



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

Wednesday, May 27, 2026

9:00 AM

TEAMS

This meeting will be held remotely on Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in "listen only" mode. Items listed as "Comments Only" will not be discussed at the meeting.

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

DRC & PRE- APPLICATIONS

9:00am (TEAMS) SANLANDO - PSP

[2026-0445](#)

Project Number: 26-55100003

Project Description: Proposed Preliminary Subdivision for 22 single family home development on 9.37 acres on the south side of Hidden Woods Cv, west of Virginia Ave

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

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

BCC District: 3-Constantine

Applicant: Maleia Smiferguso (407) 661-4710

Consultant: Nick Peet (407) 605-5616

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

COMMENTS ONLY (NO MEETING SCHEDULED)

RICHMOND RESIDENTIAL - PRE-APPLICATION[2026-0442](#)**Project Number:** 26-80000053**Project Description:** Proposed Rezone for a 78 single family lot development from A-1 to PD on 19.06 acres located on the northeast side of Richmond Ave, south of E SR 46**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 03-20-31-501-0B00-0060**BCC District:** 2-Zembower**Applicant:** Chris Warshaw (407) 768-3304**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**FERNE DR - PRE-APPLICATION**[2026-0444](#)**Project Number:** 26-80000052**Project Description:** Proposed Site Plan for a single family residential lot for a neighborhood assembly on 1.00 acres in the A-1 zoning district located on the west side of Ferne Dr, south of E E Williamson Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 35-20-29-501-0000-001C**BCC District:** 3-Constantine**Applicant:** Nicusor Zamfir (407) 766-5299**Consultant:** Richard Wettermann (239) 826-2214**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HICKMAN INDUSTRIAL STORAGE YARD - SITE PLAN**[2026-0446](#)**Project Number:** 26-06000014**Project Description:** Proposed Site Plan for an industrial storage yard on 11.18 acres in the M-1 zoning district located on the north west corner of Hickman Dr and James Wesley Ln**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 20-19-30-5TB-0000-0050**BCC District:** 5-Herr**Applicant:** Jeffrey Rivera (407) 459-8117**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0445

Title:

9:00am (TEAMS) SANLANDO - PSP

Project Number: 26-55100003

Project Description: Proposed Preliminary Subdivision for 22 single family home development on 9.37 acres on the south side of Hidden Woods Cv, west of Virginia Ave

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

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

BCC District: 3-Constantine

Applicant: Maleia Smiferguso (407) 661-4710

Consultant: Nick Peet (407) 605-5616



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

PROJ. #: 26-55100003
 RECEIVED AND PAID 04/27/2026

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

PROPERTY

SUBDIVISION NAME: Sanlando	
PARCEL ID #(S): 11-21-29-300-0040-0000	
NUMBER OF LOTS: <u>22</u> <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: PD	FUTURE LAND USE: PUD
TOTAL ACREAGE: 9.37	BCC DISTRICT: District 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Maleia Smiferguso	COMPANY: Pulte Home Company, LLC
ADDRESS: 4901 Vineland Road, Suite 500	
CITY: Orlando	STATE: Florida
	ZIP: 32811
PHONE: 407-661-4710	EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

OWNER(S)

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

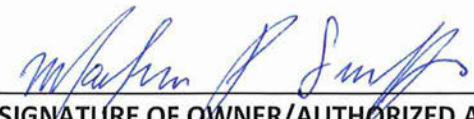
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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



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

3/16/2025

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: AGJO Family Trust

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

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: Pulte Home Company, LLC

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

(Use additional sheets for more space)

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

Name of Purchaser: Pulte Home Company, LLC

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

(Use additional sheets for more space)

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

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

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

4/14/2026
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 14 day of April, 2026, by Sean Bailey, who is personally known to me, or has produced _____ as identification.



[Signature]
Signature of Notary Public

Shani Charles
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

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

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input 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.

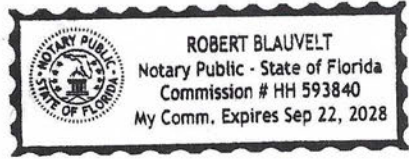
March 21st 2026
 Date

Agnes Murasko
 Property Owner's Signature

Agnes Murasko
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Palm Beach

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



Robert Blauvelt
 Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

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

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input 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.

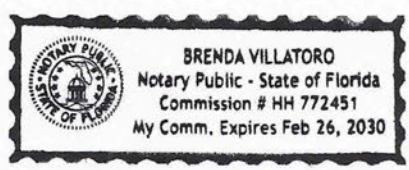
Date 4/25/26

Agnes Murasko
 Property Owner's Signature

Agnes Rebidas Murasko
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Palm Beach

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



Brenda Villatoro
 Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

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

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input 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.

4/22/2020
 Date

[Signature]
 Property Owner's Signature

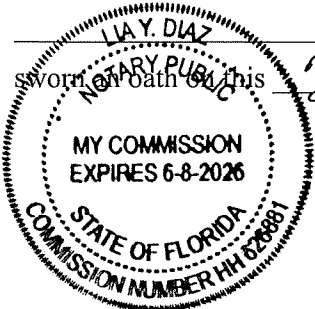
SEAN BAILEY
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Orange

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

by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and

sworn on oath on this 22 day of April, 2020.



[Signature]
 Notary Public

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04278 PG 0380
CLERK'S # 2002807445
RECORDED 01/09/2002 09:44:28 AM
DEED DOC TAX 0.70
RECORDING FEES 6.00
RECORDED BY L McKinley

R

THIS INSTRUMENT PREPARED BY:
JOSEPH M. MURASKO
123 PINENEEDLE LANE
ALTAMONTE SPRINGS, FL 32714

WARRANTY DEED

This Warranty Deed, Made the 24th day of December, 2001 from Joseph M. Murasko, grantor, whose address is 123 Pineneedle Lane, Altamonte Springs, Florida 32714, to Joseph M. Murasko, and Agnes M. Murasko, Trustess of the AGJO Family Trust, 123 Pineneedle Lane Altamonte Springs, Florida 32714 hereinafter called the Grantee:

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Seminole County, Florida, viz:

The NE 1/4 of the SE 1/4 of the NW 1/4 of Section 11, Township 21 South Range 29 East
Tax ID:11-21-29-300-0040-0000

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31 2001.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness VW MILLER
[Signature]
Witness C N MERDITH

[Signature]
Joseph M. Murasko
123 Pineneedle Lane
Altamonte Springs, Fl 32714
Grantor

State of Florida
County of Seminole

Personally appeared before me Joseph M. Murasko, who executed the above instrument on the 24th day of December, 2001 in my presence and produced a Florida drivers license as identification and did/did not take an oath.

[Signature]
Notary Public
My Commission expires:



Joseph M & Agnes M Murasko
123 Pine Needle Lane
Altamonte Springs, FL 32714-5814

RETURN (2)

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

AFFIDAVIT

STATE OF FLORIDA COUNTY OF ORANGE

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

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

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

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

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

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

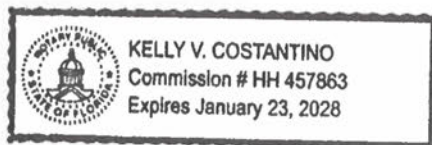
7. The LLC is not now and has never been a debtor in a bankruptcy proceeding during the existence of the LLC and is not a single member LLC.

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



Scott M. Clements

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





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

**EXHIBIT A
SIGNING POWER RESOLUTIONS**

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

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

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


Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

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

WITNESS my hand and official seal.


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



EXHIBIT A

PULTE HOME COMPANY, LLC SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

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

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

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

B. PURPOSE.

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

C. RESOLUTIONS.

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

EXHIBIT A

Development of Real Property

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

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

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

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

Storm Water Management

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

EXHIBIT A

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

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

Sale and Closing of Residential Homes or Lots

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

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

EXHIBIT A

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

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

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

Closing of the Purchase and Sale of Real Property

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

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

EXHIBIT A

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

Real Property Financing and Land Banking Transactions

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

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

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

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

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

EXHIBIT A

Licenses

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

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

CC&Rs

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

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

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

EXHIBIT A

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

Effective as of January 1, 2017.

* * * * *

Property Record Card



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

Parcel Location



Site View

Parcel Information

Parcel	11-21-29-300-0040-0000
Property Address	
Mailing Address	350 BUSH RD STE 218 JUPITER, FL 33458-5694
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,096,056	\$1,077,320
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,096,056	\$1,077,320
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$302,475	\$355,883
P&G Adjustment	\$0	\$0
Assessed Value	\$793,581	\$721,437

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$793,581	\$0	\$793,581
Schools	\$1,096,056	\$0	\$1,096,056
FIRE	\$793,581	\$0	\$793,581
ROAD DISTRICT	\$793,581	\$0	\$793,581
SJWM(Saint Johns Water Management)	\$793,581	\$0	\$793,581

Sales

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

Land

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

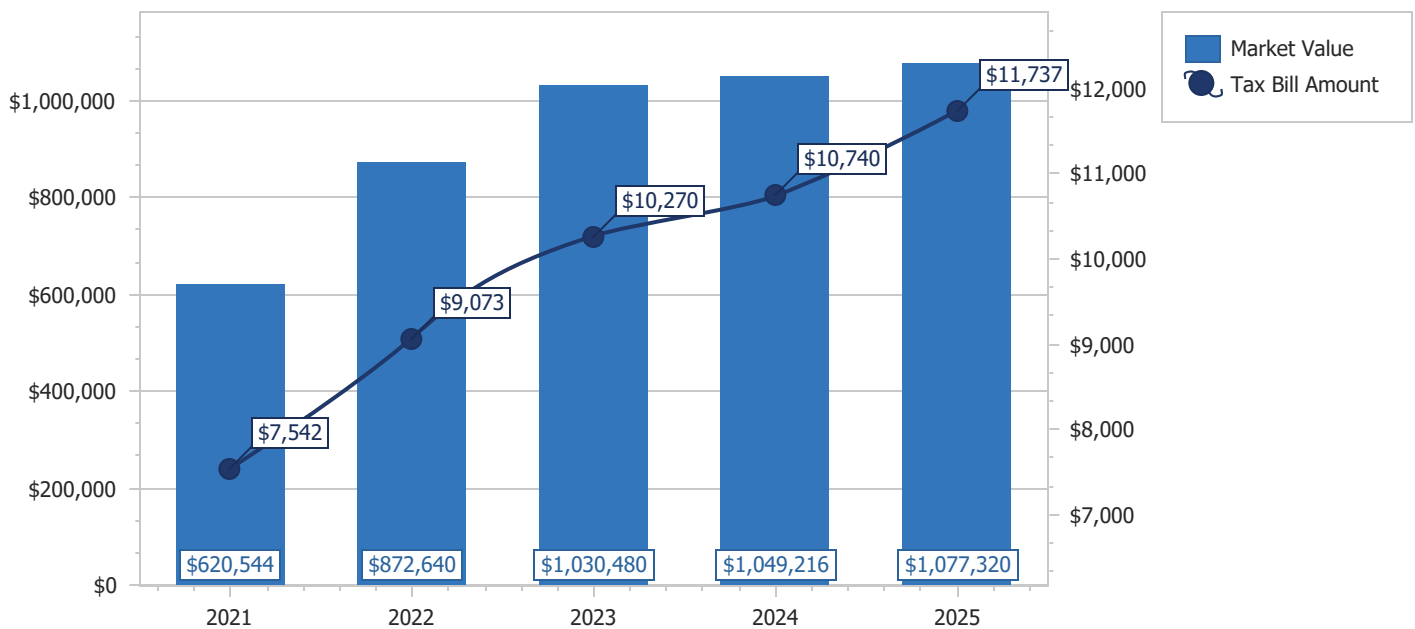
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

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

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

Property Value History





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

Detail by Entity Name

Foreign Limited Liability Company
PULTE HOME COMPANY, LLC

Filing Information

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

Principal Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 03/21/2025

Mailing Address

3350 PEACHTREE ROAD NORTHEAST
SUITE 1500
ATLANTA, GA 30326

Changed: 03/21/2025

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER, PRESIDENT

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

Title VP

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

Title VP, TREASURER

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

Title SECRETARY

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

Title VP, ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY, ASST. TREASURER

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Title ASST. SECRETARY

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

Annual Reports

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

Document Images

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

* 4/27/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:09:44
 PROJ # 26-55100003 RECEIPT # 0112313
 OWNER:
 JOB ADDRESS: LOT #:

PRELIMINARY SUBDIVISION 1830.00 1830.00 .00

TOTAL FEES DUE.....: 1830.00
 AMOUNT RECEIVED.....: 1830.00

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

COLLECTED BY: DRKS01 BALANCE DUE.....: .00
 CHECK NUMBER.....: 000095040178
 CASH/CHECK AMOUNTS....: 1830.00
 COLLECTED FROM: PULTE GROUP
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771
Comment Document – Initial Submittal

PROJECT NAME:	SANLANDO - PSP	PROJ #: 26-55100003
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	4/28/26	
RELATED NAMES:	EP NICK PEET	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	11-21-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION FOR 22 SINGLE FAMILY HOME DEVELOPMENT ON 9.37 ACRES	
NO OF ACRES	9.37	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF HIDDEN WOODS CV, WEST OF VIRGINIA AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
MALEIA SMIFERGUSO PULTE HOME COMPANY LLC 4901 VINELAND RD ORLANDO FL 32811 (407) 661-4710 [REDACTED]	NICK PEET LEVELUP CONSULTING LLC 3101 MAGUIRE BLVD ORLANDO FL 32803 (407) 605-5616 [REDACTED]	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide a preliminary landscape plan and dimension buffer width on the PSP.	Unresolved
2.	Buffers and CPTED	Landscape buffers should adhere to the following: North- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. South- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. East- ten (10) foot wide landscape buffer with an opacity of 0.1 and 0.95 plan units per 100 linear feet. No west buffer required.	Info Only
3.	Buffers and CPTED	On a preliminary landscape plan, please choose the plant unit group for each buffer and depict plantings in each buffer. An example of a plan is in the resource folder for your reference. Also please see the following code section regarding the plant unit groups: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT14LASCBUOPSP_S30.14.3B <u>U</u>	Unresolved
4.	Buffers and CPTED	Protected tree: Any existing tree a with a minimum six inches (6") DBH on the approved plant species list or the Florida-Friendly Landscaping Guide Plant List for the Central Florida Region and appropriate USDA Plant Hardiness Zone. Unless exempted, all of these trees are subject to a tree removal permit per Chapter 60. (please advise, laurel oaks are not an approved plant species and do not count for replacement). Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2 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

5.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
6.	Buffers and CPTED	Please indicate which trees are to be removed/kept on a separate arbor plan.	Unresolved
7.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a). Saved non-specimen protected trees count 1:1 toward replacement requirements.	Info Only
8.	Buffers and CPTED	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
9.	Buffers and CPTED	For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)	Info Only
10.	Buffers and CPTED	Each application for a permit to remove, relocate or replace trees covered under Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d).	Unresolved
11.	Buffers and CPTED	Please provide a table based on caliper inches that lists the surveyed trees proposed for protection and removal.	Unresolved
12.	Buffers and CPTED	Please indicate the genus and species name of the trees called out onsite in the arborist report.	Unresolved
13.	Buffers and CPTED	Protected trees identified for removal on the tree survey, shall be replaced by trees identified as canopy trees listed in Chapter 30, Part 14, Approved Plant List Table or species listed in the Florida-Friendly Landscaping Guide. Replacement trees may include trees planted in landscape areas, open spaces and on individual lots. If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder	Info Only

		of the required caliper inches by paying \$125.00 per caliper inch into the Arbor Trust Fund.	
14.	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
15.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
16.	Building Division	- Each separate parcel, and separate building and/or standalone structure, will require a separate permit.	Info Only
17.	Building Division	- Standard pool permit will apply- All pools require barriers for safety purposes per FBC (R) R4501.17	Info Only
18.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
19.	Comprehensive Planning	On the PSP: add the proposed density based on the net buildable acreage of the site. LDR allows 4 units per net buildable acre.	Unresolved
20.	Comprehensive Planning	The site data table on sheet 004 C4 incorrectly states the Future Land Use designation as "residential." Please correct this to state "Low Density Residential."	Unresolved
21.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
22.	Environmental Services	On Sheet C8.0: Utility Plan, please update the pipe material/size of the looped water main in the cul-de-sac to be 4" PVC WM and 4" GVs. The minimum C900 PVC size manufactured is 4" and	Unresolved

		we do not allow PE tubing to be used for main lines, only for service connections.	
23.	Environmental Services	Further engineering review with be reserved for final engineering.	Info Only
24.	Environmental Services	Please be aware that the interlocal agreement between Seminole County Utilities and the City of Altamonte Springs is still being finalized. The final sewer connection to the City of Altamonte Springs's sewer manhole will be contingent on the execution of the agreement. We anticipate completely this agreement in coming months.	Info Only
25.	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
26.	Natural Resources	Please note that the site is in a high recharge area. Please see the County Code for specific conditions required to be met for high recharge areas.	Info Only
27.	Natural Resources	Based on County information there may be karst on the property. There are specific requirements for separation from Karst features. Deep borings will be required around the site specifically around the retention areas. There is a 50' hard buffer from any karst feature.	Info Only
28.	Planning and Development	On page 002 C2 General Notes, under Site Plan and Coordinate Geometry Notes #5, there is a reference to the City of Leesburg, please update this.	Unresolved
29.	Planning and Development	On page 002 C2 General Notes, under General Construction Notes, #17 refers to Lake County. Please update this.	Unresolved
30.	Planning and Development	On page 002 C2 General Notes, under Site Plan Notes, there are multiple references to Lake County. Please update all below: General Notes & Project Data, note #6 Drainage Information, #10 Utility Info, #15 Roadway Info, #22 Wetland Info, #28	Unresolved
31.	Planning and Development	On page 002 C2 General Notes, under General Construction Notes, note #17 refers to Lake County. Please update this.	Unresolved

32.	Planning and Development	On page 002 C2 General Notes, under Site Plan Notes, under Drainage Information, please remove note #12. This is not correct, and the building setbacks should be adhered to regardless of drainage easements. There should be no access easements on lots.	Unresolved
33.	Planning and Development	On page 004 C4 Site Plan, please add the net buildable acreage to the site data table in accordance with the following definition, "The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.".	Unresolved
34.	Planning and Development	On page 004 C4 Site Plan, please label each tract and provide a table with reference of what entity maintains those spaces (HOA, Seminole County, etc.). It is noted that there is a separate document for the tract table, but if at all possible please include it on the overall PSP Site Plan with who maintains each tract and label each tract on the plan. Please reference the approved DCA # 22-20500017 for reference. There is a land use breakdown under condition #3. The DCA is in the resources folder in eplan for your reference.	Unresolved
35.	Planning and Development	On page 004 C4 Site Plan, under the Site Data table, please revise the PID to "11-21-29-300-0040-0000". It currently states "19" instead of "29".	Unresolved
36.	Planning and Development	On page 004 C4 Site Plan, please clearly label all proposed and adjacent ROWs with names.	Unresolved
37.	Planning and Development	Provide the net buildable acreage, which is defined as "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.".	Unresolved
38.	Planning and Development	On page 004 C4 Site Plan, please state maximum height of thirty-five (35) feet/two (2) stories in the Site Data table.	Unresolved
39.	Planning and Development	On page 004 C4 Site Plan, please state the accessory structure setbacks under the Site Data table.	Unresolved
40.	Planning and Development	On page 004 C4 Site Plan, under the Site Data Table, please add minimum lot area requirements as well as lot width minimums.	Unresolved
41.	Planning and Development	On page 001, C1 Cover page, please make the vicinity map to a scale no less than 1"=2000'	Unresolved

42.	Planning and Development	On page 004 C4 Site Plan, please add required open space value as well as what is being utilized as open space.	Unresolved
43.	Planning and Development	On page 004 C4 Site Plan, please show adjacent property PIDs with zoning and FLU as well as adjacent ROWs.	Unresolved
44.	Planning and Development	On page 004 C4 Site Plan, please add information for the scale that refers to what one (1) inch equates to. It is difficult for eplan to load the snap points to measure the graphic scale accurately for some reason. There may be additional comments generated as a result of the provision of this information.	Unresolved
45.	Planning and Development	The School concurrency provided is only the application. Please submit the School Impact Analysis (SIA), please note the School Capacity Availability Letter of Determination (SCALD) will be required at time of Final Plat.	Unresolved
46.	Planning and Development	Please make the following notes on the Site Plan page: A mandatory H.O.A./P.O.A. will be created to provide for the management of all common areas and facilities. Project signage will comply with Seminole County Land Development Code Sec. The developer will provide an internal pedestrian circulation system giving access to all portions of the development, all sidewalks shall be constructed in compliance with Seminole County standards.	Unresolved
47.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	Info Only

48.	Public Safety - Addressing	STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
49.	Public Safety - Addressing	(STREET SIGN/NAME) The correct street names and street designations are required to be labeled on the Final Engineering and the Final Plat. Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The street name designations and their proper abbreviations are as follows: Street (ST) and Avenue (AVE). The approved plat name is also required to be labeled on the Final Engineering and Final Plat.	Info Only
50.	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
51.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Single family residences will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3)	Info Only

52.	Public Safety - Addressing	(Development Name) The subdivision name, Hidden Woods Reserve, was approved for use in 2022. If Hidden Woods Reserve is the intended name for this plat, ensure this name is on the Final Engineering and the Final Plat. If a different name is proposed, please submit proposed subdivision names for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov).	Info Only
53.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 22 lots, 1 lift station, and an entry address is \$440.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
54.	Public Safety - Addressing	On future reviews, please clarify if the street will be privately maintained.	Info Only
55.	Public Safety - Addressing	On future reviews, please clarify if there will be an entry gate.	Info Only
56.	Public Safety - Addressing	On future reviews, please clarify if a street sign for Oakhurst ST/Raymond AVE is proposed to be installed.	Info Only
57.	Public Safety - Addressing	On future reviews, please clarify if a segment of Raymond Avenue will be improved.	Info Only

58.	Public Safety - Addressing	On future reviews, please ensure the adjacent street names (Oakhurst Street, Ridgewood Street, Sheppard Street, Hidden Woods Cove, and Howard Avenue) are labeled within their proper boundary lines on the site plan.	Info Only
59.	Public Safety - Addressing	The road will align with the existing Oakhurst Street, and the new single families will be addressed to Oakhurst Street. For Dead End-Private Road sign specs, please contact Willie Allen in Traffic Engineering 407-665-5643 or email wallen@seminolecountyfl.gov	Info Only
60.	Public Safety - Addressing	On future submittals, please remove the reference to "Sanlando" as this is not the approved plat name.	Info Only
61.	Public Safety - Fire Marshal	Please revise fire notes to the following: All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved

62.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Unresolved
63.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
64.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
65.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
66.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
67.	Public Works - County Surveyor	Because the original description is fractional you have to show the section work and how the property fits within it. While i understand that the property is limited by the Plats around it there may be gaps and or overlaps based on the section work.	Unresolved
68.	Public Works - Engineering	Dedicated drainage easements between lots should be labelled as such.	Unresolved
69.	Public Works - Engineering	Curve signs may be required for turns with less than 100' centerline radius.	Info Only
70.	Public Works - Engineering	Radius for dedicated right of way for the cul-de-sac is not specified. Minimum radius is 53'.	Unresolved

71.	Public Works - Engineering	Access easements over retention areas should be dedicated to Seminole County.	Info Only
72.	Public Works - Engineering	A drainage easement over the stormwater pipe in Tract L-2 should be dedicated to Seminole County.	Info Only
73.	Public Works - Engineering	There is existing drainage from offsite that passes over the site which will have to be addressed in final engineering review.	Info Only
74.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked and does not appear to have a viable outfall. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
75.	Public Works - Engineering	If an outfall to the FDOT drainage system located along I-4 is contemplated, a FDOT drainage permit will be required prior to construction.	Info Only
76.	Public Works - Engineering	The access road for the site, Oakhurst Rd, will have to be brought up to current county standards.	Unresolved
77.	Public Works - Impact Analysis	No TIS Report is Required, Peak Hour trips generated are less than requirement (50).	Info Only
78.	Public Works - ROW Review	There is no right-of-way conveyed or dedicated out of this parcel (not including SR 400 adjacent and contiguous on the west). However, the rights-of-way depicted on the north and east of the subject parcel on the boundary & topographic survey from Johnston's Surveying, LLC and with the latest revision date of 4/1/2026 appears to concur with our records.	Resolved

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
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	Approved
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Safety - Addressing	Lily Kay	acurtis@seminolecountyfl.gov	407-665-5191	Approved
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works- ROW Review	Neil Newton	nnewton@seminolecountyfl.gov	407-665-5711	Approved
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-5734	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5764	No Review Required

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

1st RESUBMITTAL

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

5/20/2026	<p>The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i></p>	<p>Kaitlyn Apgar, Andrew Broxton, Matthew Maywald, James Van Alstine, Raymond Phillips, Maya Athanas</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: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0442

Title:

RICHMOND RESIDENTIAL - PRE-APPLICATION

Project Number: 26-80000053

Project Description: Proposed Rezone for a 78 single family lot development from A-1 to PD on 19.06 acres located on the northeast side of Richmond Ave, south of E SR 46

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

Parcel ID: 03-20-31-501-0B00-0060

BCC District: 2-Zembower

Applicant: Chris Warshaw (407) 768-3304

Consultant: N/A



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

PROJ. #: 26-80000053
 PM: CHAD HARVEY
 REC'D: 05/01/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Richmond Residential
 PARCEL ID #(S): 03-20-31-501-0B00-0060
 TOTAL ACREAGE: ±19 AC **19.06** BCC DISTRICT: District 2
 ZONING: A-1 FUTURE LAND USE: HIPAP

APPLICANT

NAME: Chris Warshaw, PE COMPANY: England-Thims & Miller (ETM) Inc.
 ADDRESS: 1411 Edgewater Drive, Suite 200
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: 407.768.3304 EMAIL: [REDACTED]

CONSULTANT

NAME: Chris Warshaw, P.E. COMPANY: England-Thims & Miller
 ADDRESS: 1411 Edgewater Dr #200
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: 407.768.3304 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Detached single-family residential development - 78 lots (PUD)
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 05/08	COM DOC DUE: 05/14	DRC MEETING: 05/27/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: HIPAP	LOCATION: on the northeast side of Richmond Ave, south of E SR 46
W/S: CITY OF SANFORD	BCC: 2: ZEMBOWER	

PROJECT NARRATIVE
RICHMOND AVENUE PROPOSED PUD REZONE – Residential Subdivision

DR Horton Orlando is proposing a 78-lot single family detached residential subdivision to be located along the east side of Richmond Avenue, south of State Road 46. The property is within unincorporated Seminole County. The subject site is currently zoned Agriculture with the HIP Future Land Use designation. The proposed request and the subject of the pre-application meeting is to rezone the property from A1 to PUD.

The project will have one access point which will be located along Richmond Avenue. Stormwater management for the site will be provided by a wet pond located at the east end of the project. The site does include wetlands, and we are currently in the process of having an ecologist perform an environmental assessment.

Thank you for your assistance.

Respectfully submitted.
Doug Kelly, AICP

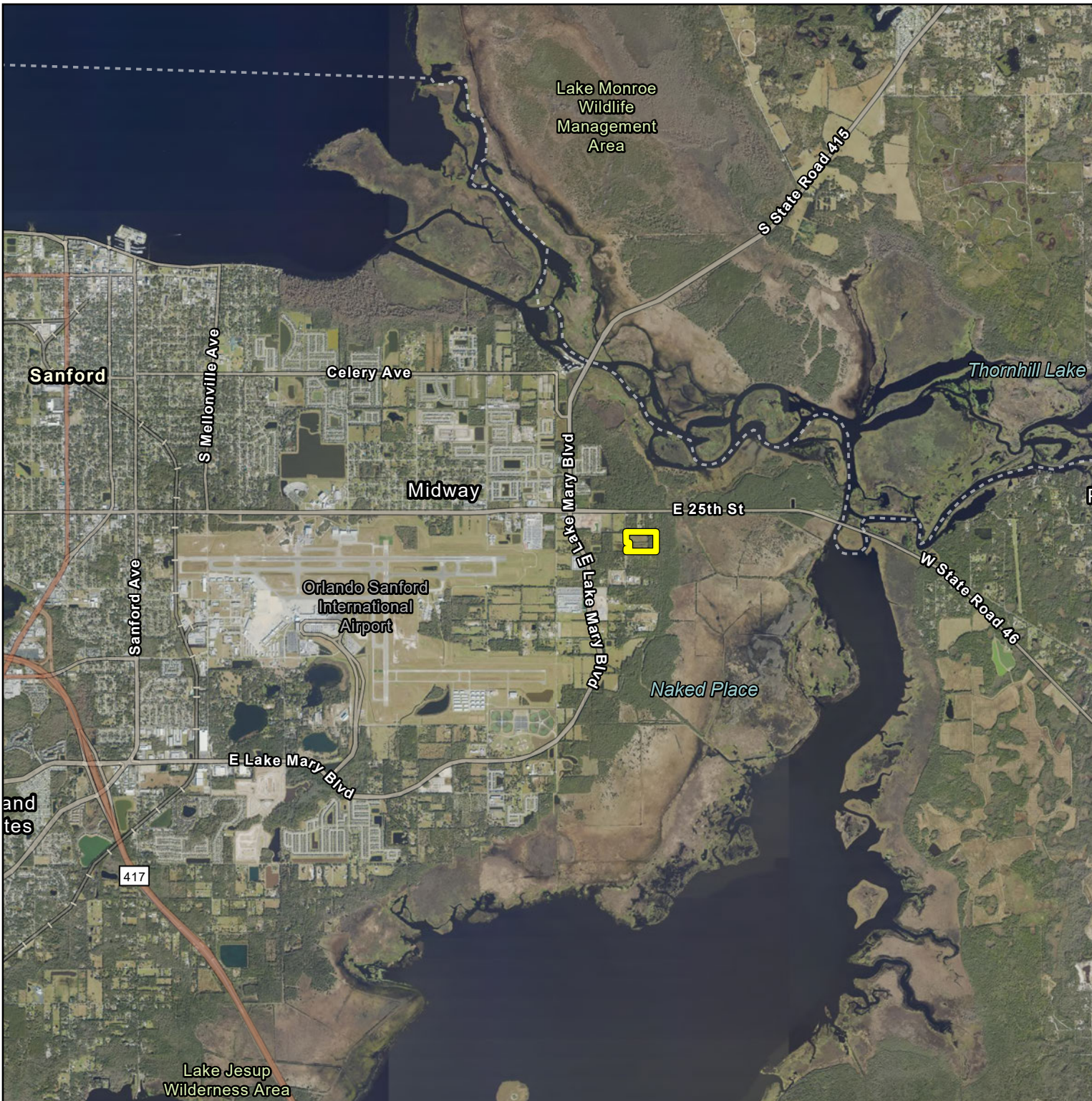
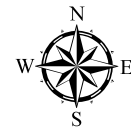


Richmond Residential

Vicinity

Source: ETM, Seminole County, Esr

 Subject Property



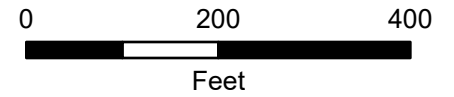
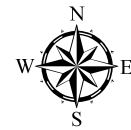
Richmond Residential

Aerial

Source: ETM, Seminole County, Esri, Nearmap

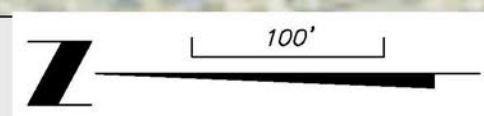
 Subject Property

Richmond Ave

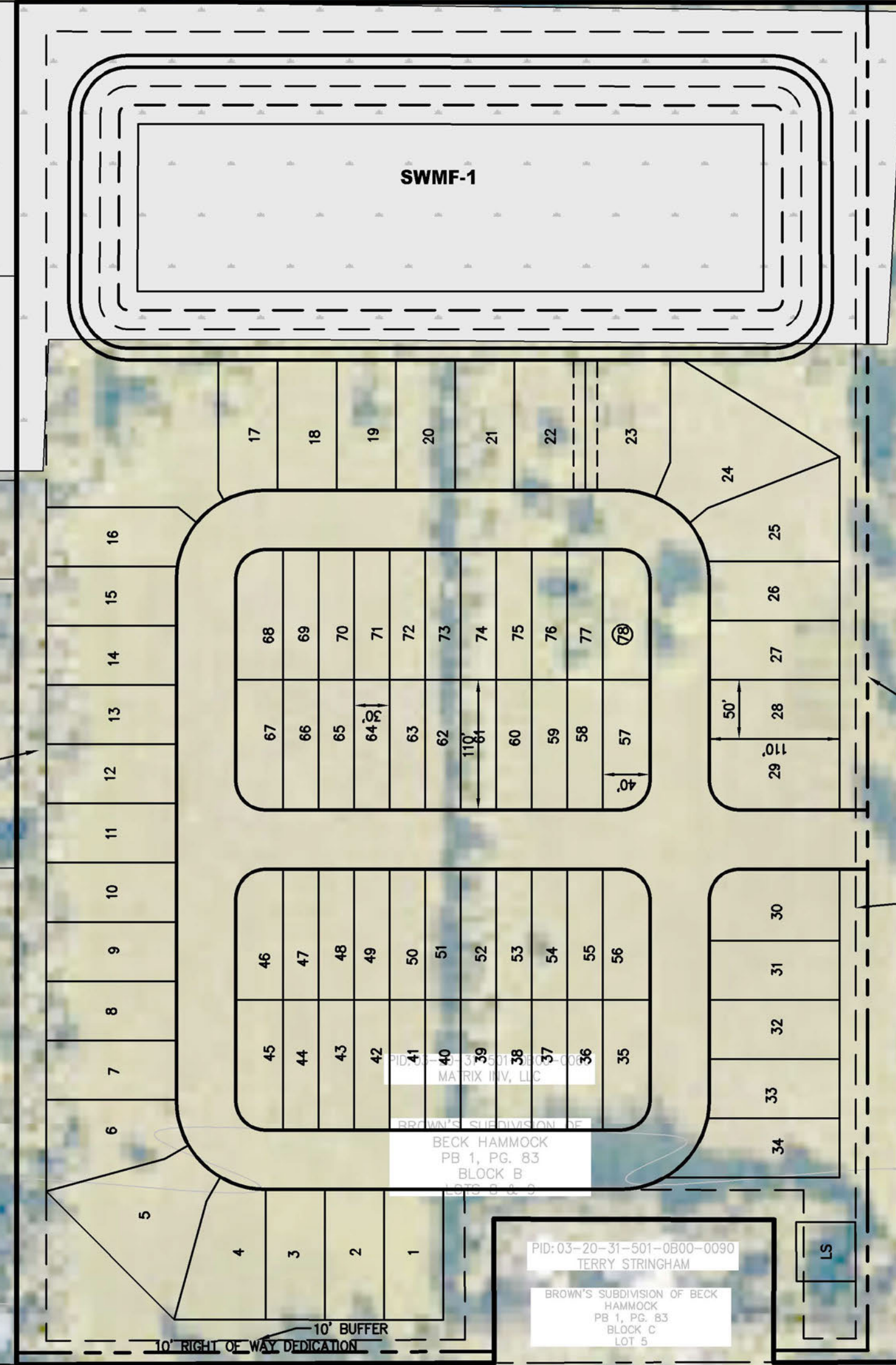


ETM
ENGLAND-THIMS & MILLER
1411 Edgewater Drive, #200, Orlando, Florida 32804
407.536.5379 | www.etmgeo.com | www.etminc.com

DISCLAIMER INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND-THIMS & MILLER, INC. (ETM) OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIKEWISE, ETM SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREON. NOT AUTHORIZED FOR DISTRIBUTION OR REPRODUCTION IN ANY FORM.



LOT COUNTS	
TYPE	QUANTITY
30' DETACHED	44
50' DETACHED	34



PID: 03-20-31-501-0800-0050 REX JOHNSON
 PID: 03-20-31-501-0800-0055 REX JOHNSON
 PID: 03-20-31-501-0800-005A LEWIS JOHNSON
 PID: 03-20-31-501-0800-0060 MICHAEL VENDOZZA
 PID: 03-20-31-501-0800-005B KARL ALSPERGER
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK B LOT 5
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK C LOT 5
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK D LOTS 3 & 4
 PID: 03-20-31-501-0800-0090 TERRY STRINGHAM
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK C LOT 5

E. 25 ST.
(S.R. 46)

RICHMOND AVE.
(50' R/W)

77.00' (M)
 47.00' (M)
 N69°52'29"E 469.17' (M)
 S00°11'20"E 1511.23' (M)
 S00°11'20"E 658.00' (M)

- CONCEPT PLAN NOTES**
- THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
 - STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 - NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
 - THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

CONCEPTUAL SITE PLAN
RICHMOND
SEMINOLE COUNTY, FL



1411 Edgewater Drive, Ste. 200
 Orlando, Florida 32804
 (407) 536-5379
 www.etm-inc.com
 REG-00002584 LC-0000316

Property Record Card



Parcel: **03-20-31-501-0B00-0060**
 Property Address:
 Owners: **MATRIX INV LLC**
 2026 Market Value \$1,674,500 Assessed Value \$159,431 Taxable Value \$159,431
 2025 Tax Bill \$2,400.07 Tax Savings with Non-Hx Cap \$13,561.95
 Grazing Land property has a lot size of 19.06 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0B00-0060
Property Address	
Mailing Address	PO BOX 471476 LAKE MONROE, FL 32747-1476
Subdivision	BROWNS SUBDIVISION OF BECK HAMMOCK
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,674,500	\$1,477,500
Land Value Agriculture	\$343,533	\$303,533
Just/Market Value	\$1,674,500	\$1,477,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$184,102	\$158,275
P&G Adjustment	\$0	\$0
Assessed Value	\$159,431	\$145,258

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,962.02
Tax Bill Amount	\$2,400.07
Tax Savings with Exemptions	\$13,561.95

Owner(s)

Name - Ownership Type
 MATRIX INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 6 7 + 8 + LOT 9 (LESS S 235 FT OF N 255 FT OF W 113 FT) BLK B BROWNS SUBD OF BECK HAMMOCK PB 1 PG 83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$159,431	\$0	\$159,431
Schools	\$343,533	\$0	\$343,533
SJWM(Saint Johns Water Management)	\$159,431	\$0	\$159,431

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2004	\$541,700	05487/1656	Vacant	No
QUIT CLAIM DEED	1/1/1990	\$100	02152/0540	Vacant	No
WARRANTY DEED	6/1/1985	\$100	01644/1728	Vacant	No
WARRANTY DEED	3/1/1985	\$63,000	01623/1570	Vacant	Yes

Land

Units	Rate	Assessed	Market
15.70 Acres	\$85,000/Acre Market, \$225/Acre AG	\$3,533	\$1,334,500
4 Acres	\$85,000/Acre	\$340,000	\$340,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

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

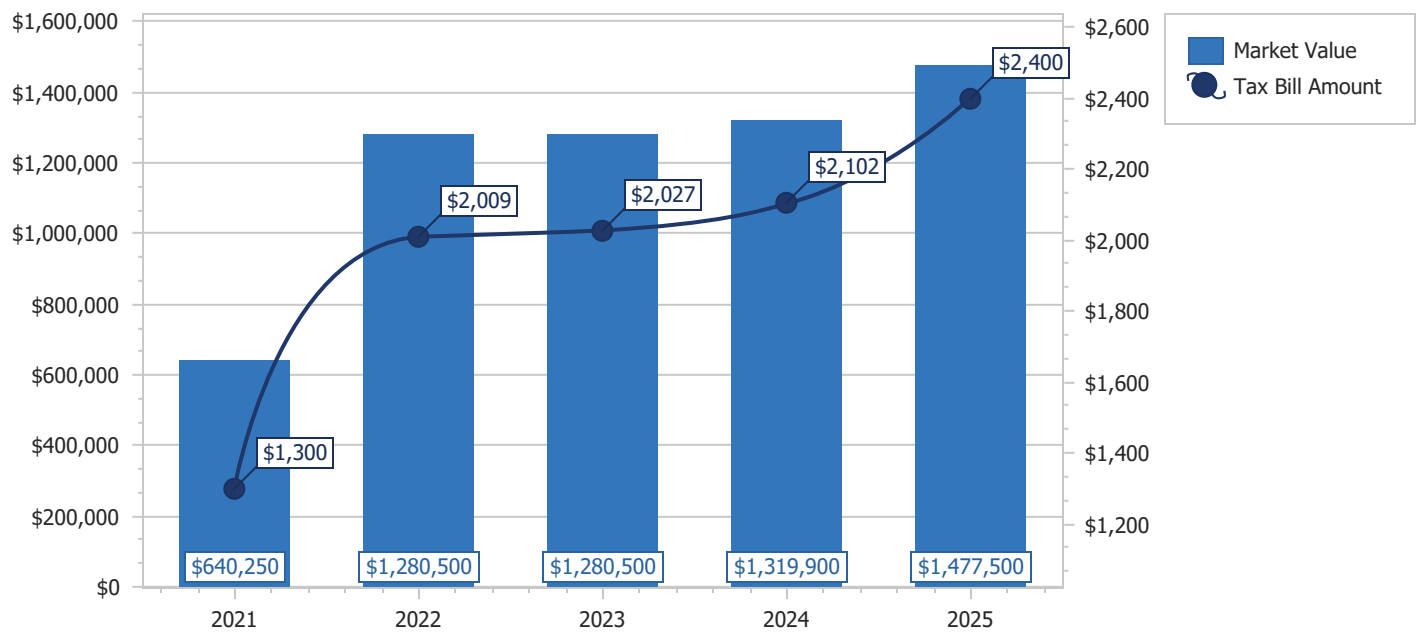
School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 5/1/2026 3:41:24 PM
Project: 26-80000053
Credit Card Number: 48*****0094
Authorization Number: 001799
Transaction Number: 010526C2B-1DA692BA-0A27-426D-A39D-BCA28039F23C
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	RICHMOND RESIDENTIAL - PRE-APPLICATION	PROJ #: 26-80000053
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/01/26	
RELATED NAMES:	EP CHRIS WARSHAW	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	03-20-31-501-0B00-0060	
PROJECT DESCRIPTION	PROPOSED REZONE FOR A 78 SINGLE FAMILY LOT DEVELOPMENT FROM A-1 TO PD ON 19.06 ACRES LOCATED ON THE NORTHEAST SIDE OF RICHMOND AVE, SOUTH OF E SR 46	
NO OF ACRES	19.06	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHEAST SIDE OF RICHMOND AVE, SOUTH OF E SR 46	
FUTURE LAND USE-	HIPAP	
APPLICANT:	CONSULTANT:	
CHRIS WARSHAW ENGLAND-THIMS & MILLER 1411 EDGEWATER DR ORLANDO FL 32804 (407) 768-3304	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 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.

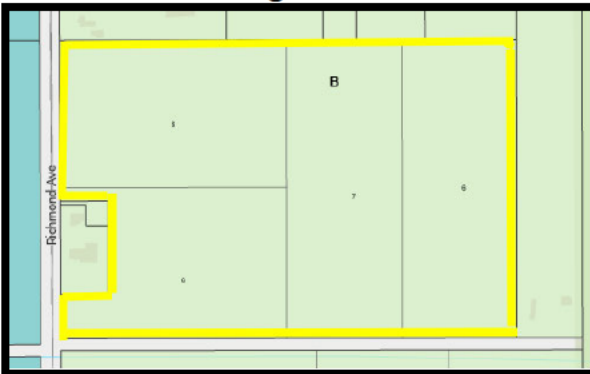
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGERS

- The subject property has a Future Land Use of Higher Intensity Planned Development – Airport and A-1 (Agriculture) zoning.
- The subject site is known as Sub Area 3 within the Seminole County/City of Sanford Joint Planning Agreement (JPA). Sub Area 3 has been designated to provide a commercial node to serve the area. The proposed residential use is not consistent with the designated uses in the JPA.
- The subject site is located within the East Lake Mary Boulevard Small Area Study which discourages residential uses within this area.

PROJECT AREA ZONING AND AERIAL MAPS

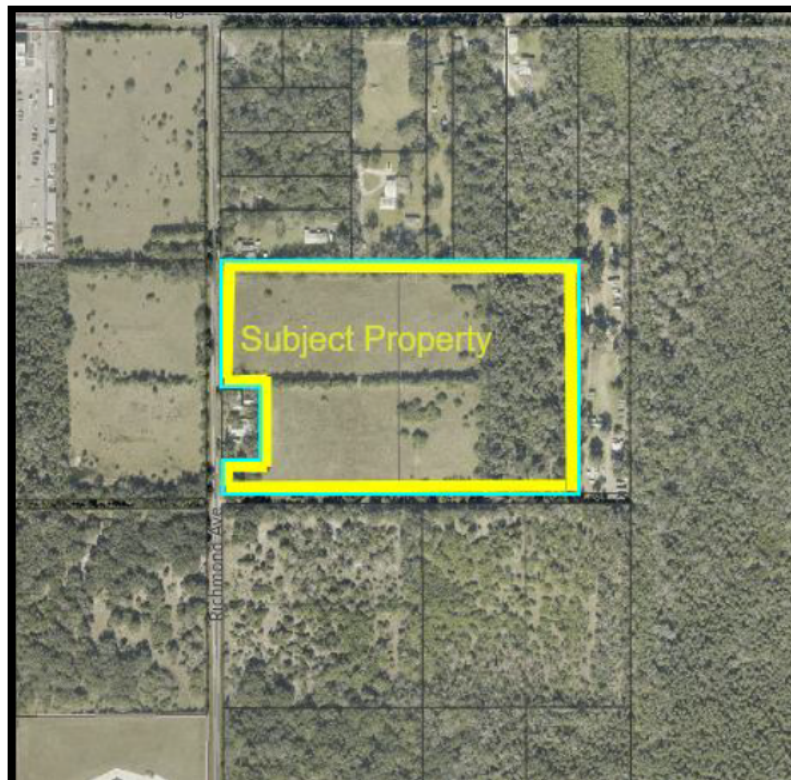
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Chad Harvey	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Chad Harvey	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Chad Harvey	Due to overhead utility lines along Richmond Avenue portion of the property, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Chad Harvey	Buffers can overlap into a retention area.	Info Only
6.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Division Daniel Losada	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
8.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning David German	Site is located in the East Lake Mary Blvd Small Area Study in the East Lake Mary Blvd Business Center Sub-area. Per the Small Area study: This district provides an extension and transition of larger-scale commercial development and a complement to the East Airport Commerce Park. Residential uses should not be encouraged in this district because of the noise contours associated with the direct flight path of the northernmost east/west OSIA runway. Seminole County FLU designations: - Higher Intensity Planned Development Airport (HIPAP); Industrial (IND); Preservation Managed Lands (PML) Preferred Land Uses: - Business park/commerce park - Industrial park (light industrial) - Warehousing - Office - Commercial uses	Info Only

		that support the Airport, Boombah Sports Complex, and existing area residential uses with the exception of automobile sales and repair - Public services - Open space/park/preserve Based on this, the proposed use of residential does not appear consistent with the intent of the East Lake Mary Blvd Business Center Sub-area.	
12.	Comprehensive Planning David German	<p>Site has a Future Land Use of HIPAP (High Intensity Planned Development - Airport). Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards:</p> <p>B. Residential Compatibility Guidelines</p> <p>1. Performance guidelines shall be used to the maximum extent possible to ensure compatibility between existing communities and airport related uses.</p> <p>2. Due to noise and aircraft overflights, residential uses are deemed incompatible with airport operations. The County recommends that the Sanford Airport Authority purchase lands where noise contours measure 65 and greater Day-Night Noise Level (DNL) consistent with Policy TRA 2.2.13 Purchase of Noise Impacted Land, in order to provide additional protection. Accordingly, no new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater, according to the noise contour map shown as Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL). In any new residential development within the Avigation Easement Boundary, recorded notice shall be required to inform potential purchasers of the impact of aircraft overflights. If a new residential use of any kind is requested and approved within the Avigation Easement Boundary, there shall be a rebuttable presumption that an Avigation Easement is required and that such an easement bears a rational nexus to the permitting of residential uses, and that such an easement is roughly proportionate to the impact of the development. This easement is to be recorded in the public records of Seminole County at the expense of the applicant for the residential use.</p> <p>3. Residential land uses and residential zonings shall be prohibited if within 300 feet of the centerline of the</p>	Info Only

		<p>OSIAs new runway system east to the Conservation Area adjacent to Lake Jesup.</p> <p>4. No provision within this Section shall apply to single family residential units in existence prior to the adoption of these amendments in 2008. Site is located between the 60-65 DNL Noise Contour but near the 65 DNL noise contour area. Please contact the Sanford Airport to discuss any residential development proposal near the 65 DNL noise contour.</p>	
13.	Comprehensive Planning David German	Per Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards: - Development must be timed concurrently with the extension of central water and sewer to ensure the provision of adequate public services according to adopted standards and facility plans. Please note that if the site is serviced by City of Sanford utilities that you must contact them to discuss this per the Joint Planning Agreement (JPA).	Info Only
14.	Comprehensive Planning David German	<p>Per Policy FLU 4.5.1 Higher Intensity Planned Development (HIP) General Uses and Intensities: Performance Standards and Allowable Uses:</p> <p>The County shall apply Performance standards through the Planned Development rezoning process to implement this Policy and its requirement that HIP development will be undertaken consistent with standards that protect the character of surrounding neighborhoods while encouraging the development of employment-based uses. Such standards address, but are not limited to, the following criteria in the Higher Intensity Planned Development future land use designation: building setbacks or build-to lines, buffers, landscaping, building heights and step-backs, access, parking, lighting, signage, and hours of operation. Buffering standards will be required in Development Orders based on the intensity of the proposed new or redevelopment use versus the intensity of the existing use to be protected, and may include those detailed in the Buffer yards provisions of the Seminole County Land Development Code, or unique landscaping and buffering standards addressing specific characteristics of surrounding neighborhoods, in order to ensure compatibility with adjacent land uses.</p>	Info Only
15.	Comprehensive Planning David German	Per Future Land Use Element, Exhibit 9: Seminole County Future Land Use Designations and Allowable Zoning Classification, the maximum FAR in HIPAP is 1.0. Maximum residential density is 30 DU/AC.	Info Only

16.	Comprehensive Planning David German	Please note Future Land Use Policy FLU 4.6.2 Orlando Sanford International Airport and contact the Sanford Airport (OSIA) to discuss any development plans.	Info Only
17.	Comprehensive Planning David German	Site is located in the City of Sanford JPA (Joint Planning Agreement) area in Sub-area 3: "Intersection of SR 46/CR 415." This area is intended to "provide for a commercial node to serve the eastern portion of the City." Based on this, a proposed residential development does not appear to be consistent with the intent of Sub-area 3 of the Sanford JPA. Please reach out to the City of Sanford to discuss any potential development in the JPA area. A notice will be sent to the City of Sanford.	Info Only
18.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.	Info Only
19.	Natural Resources Jim Potter	A portion of the site is heavily treed. A tree survey for the site will be required to be submitted during the engineering review. Be sure to include the type and sizes of the trees.	Info Only
20.	Natural Resources Jim Potter	Tree replacement or paying into the Arbor fund will be required. Please see the Arbor Section of the Land Development Code for details.	Info Only
21.	Natural Resources Jim Potter	There appears to be wetlands on the site. A wetland delineation will be required at final engineering. Unless wetland mitigation is proposed a 15-foot minimum and 25-foot average undisturbed buffer is required. Please note that this is in the Lake Jesup drainage basin and wetlands mitigation in this basin may be an issue.	Info Only
22.	Planning and Development Chad Harvey	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 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 s are informational only and do not grant any approvals. Also be advised, from time to time, Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only

23.	Planning and Development Chad Harvey	The site is located in close proximity to the Sanford Orlando International Airport. Please note Seminole County Future Land Use Policy 4.6.2. Please also contact George Speake at gspeake@sfb.osaa.net or by phone at 407-585-4006 to obtain additional information from the airport regarding development in this area.	Info Only
24.	Planning and Development Chad Harvey	The intent of the HIP-AP area is to provide for higher intensity airport-supportive employment uses and medium to high density residential uses (only in compatible areas) and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. The HIP-Airport FLU designation provides that medium-high density residential uses shall not exceed 10% of the County's total HIP-AP land area. Please refer to FLU-146-FLU 149 in the Seminole County Comprehensive Plan. The HIP-AP future land use net density and intensity is 30 du/ac and a floor area ratio of up to 1.0. No new residential uses shall be authorized or approved within unincorporated areas covered by a noise contour of 65 DNL and greater, according to the noise contour map shown as Exhibit FLU: Orlando Sanford International Airport Avigation Easement Boundary and Noise Level Contours (DNL).	Info Only
25.	Planning and Development Chad Harvey	The subject site is known as Sub Area 3 within the Seminole County/City of Sanford Joint Planning Agreement (JPA). Sub Area 3 has been designated to provide a commercial node to serve the eastern portion of the City. The proposed residential use is not consistent with the designated uses in the JPA.	Info Only
26.	Planning and Development Chad Harvey	Staff would not support the request for residential on the subject site due to the incompatibility with the Seminole County/City of Sanford Joint Planning Agreement.	Info Only
27.	Planning and Development Chad Harvey	It should be noted that uses which may be adopted by Seminole County for this area include, but are not limited to, the following non-residential uses: 1. Commercial kennels 2. Fire stations 3. Hotels & motels (excluding Bed & Breakfast) 4. Hospitals 5. Rental car facilities 6. Light commercial 7. Industrial trade schools 8. Flight schools 9. Light Industrial (see section 30.5.3) 10. Manufacturing, Light (see section 30.5.3) 11. Office uses (see section 30.5.3) 12. Restaurants (standard and drive-through)	Info Only

28.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
31.	Public Safety - Fire Marshal Matthew Maywald	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" 	Info Only
32.	Public Safety - Fire Marshal Matthew Maywald	<ol style="list-style-type: none"> 1. Parking Restrictions: <ol style="list-style-type: none"> i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 	Info Only

		located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	
33.	Public Works - Engineering Andrew Broxton	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
34.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Lake Jessup drainage basin.	Info Only
35.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally poorly drained hydric soils.	Info Only
36.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year, 24-hour storm event.	Info Only
37.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Info Only
38.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
39.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to Lake Jessup via an unnamed canal.	Info Only
40.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
41.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
42.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
43.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only

44.	Public Works - Engineering Andrew Broxton	The proposed right-of-way dedication for access will have to be developed to a road that meets county standards.	Info Only
45.	Public Works - Engineering Andrew Broxton	There is a drainage ditch on the south side of the property. Additional right-of-way or considerations may be required by Seminole County to facilitate maintenance of the drainage ditch.	Info Only
46.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this 78 unit Single-Family development with new external trip generation of 78 PM Peak Hour trips, which is greater than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency. *** VERY IMPORTANT*** : A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo J. Perez, MSCE, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German
Public Works - Impact Analysis	Information Required	Arturo Perez
Public Works - Engineering	Review Complete	Andrew Broxton
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Planning and Development	Review Complete	Chad Harvey
Buffers and CPTED	Review Complete	Chad Harvey
Natural Resources	Review Complete	Jim Potter
Environmental Services	Review Complete	Maliha Rahman
Building Division	Review Complete	Daniel Losada

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0444

Title:

FERNE DR - PRE-APPLICATION

Project Number: 26-80000052

Project Description: Proposed Site Plan for a single family residential lot for a neighborhood assembly on 1.00 acres in the A-1 zoning district located on the west side of Ferne Dr, south of E E Williamson Rd

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

Parcel ID: 35-20-29-501-0000-001C

BCC District: 3-Constantine

Applicant: Nicusor Zamfir (407) 766-5299

Consultant: Richard Wettermann (239) 826-2214



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

PROJ. #: 26-80000052

RECEIVED 05/01/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 947 Ferne Drive Single Family Residence with Neighborhood Assembly Use

PARCEL ID #(S): 35-20-29-501-0000-001C

TOTAL ACREAGE: 1 BCC DISTRICT: 3 3: **CONSTANTINE**

ZONING: A-1 FUTURE LAND USE: SE

APPLICANT

NAME: Nicusor Zamfir COMPANY: Abiding in Christ Ministries

ADDRESS: 1983 Alambra Cir.

CITY: Apopka STATE: FL ZIP: 32703

PHONE: 407-766-5299 EMAIL: [REDACTED]

CONSULTANT

NAME: Richard Wettermann COMPANY: Wettermann Homes, Inc.

ADDRESS: 2797 Windsor Heights St.

CITY: Deltona STATE: FL ZIP: 32738

PHONE: 239-826-2214 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Construct a new single-family residence on the vacant lot at 947 Ferne Drive to be used as a Neighborhood Assembly facility

STAFF USE ONLY

COMMENTS DUE: **5/15** COM DOC DUE: **5/21** DRC MEETING: **5/27**

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: **A-1** FLU: **SE** LOCATION: **on the northwest side of Ferne Dr, southwest of EE Williamson Rd**

W/S: **SUNSHINE WATER SERVICES** BCC: **3: CONSTANTINE**

Agenda: 5/22

Project Name: 947 Ferne Drive Single Family Residence with Neighborhood Assembly Use
Parcel ID: 35-20-29-501-0000-001C
Address: 947 Ferne Drive, Longwood, FL 32779
Zoning: A-1 (Agricultural)
BCC District: 3

Detailed Narrative:

The applicant proposes to construct a new single-family residence on this vacant lot for personal residence and limited use as a Neighborhood Assembly (Civic Assembly, Neighborhood) facility. The home will be a standard single-family dwelling, approximately 1800 square feet, built in accordance with the Florida Building Code and Seminole County regulations.

The neighborhood assembly component will allow small-scale gatherings for local residents, such as community meetings, educational events, or social gatherings. Anticipated maximum attendance is no more than 100 people, with events occurring no more than 4-6 times per month and generally between the hours of 9:00 AM and 9:00 PM. Adequate off-street parking will be provided on-site to accommodate residents and guests.

The project is consistent with the Suburban Estates future land use designation and A-1 zoning district. All required setbacks, buffers, landscaping, and stormwater management will be addressed per the Seminole County Land Development Code. No variances are anticipated at this time.

Attached are a site map showing existing conditions and a conceptual site sketch of the proposed residence, driveway, and parking area.

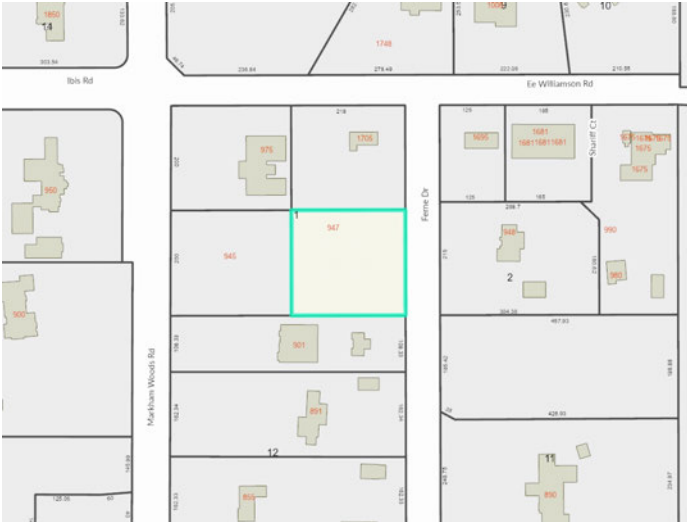


Property Record Card



Parcel: **35-20-29-501-0000-001C**
 Property Address:
 Owners: **FERNE DRIVE HOLDINGS LLC**
 2026 Market Value \$185,000 Assessed Value \$185,000 Taxable Value \$185,000
 2025 Tax Bill \$2,530.62
 Vacant Residential property has a lot size of 1.00 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-20-29-501-0000-001C
Property Address	
Mailing Address	10015 PINECREST PATH BERRIEN SPRGS, MI 49103-9180
Subdivision	DES PINAR ACRES
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)	\$185,000	\$185,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$185,000	\$185,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$185,000	\$185,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,530.62
Tax Bill Amount	\$2,530.62
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 FERNE DRIVE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF S 1/2 OF LOT 1 (LESS RD ON W)
 DES PINAR ACRES
 PB 12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$185,000	\$0	\$185,000
Schools	\$185,000	\$0	\$185,000
FIRE	\$185,000	\$0	\$185,000
ROAD DISTRICT	\$185,000	\$0	\$185,000
SJWM(Saint Johns Water Management)	\$185,000	\$0	\$185,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	6/28/2023	\$100	10520/1072	Improved	No
QUIT CLAIM DEED	6/28/2023	\$100	10470/0205	Improved	No
WARRANTY DEED	6/18/2021	\$260,000	09967/0636	Vacant	Yes

Land

Units	Rate	Assessed	Market
1 Acres	\$185,000/Acre	\$185,000	\$185,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
12180	947 FERNE DR: ELECTRICAL - RESIDENTIAL- [DES PINAR ACRES]	\$2,000		10/8/2021

Extra Features

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

Zoning

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

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 36

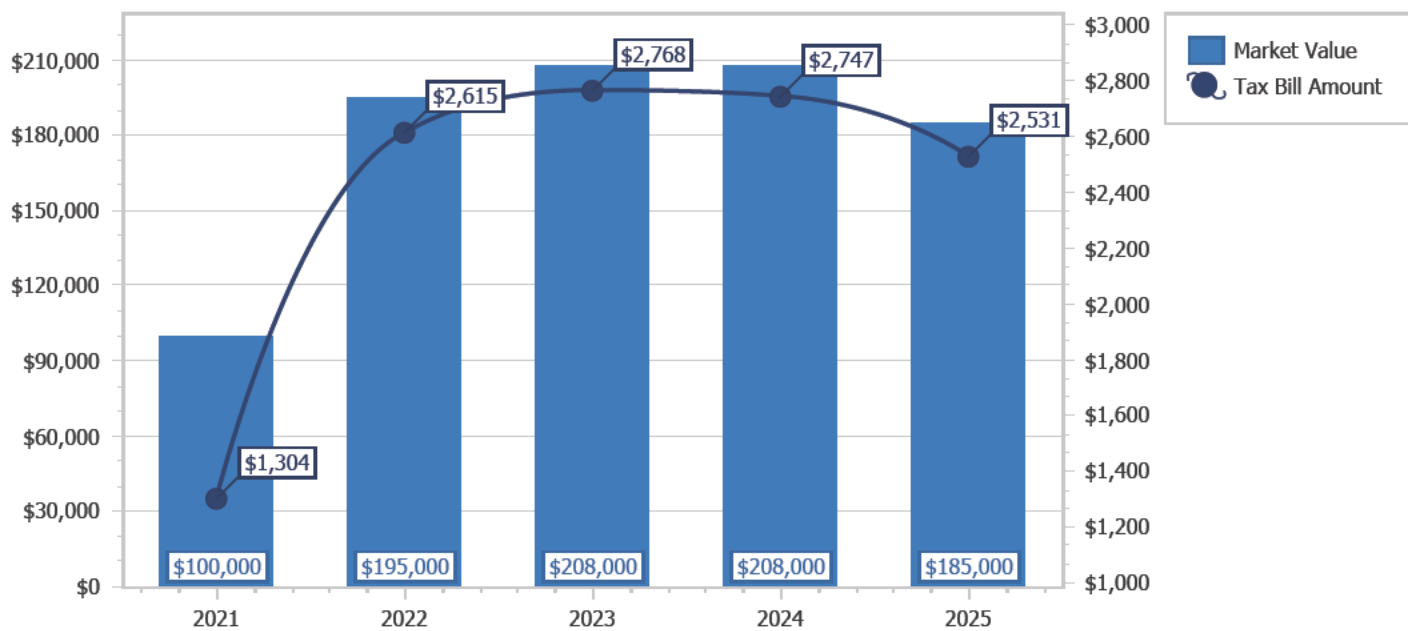
School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities

Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 5/7/2026 3:09:42 PM
Project: 26-80000052
Credit Card Number: 54*****6056
Authorization Number: 958934
Transaction Number: 070526O17-88635D5F-9362-4400-AD3D-1278B1380590
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

PROJECT NAME:	FERNE DR - PRE-APPLICATION	PROJ #: 26-80000052
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/01/26	
RELATED NAMES:	EP RICHARD WETTERMANN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-501-0000-001C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FOR A SINGLE FAMILY RESIDENTIAL LOT FOR A NEIGHBORHOOD ASSEMBLY ON 1.00 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF FERNE DR, SOUTH OF EE WILLIAMSON RD	
NO OF ACRES	1.00	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF FERNE DR, SOUTH OF EE WILLIAMSON RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
NICUSOR ZAMFIR ABIDING IN CHRIST MINISTRIES 1983 ALAMBRA CIR APOPKA FL 32703 (407) 766-5299	RICHARD WETTERMANN WETTERMANN HOMES, INC 2797 WINDSOR HEIGHTS ST DELTONA FL 32738 (239) 826-2214	

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.

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
6.	Building Department Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Department Daniel Losada	Structure will require a fire separation between R3/A3	Info Only
8.	Building Department Daniel Losada	The entire structure will be reviewed and permitted as a commercial building.	Info Only
9.	Building Department	Type of use and size of building will require fire sprinklers and fire alarms.	Info Only
10.	Daniel Losada	All construction must comply with the Florida Accessibility Code.	Info Only
11.	Building Department	Structure will be mix occupancy R3/A3	Info Only
12.	Comprehensive Planning David German	The subject property has a Suburban Estates (SE) Future Land Use Designation. Per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.	Info Only
13.	Comprehensive Planning David German	Per Policy FLU 3.5.4 Suburban Estates: Uses - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; - Public elementary schools, public middle schools and public	Info Only

		high schools; and - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this the proposed uses of single family home and civic assembly appear consistent with the FLU but will also need to be consistent with the underlying zoning.	
14.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection.	Info Only
15.	Comprehensive Planning David German	Site is located in the Aquifer Recharge Overlay per Seminole County Comprehensive Plan Exhibit 37 and Exhibit 20 within the Most Effective Recharge Area. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	Info Only
16.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
17.	Natural Resources Jim Potter	A threatened and endangered species report will be required as part of the site plan for the site.	Info Only
18.	Planning and Development Annie Sillaway	Parcel 35-20-29-501-0000-001C does not appear as a parcel of record in either the 1971 or 2000 tax rolls. To legalize the property, the Applicant would be required to complete the subdivision process, including approval of both a Preliminary Subdivision Plan and a Final Plat.	Info Only
19.	Planning and Development Annie Sillaway	The building setbacks for the A-1 (Agriculture) zoning district are: Front: Fifty (50) feet, Side: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
20.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
21.	Planning and Development Annie Sillaway	Minimum off street parking required for each use: Assembly Spaces - 1 space / 4 seats and Residential Dwelling: Residential Unit: 1,000 SF or greater 2 spaces / dwelling unit, Less than 1,000 SF: 1.5 spaces / dwelling unit.	Info Only

22.	Planning and Development Annie Sillaway	Under Wekiva Study Area Policy FLU 2.3.12(B)(3), the maximum combined area covered by structures and impervious surfaces may not exceed 65% of the total land area for nonresidential uses or 60% for residential uses. In addition, except for handicapped parking spaces, no more than 25% of the required off-street parking spaces may remain unpaved. Pursuant to Sec. 30.10.5, the proposed development is also required to comply with the Division 2 and Division 3 Environmental Design Standards because the site is located within the Wekiva Study Area.	Info Only
23.	Planning and Development Annie Sillaway	<p>Per Sec. 30.6.17.5 Limited Uses and Special Exceptions. (a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application:</p> <p>(1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.</p> <p>(2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.</p> <p>(3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit.</p>	Info Only

		<p>Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.</p> <p>(4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.</p> <p>(5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards:</p> <p>a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street.</p> <p>b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter () mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space.</p> <p>c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.</p>	
24.	Planning and Development Annie Sillaway	Per Sec. 30.5.3 - Civic Assembly, not for profit: Community centers, Meeting halls, Places of worship, houses of worship, religious institutions, Recreation centers.	Info Only
25.	Planning and	30.6.17.2 Accessory Uses.	Info Only

	Development Annie Sillaway	<p>(a) In addition to otherwise permitted uses, customary accessory structures and activities are permitted, which shall include:</p> <p>(1) One residence for an employee or caretaker.</p> <p>(2) Fellowship halls and food preparation areas.</p> <p>(3) Office space in support of the Assembly Use.</p> <p>(4) Classrooms, playgrounds, and childcare facilities for use in association with assemblies but not including daycare centers, community recreation facilities, and private primary, secondary, vocational, and/or collegiate educational facilities.</p>	
26.	Planning and Development Annie Sillaway	<p>30.6.17.1 Civic assembly uses are classified by size and intensity as follows:</p> <p>(a) Neighborhood Facility. A civic assembly use generally designed for and intended to serve the residents of one neighborhood or small (approximately one square mile) geographic area, which meets the following standards:</p> <p>(1) Maximum Lot Area: five (5) acres of developable land</p> <p>(2)</p> <p>(3) Maximum Assembly: one hundred (100) seats or fewer in the largest assembly space. The proposed development of a small civic assembly with an accessory residential unit would require the applicant to apply for a limited use permit.</p>	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and	Info Only

		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"	
29.	Public Safety - Fire Marshal Matthew Maywald 5/8/26 1:57 PM	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
30.	Public Safety - Fire Marshal Matthew Maywald 5/8/26 1:57 PM	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
31.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Little Wekiva drainage basin.	Info Only
32.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
33.	Public Works - Engineering Andrew Broxton	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
34.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope south west.	Info Only
35.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
36.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
37.	Public Works - Engineering	Circular driveway is not in accordance with the County Access Management Standards. The separation for	Info Only

	Andrew Broxton	driveways is required to be 200-foot on a local roadway.	
38.	Public Works - Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along property frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
39.	Public Works - Engineering Andrew Broxton	ADA parking and pedestrian access will be required for the neighborhood center.	Info Only
40.	Public Works - Engineering Andrew Broxton	Additional parking may be required.	Info Only
41.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this one Single Family unit with an Assembly Facility (up to 100 people capacity) if new external trip generation more than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division		Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0446

Title:

HICKMAN INDUSTRIAL STORAGE YARD - SITE PLAN

Project Number: 26-06000014

Project Description: Proposed Site Plan for an industrial storage yard on 11.18 acres in the M-1 zoning district located on the north west corner of Hickman Dr and James Wesley Ln

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

Parcel ID: 20-19-30-5TB-0000-0050

BCC District: 5-Herr

Applicant: Jeffrey Rivera (407) 459-8117

Consultant: N/A



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

PROJ. #: 26-06000014

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>36,849</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>246,906</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>283,755</u></p> <p>(TOTAL NEW ISA <u>283,755</u> /1,000 = <u>283.76</u>) * x \$25 + \$2,500 = FEE DUE: <u>9,593.86</u></p> <p>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Hickman Industrial Storage Yard
PARCEL ID #(S): 20-19-30-5TB-0000-0050
DESCRIPTION OF PROJECT: We are proposing a light industrial/ warehouse development
EXISTING USE(S): Vac Industrial General PROPOSED USE(S): Industrial
ZONING: M-1 FUTURE LAND USE: IND TOTAL ACREAGE: 11.18 BCC DISTRICT: 5
WATER PROVIDER: Seminole County Utilities SEWER PROVIDER: Seminole County Utilities
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input checked="" type="checkbox"/>										
NAME:	Travis Mullins	COMPANY:	LINDER INDUSTRIAL MACHINERY COMPANY									
ADDRESS:	1601 S. FRONTAGE RD											
CITY:	PLANT CITY	STATE:	FL ZIP: 33563									
PHONE:	EMAIL:											
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>										
NAME:	Jeffrey Rivera	COMPANY:	Kimley- Horn and Associates, Inc.									
ADDRESS:	6876 Marwick Lane, Suite 350											
CITY:	Orlando	STATE:	FL ZIP: 32827									
PHONE:	407-459-8117	EMAIL:	[REDACTED]									
OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)										
NAME(S):	LINDER INDUSTRIAL MACHINERY COMPANY											
ADDRESS:	1601 S. FRONTAGE RD											
CITY:	PLANT CITY	STATE:	FL ZIP: 33563									
PHONE:	EMAIL:											
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)												
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)												
<table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>TYPE OF CERTIFICATE</u></th> <th style="text-align: left;"><u>CERTIFICATE NUMBER</u></th> <th style="text-align: left;"><u>DATE ISSUED</u></th> </tr> </thead> <tbody> <tr> <td>VESTING:</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>TEST NOTICE:</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>				<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>	VESTING:	_____	_____	TEST NOTICE:	_____	_____
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>										
VESTING:	_____	_____										
TEST NOTICE:	_____	_____										
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.												
<input type="checkbox"/> Not applicable												

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

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



SIGNATURE OF AUTHORIZED APPLICANT

4/14/2026

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, LINDER INDUSTRIAL MACHINERY COMPANY, the owner of record for the following described property [Parcel ID Number(s)] 20-19-30-5TB-0000-0050 & 20-19-30-506-0000-0090 hereby designates Jeffrey Rivera - Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

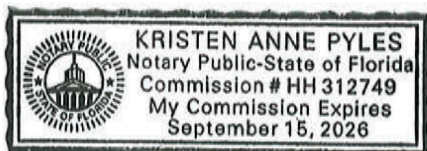
4/3/2026
Date

Travis Mullins
Property Owner's Signature

Travis Mullins
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Hillsborough

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Travis Mullins (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 3rd day of April, 2026.



Kristen Anne Pyles
Notary Public
Kristen Anne Pyles

**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): _____

Linder Industrial Machinery Company

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
Travis Mullins	1601 S Frontage Rd, Plant City, FL	813 - 754 - 2727
Sonia Van Valkenburg	1601 S Frontage Rd, Plant City, FL	813 - 754 - 2727
Richard Fikis	1601 S Frontage Rd, Plant City, FL	813 - 754 - 2727

(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
Travis Mullins	CEO	1601 S Frontage Rd, Plant City, FL	N/A
Sonia Van Valkenburg	Title Secretary	1601 S Frontage Rd, Plant City, FL	N/A
Richard Fikis	COO	1601 S Frontage Rd, Plant City, FL	N/A

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

4/3/2026
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 3rd day of April, 2026, by Travis Mullins, who is personally known to me, or has produced _____ as identification.



[Signature]
Signature of Notary Public

Kristen Anne Pyles
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Profit Corporation

LINDER INDUSTRIAL MACHINERY COMPANY

Filing Information

Document Number	174144
FEI/EIN Number	59-0694097
Date Filed	06/18/1953
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/20/2004
Event Effective Date	12/31/2004

Principal Address

1601 S. FRONTAGE RD.
PLANT CITY, FL 33563

Changed: 04/30/2008

Mailing Address

1601 S. FRONTAGE RD.
PLANT CITY, FL 33563

Changed: 10/18/2010

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 05/13/2020

Address Changed: 05/13/2020

Officer/Director Detail

Name & Address

Title Secretary

Van Valkenburg, Sonia
1601 S. FRONTAGE RD.
PLANT CITY, FL 33563

Title President, CEO

Mullins, Travis
1601 S. FRONTAGE RD.
PLANT CITY, FL 33563

Title COO

Fikis, Richard
1601 S. FRONTAGE RD.
PLANT CITY, FL 33563

Annual Reports

Report Year	Filed Date
2025	01/20/2025
2025	07/22/2025
2026	01/27/2026

Document Images

01/27/2026 -- ANNUAL REPORT	View image in PDF format
09/12/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
07/22/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/20/2025 -- ANNUAL REPORT	View image in PDF format
03/14/2024 -- ANNUAL REPORT	View image in PDF format
03/28/2023 -- ANNUAL REPORT	View image in PDF format
03/25/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
12/11/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
05/28/2020 -- ANNUAL REPORT	View image in PDF format
05/13/2020 -- Reg. Agent Change	View image in PDF format
01/10/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
02/22/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/22/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
10/18/2010 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
02/20/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format

[02/19/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/01/2006 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/27/2005 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/20/2004 -- Merger](#)

[View image in PDF format](#)

[04/29/2004 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/31/2003 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/12/2002 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/28/2001 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/26/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/01/1999 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/26/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/22/1997 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/08/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/28/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Property Record Card



Parcel: 20-19-30-5TB-0000-0050
 Property Address: HICKMAN DR SANFORD, FL 32771
 Owners: LINDER INDUSTRIAL MACHINERY COMPANY
 2026 Market Value \$4,865,450 Assessed Value \$4,865,450 Taxable Value \$4,865,450
 2025 Tax Bill \$64,890.63
 Vac Industrial General property has a lot size of 11.18 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-19-30-5TB-0000-0050
Property Address	HICKMAN DR SAN ORD, FL 32771
Mailing Address	1601 S FRONTAGE RD PLANT CITY, FL 33563-2039
Subdivision	I-4 INDUSTRIAL PARK - 6TH SECTION
Tax District	01:County Tax District
OR 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)	\$4,865,450	\$4,743,814
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,865,450	\$4,743,814
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	\$4,865,450	\$4,743,814

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$64,890.63
Tax Bill Amount	\$64,890.63
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LINDER INDUSTRIAL MACHINERY COMPANY

Legal Description

LOT 5
I-4 INDUSTRIAL PARK - 6TH SECTION
PB 75 PGS 97 - 98

COUNTY GENERAL FUND	\$4,865,450	\$0	\$4,865,450
IRE	\$4,865,450	\$0	\$4,865,450
SJWM(Saint Johns Water Management)	\$4,865,450	\$0	\$4,865,450

SP CIAL WARRANTY	4/3/2024	\$6,500,000	10607/0765	Vacant	Yes

486,545 SF	\$10/SF	\$4,865,450	\$4,865,450

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

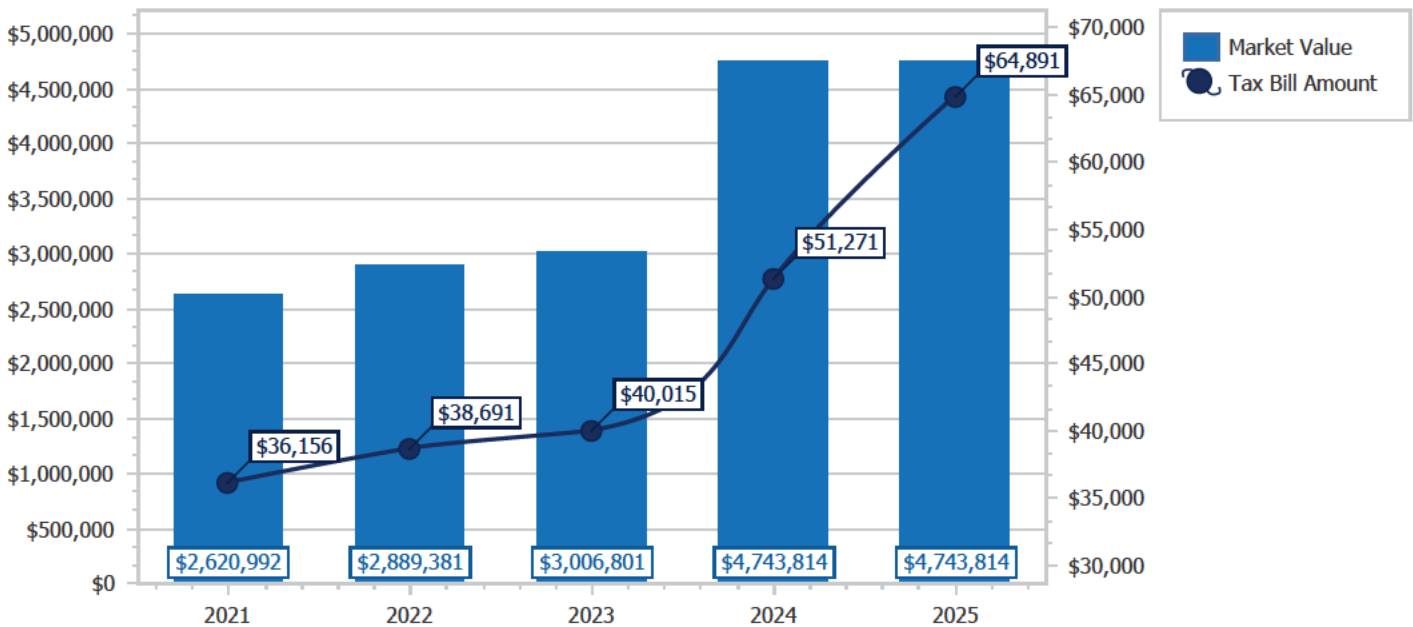
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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

Property Value History



*

4/21/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:38:54

PROJ # 26-06000014

RECEIPT # 0107773

OWNER: R & R INV LLC

JOB ADDRESS: 440 HICKMAN DR

LOT #: 0050

SITE PLAN	9594.00	9594.00	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....:	9594.00		
----------------------	---------	--	--

AMOUNT RECEIVED.....:		9594.00	
-----------------------	--	---------	--

* DEPOSITS NON-REFUNDABLE *

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

COLLECTED BY: DRHR01	BALANCE DUE.....:		.00
CHECK NUMBER.....:	000002158468		
CASH/CHECK AMOUNTS...:	9594.00		
COLLECTED FROM:	LINDER INDUSTRIAL		
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 -
			4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	HICKMAN INDUSTRIAL STORAGE YARD - SITE PLAN	PROJ #: 26-06000014
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	4/15/26	
RELATED NAMES:	EP JEFFREY RIVERA	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	20-19-30-5TB-0000-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN INDUSTRIAL STORAGE YARD ON 11.18 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF HICKMAN RD, WEST OF JAMES WESLEY LN	
NO OF ACRES	11.18	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	ON THE NORTH SIDE OF HICKMAN RD, WEST OF JAMES WESLEY LN	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JEFFREY RIVERA KIMLEY-HORN & ASSOCIATES INC 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 459-8117	N/A	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

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 Chad Harvey	Based on the information provided by the applicant, the buffer intensity has been evaluated and determined to be a IX per the Seminole County Land Development Code. The property backs up to Interstate 4 which is deemed a Principal Arterial Roadway. Access to the property is from James Wesley Lane which is classified as a local road.	Info Only
2.	Buffers and CPTED Chad Harvey	Based on adjacent properties and roadways contiguous to this site, the following buffers are required by code: West (abutting I-4) Provide a minimum buffer that is .5 opacity, 25 foot wide, and contains 2.70 plant unit groups per 100 linear feet with a 6 foot tall masonry wall. South Provide a minimum buffer that is 0.1 opacity, 10 feet wide and contains 1 plant unit group per 100 linear feet. Against James Wesley Lane (property access location) Provide a minimum buffer that is 0.4 opacity, 15 feet wide and contains 2.25 plant unit groups per 100 linear feet with a 3 foot hedge enhancement.	Unresolved
3.	Buffers and CPTED Chad Harvey	Comment Please indicate what plant unit group is chosen for each buffer. For any buffer where overhead utility lines exist, please utilize plant unit group C. Please see the following link for descriptions of plant unit group options https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.3BU	Unresolved
4.	Buffers and CPTED Chad Harvey	Comment Please remove the references to the development order (06-20500003) from the plans.	Unresolved
5.	Buffers and CPTED Chad Harvey	Comment Please update sheet L1 to reflect 61 overall parking spaces provided consistent with overall site plan.	Unresolved
6.	Buffers and CPTED Chad Harvey	Comment Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Unresolved

7.	Building Division Daniel Losada	Comment - Florida Accessibility Code 208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with 208. Please see Table 208.2. (51 to 75 parking spaces requires 3 accessible spaces.)	Unresolved
8.	Building Division Daniel Losada	Comment - All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Building Division Daniel Losada	Comment - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
10.	Building Division Daniel Losada	Comment - Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only
11.	Building Division Daniel Losada	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
12.	Building Division Daniel Losada	Comment - All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Comprehensive Planning Maya Athanas	Comment Please specify the proposed uses.	Unresolved
14.	Environmental - Impact Analysis	Library Comment Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
15.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, remove the 12"x8" tee portion from the wet tap callout. Revise the wet tap callout to use 6" tapping sleeve and valve instead of 8".	Unresolved
16.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, revise the water main callout downstream of the wet tap to be public (not private) and to be 6" instead of 8".	Unresolved

17.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, revise the 8" tee to be a 6"x1" service saddle. The 8" GV upstream of the service saddle can be removed if desired as it seems redundant. The GV to the west of the service saddle should have its callout updated to be a 6" GV. Remove the 8" GV, 8" 90-degree bend, and 8"x1.5" reducer downstream of the service saddle. Provide a callout for the water line between the service saddle and the water meter to be 1" potable PE service.	Unresolved
18.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, swap the callouts for the 6" DDCVA and the water meter/backflow preventer. Revise the water meter size to be 3/4" instead of 1.5". The backflow preventer can match the 3/4" size of the water meter or it can match the 1" size of the water service line. The Utility Demand Calculation provided states that this development requires approximately 23.51 GPM at peak hourly. Our 3/4" water meter can operate up to 35 GPM with maximum continuous operations up to 25 GPM. If a larger water meter is desired, please provide calculations to justify that the size of the water meter requested is suitable for the water demand of the proposed development and not oversized. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in GPM) for each fixture type within the building. Please include separate water demands in the form of maximum operating flow (in GPM) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for the development as well.	Unresolved
19.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, revise the water service sizes, valve sizes, and building stub out sizes accordingly with the water meter/backflow preventer size changes.	Unresolved
20.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, please consider adding a separate backflow preventer on the water service line for the hose bibb/trash enclosure connection.	Info Only
21.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, update the 2 onsite fire hydrant assembly callouts to be specify them as private fire hydrants. Update the callout for the offsite fire hydrant to specify it as public.	Unresolved

22.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, our preferred connection for the gravity sewer is to the manhole on the north side of the cul-de-sac. Is it feasible to make this connection instead? This manhole is at a higher invert elevation, and the alignment of the gravity sewer would avoid a significant amount of pipe crossings. If not, please consider revising the south invert of SS-2 to be at least 17.15'. We do not recommend more than a 2 ft drop across a manhole.	Unresolved
23.	Environmental Services James Van Alstine	Comment On Sheet C6.1: Utility Plan, please add another pipe conflict callout/detail for the 8" gravity sewer and the 12" WM crossing within the cul-de-sac.	Unresolved
24.	Environmental Services James Van Alstine	Comment On Sheets C8.0 and C8.1: Seminole County Details, please add the following: SD 101, SD 102, SD 104, SD 108, SD 109, SD 111, SD 115, SD 204, SD 207, SD 208, SD 302, and SD 306.	Unresolved
25.	Planning and Development Chad Harvey	Comment Please remove the developer's notes on sheet C4 referencing O.R. books and pages and referencing a Development Order. This property has straight industrial land use and zoning and is not a PD. The regulations applied are for M-1 Zoning and Industrial Future Land Use.	Unresolved
26.	Planning and Development Chad Harvey	Comment Please provide a letter of no objection or a copy of an agreement from Florida Power Corporation for allowing the gravel driveway under their transmission lines.	Unresolved
27.	Planning and Development Chad Harvey	Comment Vicinity Map and Aerial image on Cover Sheet need to be drawn to scale.	Unresolved
28.	Planning and Development Chad Harvey	Comment Please provide the parcel ID numbers, the zoning and the future land use designation of the adjacent properties to this site.	Unresolved
29.	Planning and Development Chad Harvey	Comment If outdoor lighting is being proposed, please provide a photometric plan per Section 30, Part 15 of the Seminole County Land Development Code.	Unresolved

30.	Planning and Development Chad Harvey	Comment Please add a note to sheet L1 that states" Sec. 60.8(c) Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at a radius distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty-four (24) feet from the center of the tree. If circumstances that require encroachment of the dripline, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree.	Unresolved
31.	Planning and Development Chad Harvey	Comment Please remove the off-site trees shown on the tree mitigation plans. Only trees on the subject site shall be part of the overall tree calculations for trees being removed, installed or retained on site.	Unresolved
32.	Planning and Development Chad Harvey	Comment Parcel 49A (Parcel Number 16-19-30-5AC-0000-049A) appears to be under the same ownership but not part of this site plan submittal or the same plat. A cross-access agreement will be required for this property to ensure legal access to it.	Unresolved
33.	Planning and Development Chad Harvey	Comment On sheet L2.02 please provide the water zones, radius of throw and the pipe size for the irrigation per section 30.14.18 (c). Front yards shall not be less than fifty (50) feet in depth as measured from the front property line to any building. On the landscape plans, please provide the required landscaping within the twenty-five (25) foot buffer area and please provide a call out stating the twenty-five (25) foot landscape buffer. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for the normal entrance drives and shall be landscaped as required in section 30 part 14. The remaining twenty-five (25) feet of such yards may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five (25) feet in depth from the front property if not less than ten (10) feet of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided consistent with generally accepted engineering practices and principles.	Unresolved
34.	Planning and Development Chad Harvey	Comment Comment from (Environmental Services) Keeli Carlton: Please add a note to the irrigation plans that once new plant material has established within 60 days of planting, that the irrigation timer will be reset to Seminole County watering guidelines.	Unresolved

35.	Planning and Development Chad Harvey	Comment Comment from (Environmental Services) Keeli Carlton: Please ensure that live oak trees are not used in parking landscaped areas due to root sprawl in these limited growth areas.	Unresolved
36.	Planning and Development Chad Harvey	Comment Please show a cross-section detail of the dumpster enclosure. Info: At the time of building permit, a separate dumpster enclosure permit will be required.	Unresolved
37.	Planning and Development Chad Harvey	Comment On the overall site plan, please show the location and type of any proposed signage for the subject property.	Unresolved
38.	Planning and Development Chad Harvey	Comment Please update the site plan sheet C4 to reflect that 63 total spaces are provided. 60 standard spaces plus 3 ADA spaces. The proposed Warehouse and Service Shop uses show one (1) space per two (2) employees but does not include the code required one (1) additional space for company vehicle for each use.	Unresolved
39.	Planning and Development Chad Harvey	Comment On the site plan plan under the site data table, please provide what the proposed uses are.	Unresolved
40.	Planning and Development Chad Harvey	Comment On the overall site plan, please revise the proposed floor area ratio to show the total net building floor area ratio of the site. There is a transmission easement that runs through the site which needs to be deducted from the total site area in order to provide the total proposed net buildable area for the site. Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to the rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and flood prone areas.	Unresolved
41.	Planning and Development Chad Harvey	Comment If there are any loading spaces being provided, they need to be shown on the stie plan and meet the SCLDC require3ments under Section 30.11.6.3. Per Sec. 30.11.6.3 Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.	Unresolved

42.	Planning and Development Chad Harvey	Comment On the overall site plan under the site data, please provide the hours of operation. Per Sec. 30.11.7 (a) - Hours of operation. Non-residential uses with after-hour deliveries or service for late-night customers can generate noise and light during evening hours which may adversely impact adjoining residences. When these activities occur on the side of a building site adjoining residences, the hours of operation may be limited during the development approval process to any combination of hours between 7:00 a.m. and 11:00 p.m. as determined on a case-by-case basis by the Planning Manager prior to issuance of any building permit for new construction, a building addition, or a change in use; provided that in no event shall the Development Services Director limit the hours of operation to less than twelve (12) consecutive hours. In the case of a rezoning to Planned Development (PD), the Board of County Commissioners shall make the appropriate findings for such limitations.	Unresolved
43.	Planning and Development Chad Harvey	Comment On the overall site plan under the data table, please note the minimum parking stall size.	Unresolved
44.	Planning and Development Chad Harvey	Comment Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.	Info Only
45.	Planning and Development Chad Harvey	Comment All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Info Only
46.	Planning and Development Chad Harvey	Comment Please provide all details such as material, type, height of the fencing or walls that will be provided for the outdoor storage area.	Unresolved

47.	Public Safety - Addressing Lily Kay	Library Comment (Development Name) The Site Plan name HICKMAN INDUSTRIAL STORAGE YARD, has been approved for use. Is this the intended name that will be displayed on the property? Is this the business name? The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov).	Question
48.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN and 011 C4.2 SITE PLAN, please remove "HWY NO." from "INTERSTATE HWY NO. 4". The correct name is "INTERSTATE 4" (or I-4).	Unresolved
49.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN, please remove the reference to "PARCEL 3" to the northwest of the subject lot and replace it with the correct lot number, which is LOT 49A.	Unresolved
50.	Public Safety - Addressing Lily Kay	Library Comment (ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
51.	Public Safety - Addressing Lily Kay	Comment Will this proposed building be multi-tenant or single-tenant?	Question
52.	Public Safety - Addressing Lily Kay	Library Comment (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
53.	Public Safety - Addressing Lily Kay	Library Comment (POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only

54.	Public Safety - Addressing Lily Kay	Library Comment (SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
55.	Public Safety - Addressing Lily Kay	Library Comment (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
56.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN.pdf, please remove the reference to "PARCEL 2" within the subject parcel boundary lines.	Unresolved
57.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN.pdf and 010 C4.1 SITE PLAN.pdf, please include the adjacent street name "HICKMAN DRIVE" within its proper boundary lines.	Unresolved
58.	Public Safety - Addressing Lily Kay	Comment On the 009 C4.0 OVERALL SITE PLAN.pdf, please include the adjacent lot number to the south (LOT 9), and please remove the reference to "LOT 4" as this is not an adjacent lot.	Unresolved
59.	Public Safety - Addressing Lily Kay	Comment On the 010 C4.1 SITE PLAN.pdf, please include the subject and adjacent parcel or lot numbers. The subject lot number is LOT 5; and the adjacent lot numbers to the south are LOT 12 and LOT 9, and the adjacent lot numbers to the east are LOT 6 and TRACT A.	Unresolved
60.	Public Safety - Addressing Lily Kay	Comment On the 010 C4.1 SITE PLAN.pdf, please include the adjacent street name within its proper boundary lines, "INTERSTATE 4" (or I-4).	Unresolved
61.	Public Safety - Addressing Lily Kay	Comment On the 011 C4.2 SITE PLAN.pdf, please include the subject and adjacent lot or parcel numbers. The subject lot number is LOT 5; and the adjacent lot numbers are LOT 49A to the north, and LOT 48 and TRACT A to the east.	Unresolved
62.	Public Safety - Fire Marshal Matthew Maywald	Comment Fire department access gates shall be a minimum 20 ft wide. If electric a knox key switch and SOS to be provided. If manual a knox padlock. Currently one gate is stated to be 16 ft and another does not clarify width. Please clarify.	Unresolved

63.	Public Safety - Fire Marshal Matthew Maywald	Comment Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2) Please clarify rear gravel area will meet this requirement.	Unresolved
64.	Public Safety - Fire Marshal Matthew Maywald	Comment Site plan calls out building to be 36849, fire flow calcs state 30,911 ,please clarify and revise. Also if it is 36849 please revise associated minimum fire flow required.	Unresolved
65.	Public Safety - Fire Marshal Matthew Maywald	Comment The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. 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. – A separate permit and review is required for the installation of private fire mains	Unresolved
66.	Public Safety - Fire Marshal Matthew Maywald	Comment Please clarify fire POS. Currently the arrow states it is a 1.5" RPZ and the 6" DDCVA is adjacent. Fire POS is when it becomes dedicated fire only and is typically the DDCVA. Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.	Unresolved
67.	Public Safety - Fire Marshal Matthew Maywald	Comment NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
68.	Public Safety - Fire Marshal Matthew Maywald	Comment Additional comments may be generated based on resubmittal.	Unresolved
69.	Public Works - Engineering Andrew Broxton	Comment On sheet C7.0 General Construction Details, the HANDICAP SIGN DETAIL references the incorrect Florida Statute. It should read F.S. 316.1955. Please revise.	Unresolved

70.	Public Works - Engineering Andrew Broxton	Comment On sheet C5.1 Paving, Grading, and Drainage Plan, there is insufficient detail to verify ADA compliance. Please include proposed elevation details for the northwest corner of the ADA parking space.	Unresolved
71.	Public Works - Engineering Andrew Broxton	Comment A sidewalk along the frontage of James Wesley Lane is required.	Unresolved
72.	Public Works - Engineering Andrew Broxton	Comment The second gravel driveway does not meet separation requirements and is not necessary for fire access. Unless otherwise necessary the driveway would not be permitted under Sec 1.2.7.D of the Seminole County Engineering Manual. In addition, the driveway would have to be paved through the right of way.	Unresolved
73.	Public Works - Engineering Andrew Broxton	Comment A consent letter from the power company will be required for construction in the power line easement.	Unresolved
74.	Public Works - Engineering Andrew Broxton	Comment There are several inlets where the pipes seem extremely deep. Please review all and adjust shallower where possible. See inlet inlets D1, D2 and D16-D18 as examples.	Unresolved
75.	Public Works - Engineering Andrew Broxton	Comment Open cuts to right of way are not allowed if other means of installation for water, drainage, and sewer connections are possible. Cuts made into the right of way will require mill and resurfacing of entire cul-de-sac.	Unresolved
76.	Public Works - Engineering Andrew Broxton	Comment On sheet C4.0 Overall Site Plan, under PROPOSED LOT IMPERVIOUS AREA, the value used for PERVIOUS (GREEN) AREA does not match the value for TOTAL PERVIOUS AREA stated above. Please revise.	Unresolved
77.	Public Works - Engineering Andrew Broxton	Comment On sheet C4.0 Overall Site Plan, under STORMWATER MANGEMENT and DEVELOPER NOTE, the development referenced is incorrect. "NW OREGON PUD" is not the relevant plat. Please revise.	Unresolved
78.	Public Works - Engineering Andrew Broxton	Comment On sheet C5.0 Overall Paving, Grading, and Drainage Plan, under PGD NOTES, note 1 does not state a reference sheet. Please revise.	Unresolved
79.	Public Works - Engineering Andrew Broxton	Comment There are several stop conditions that need to be added. Please add a stop bar and stop sign at all conflict points.	Unresolved

80.	Public Works - Engineering Andrew Broxton	Comment The inlet on James Wesley lane needs erosion protection. Please adjust the sheet 008 C3.2 accordingly.	Unresolved
81.	Public Works - Engineering Andrew Broxton	Comment A portion of the gravel area is pushing drainage offsite. The highpoint of 24.97' pushes some drainage west. The elevation 23.6' north the other area also pushes some gravel area offsite. Please revise so that all impervious and gravel are collected and routed to the drainage system. Please verify the entire west side of the site.	Unresolved
82.	Public Works - Engineering Andrew Broxton	Comment It appears that there is an existing swale on a portion of the south property line. While it appears that the swale should have been constructed on the lot 12 to the south it is needed to address drainage at the property line. Please show this area will be addressed. Just filling the swale is not an option. Address how it will be relocated.	Unresolved
83.	Public Works - Engineering Andrew Broxton	Comment There are concerns with a couple of the parking spaces at the far southwest corner of the site. Please run an auto turn on those spaces and adjust accordingly.	Unresolved
84.	Public Works - Engineering Andrew Broxton	Comment There are some concerns with the gates. This seems to obstruct the fire access path and access to the building. Please adjust or propose fire access methods.	Unresolved
85.	Public Works - Impact Analysis Arturo Perez	Comment No TIS Report is Required, 6 Peak Hour trips generated are less than requirement (50 Peak Hour trips).	Info Only

Agency / Department Reviewers and Project Status

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

Department	Reviewer	Email	Contact	Status
Public Safety - Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Corrections Required

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

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/21/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Chad, Maya, Andrew, Daniel, Jim, James and Lily

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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