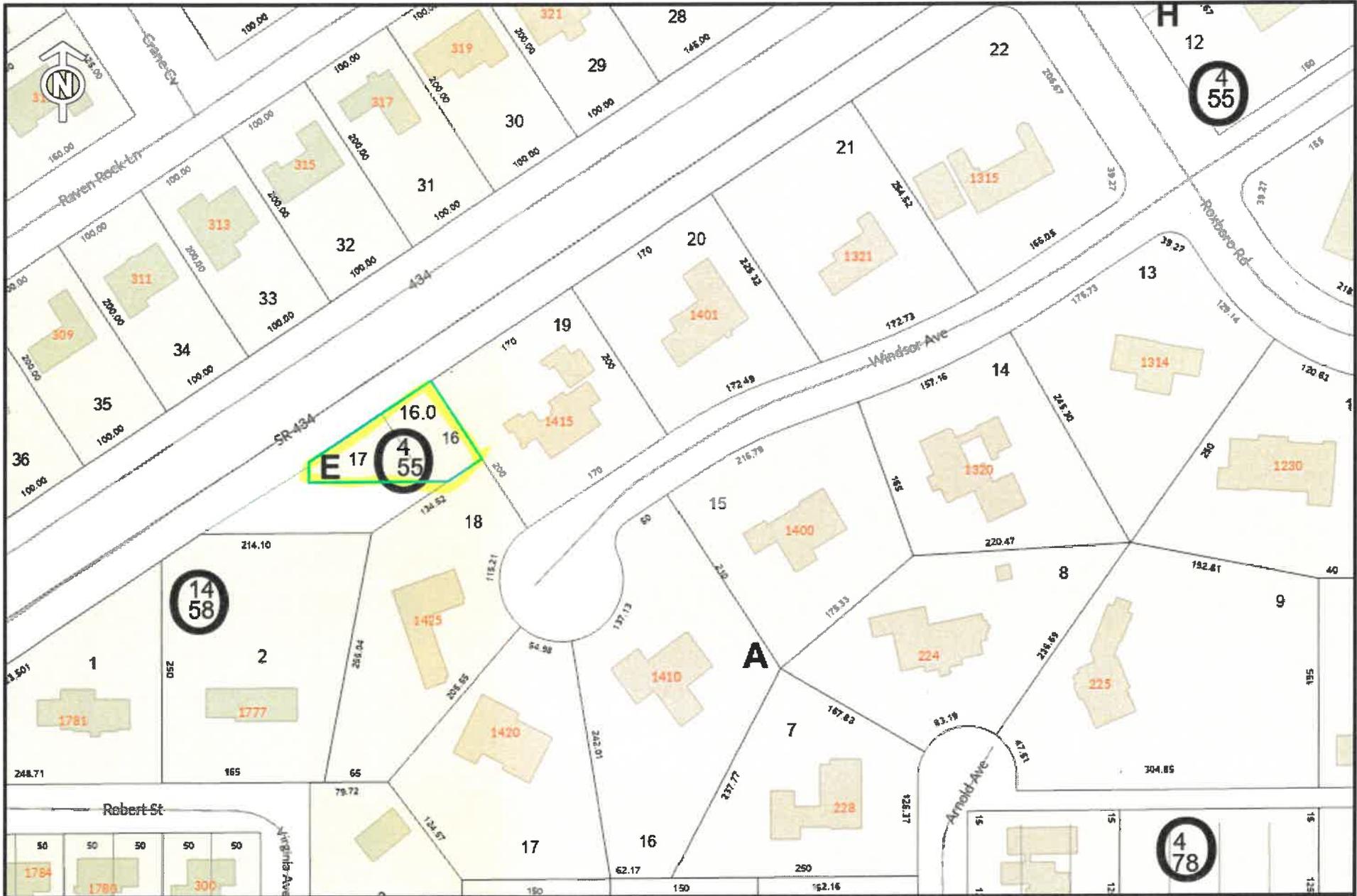
A response from the County at that time in July, 2008, to Dr. Amid's Vacating Application, was very favorable. There were no issues whatsoever not to approve his Application EXCEPT that the DOT had not completed its widening of the Rd. Project. Therefore, the County could not consider Approving his Application until the road project was completed. The County refunded the \$1100 Application Fee.

At this time, Dr. Amid will ask in the Full Application, to vacate this above area in order for him to have a larger lot to either build his home on it or decide what to do with it. He is agreeable to pay the \$1500 App. fee, if his Pre-Application is Approved.

Thank you







### SCPA Appraisal Map

David Johnson, CFA  
Seminole County Property Appraiser

Date: 2/11/2026

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

\*

2/11/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 16:22:49  
PROJ # 26-80000017 RECEIPT # 0040430

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

\* DEPOSITS NON-REFUNDABLE \*

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

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

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: MWA INVESTMENTS LLC

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

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

<b>PROJECT NAME:</b>	<b>IRVING STREET - PRE-APPLICATION</b>	<b>PROJ #: 26-80000017</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/11/26	
RELATED NAMES:	EP AMID HABIB	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	01-21-29-5CK-170E-0160	
PROJECT DESCRIPTION	PROPOSED VACATE OF A RIGHT OF WAY TO BUILD A SINGLE FAMILY RESIDENTIAL LOT ON 0.24 ACRES IN THE R-1A ZONING DISTRICT LOCATED ON THE EAST SIDE OF SR 434, SOUTH OF TARRY TOWN TRL	
NO OF ACRES	0.24	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1A	
LOCATION	ON THE EAST SIDE OF SR 434, SOUTH OF TARRY TOWN TRL	
FUTURE LAND USE-	LDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
AMID HABIB MWA INVESTMENT LLC 601 WESTLAKE CIR LONGWOOD FL 32750 (321) 356-6247 [REDACTED]	N/A	

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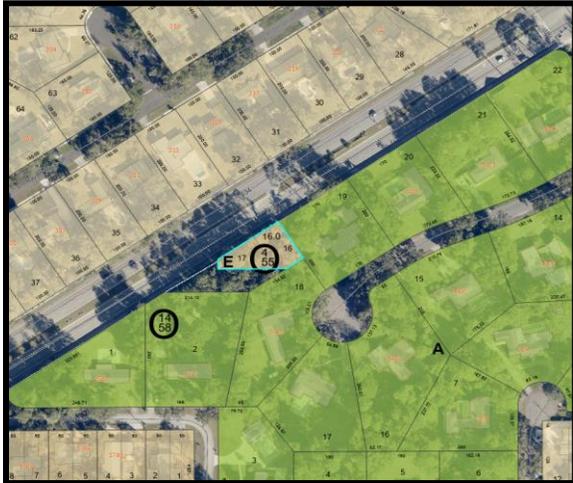
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential with an R-1A (Single Family Dwelling) zoning.
- The Applicant may apply to vacate the right-of-way; however, approval is not guaranteed.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	-Permitting Requirements for Future Construction- - 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
2.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential). Note Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.	Info Only
3.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
4.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
5.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed right of way vacate. Please contact Sunshine Water Services and have them provide a letter/email stating that they have no objection to the proposed right of way vacate as well.	Info Only
6.	Planning and Development Annie Sillaway	The subject site has an R-1A (Single Family Dwelling) zoning classification; the building setbacks for R-1A are as follows:  Front Yard – Twenty-five (25) feet; Side Yard – Seven and one half (7.5) feet; Side Street – Twenty-five (25) feet (may be reduced to Fifteen (15) feet with Traffic	Info Only

		Engineering approval); Rear Yard – Thirty (30) feet.	
7.	Planning and Development Annie Sillaway	Step 1 – The Right-of-Way easement is reviewed by staff.  Step 2- Once all comments are completed and approved by all the required departments, the project manager will place the right-of-way easement as a public hearing item on the Board of County Commissioners agenda.	Info Only
8.	Planning and Development Annie Sillaway	The Application submittal requirement for a right-of-way vacate are: Ownership Disclosure form (Add'; documentation required if the property owner is a trust or corporation), Owner Authorization form (if the applicant and/or consultant is not the property owner), letters of review from all utility companies (electric, telephone, cable, water, sewer, and gas) stating that there is no objection to the right of way vacate, a sketch and description of the area to be vacate in 8.5"x11" or 8.5" x 14" labeled as Exhibit A.	Info Only
9.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
10.	Public Safety - Fire Marshal Matthew Maywald	Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
11.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
12.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
13.	Public Works - Engineering Jim Potter	No specific issues with the vacate for traffic. Note that there is some concern with an access onto SR 434. Please verify with FDOT that they will give access to this location. Note that any connection to SR 434 will require an FDOT driveway connection permit.	Info Only
14.	Public Works - Engineering Jim Potter	No specific issues noted for drainage. Please note that if anything other than a single-family residence is put on the lot stormwater drainage will have to be addressed. Underground exfiltration may be allowed. Any discharge to FDOT ROW would require an FDOT drainage connection permit.	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 <a href="mailto:Dgerman@seminolecountyfl.gov">Dgerman@seminolecountyfl.gov</a>
Environmental Services	Review Complete	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Review Complete	Daniel Losada 407-665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>

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](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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>