



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, July 10, 2024

9:00 AM

TEAMS

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This meeting will be held remotely via Teams. The public may email [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

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.

#### PRE- APPLICATIONS

##### **9:00AM (TEAMS) GLAMPING HAVEN - PRE-APPLICATION**

**[2024-0917](#)**

**Project Number:** 24-80000089

**Project Description:** Proposed Rezone from A-1 to RM-3 for a glamping campground on 19.47 acres located on the west side of S Sanford Ave, south of Myrtle St

**Project Manager:** Joy Giles (407) 665-7399 ([jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov))

**Parcel ID:** 23-20-30-5AQ-0000-0060

**BCC District:** 2-Zembower

**Applicant:** Reynaldo Suarez (813) 713-1663

**Consultant:** Zach Stoltenberg (785) 550-4919

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

#### COMMENTS ONLY (NO MEETING SCHEDULED)

**SNOWBALL PLAZA DAYCARE - PD REZONE**[2024-0915](#)**Project Number:** 24-20500004**Project Description:** Proposed Rezone from RP to PD for an office/daycare facility on 0.55 acres located on the southwest corner of E SR 436 and Avery Ln**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 18-21-29-504-0000-0060**BCC District:** 3-Constantine**Applicant:** Dan Ohsie (407) 772-0733**Consultant:** Dave Schmitt (407) 207-9088**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0917**

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

PROJ. #: 24-80000089

Received: 6/17/24

Paid: 6/20/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☐ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Glamping Haven

PARCEL ID #(S): 23-20-30-5A9-0000-0060

TOTAL ACREAGE: 19.47

BCC DISTRICT: 2

ZONING: A-1

FUTURE LAND USE: SE

#### APPLICANT

NAME: Reynaldo Suarez

COMPANY:

ADDRESS: 2759 Howell Branch Rd.

CITY: Winter Park

STATE: FL

ZIP: 32792

PHONE: (813) 713-1663

EMAIL: suarezrey@live.com

#### CONSULTANT

NAME: Zach Stoltenberg

COMPANY: clockwork

ADDRESS: 423 Delaware St.

CITY: Kansas City

STATE: MO

ZIP: 64105

PHONE: (785) 550-4919

EMAIL: zach@clockwork-ad.com

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

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

Description of proposed development:

per county recommendation

Glamping Business

#### STAFF USE ONLY

COMMENTS DUE: 6/28

COM DOC DUE: 7/3

DRC MEETING: 7/10

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

on the west side of Sanford Ave,  
south of Myrtle St

W/S: Seminole County

BCC: 2: Zembower

Agenda: 7/5



# \*\*\*Glamping Haven\*\*\*

## A Sustainable and Luxurious Outdoor Retreat

As a child, I spent countless hours exploring the enchanting wetlands and towering trees. Now, as an adult with a passion for conservation and a keen sense of entrepreneurship, I dream of sharing this serene beauty with others in a way that would protect and preserve it.

The concept of glamping—glamorous camping—had always intrigued me. I envision luxurious tents and treehouses nestled high among the treetops, offering breathtaking views and immersive experiences without disturbing the delicate ecosystem below. The glamping retreat would be a sanctuary for nature enthusiasts drawing in visitors from all around.

I have assembled a team of architects, environmental scientists, and local artisans, all of whom share my commitment to sustainable development. Together, we devised a plan to build eco-friendly, elevated structures allowing guests to stay among the leaves and branches while leaving the sensitive forest floor untouched.

My team will meticulously map out areas where the treehouses could be built, ensuring minimal to no impact on the land. We have worked with biologists to identify and protect local wildlife habitats, even designing the structures to blend seamlessly into the natural landscape. Each glampsite will have a blend of rustic charm and modern luxury, with large windows offering panoramic views of the surrounding nature and a spacious deck that feel like an extension of the treetop canopy. A place where nature enthusiasts, adventure seekers, and those simply looking for a peaceful retreat could truly disconnect from the hustle and bustle of daily life and reconnect with nature.

Establishing a glamping business high among the trees offers a unique, eco-friendly retreat that stands as a testament to sustainable tourism and responsible business practices. This innovative approach not only provides an unforgettable experience for nature enthusiasts but also demonstrates a deep commitment to environmental stewardship, especially in protecting vulnerable wetland ecosystems.

### ***Glamping Haven***

Nestled in the serene beauty of nature, our glamping haven offers a luxurious escape for those seeking adventure and tranquility. Our 25-site glamping business is designed to provide an unforgettable experience, combining comfort with the great outdoors. Each site is meticulously planned to ensure sustainability, safety, and minimal environmental impact, while offering a range of engaging activities and amenities.

#### **-Embracing Nature Without Disruption**

One of the most compelling reasons to choose tree-top glamping is its minimal impact on the natural landscape. Elevated and tree-top accommodations can be constructed using non-invasive techniques that preserve the ground below, allowing wetlands and other sensitive ecosystems to thrive undisturbed. Tree-top glamping can be built using sustainable materials and methods, further reducing its environmental footprint.

### **-Protecting Wetlands: The Ecological Significance**

Wetlands are among the most productive ecosystems on the planet, offering a myriad of ecological services such as water filtration, flood control, and providing habitat for a diverse array of wildlife. They act as natural sponges, absorbing and slowly releasing water, which helps mitigate the impact of floods and maintain water quality. By choosing to elevate glamping sites above the ground, we can ensure these crucial areas remain intact and functioning, supporting biodiversity and ecosystem health.

### **-Enhancing Guest Experience Through Eco-consciousness**

Guests are increasingly seeking experiences that allow them to connect with nature while also contributing to its preservation. Tree-top glamping offers a serene, immersive experience where guests can wake up to birdsong and panoramic views of the forest canopy, all while knowing their stay supports conservation efforts. This unique vantage point provides a deeper appreciation for the natural world, fostering a sense of responsibility and awareness about environmental issues.

### **-Economic Benefits with Environmental Harmony**

From an economic perspective, tree-top glamping can attract a niche market of eco-tourists willing to pay a premium for sustainable and unique experiences. This not only boosts local economies but also promotes sustainable tourism practices. Local communities can benefit from job creation and increased demand for local goods and services, all while ensuring that the natural environment remains a draw for future visitors.

### **-Educational Opportunities and Advocacy**

Tree-top glamping sites can serve as powerful platforms for environmental education and advocacy. By partnering with conservation organizations, these businesses can offer guided tours, workshops, and informational sessions that highlight the importance of wetlands and the broader ecosystem. Such initiatives can inspire guests to become advocates for environmental protection in their own communities.

### **-Amenities**

#### **-Luxurious and Sustainable Accommodations**

At Glamping Haven, our accommodations blend luxury with sustainability. Each site features spacious, high-quality canvas tents equipped with all the modern comforts including plush bedding, water, electricity, and private decks with breathtaking views. To eliminate environmental impact, each site has waste holding tanks. These tanks are regularly serviced by a local septic company, ensuring proper waste disposal and minimal environmental impact.

**-Natural Pool:** Incorporating a natural pool as an amenity for our glamping business offers an unparalleled blend of luxury, sustainability, and immersive nature experience that sets us apart. Our natural pool aligns perfectly with the ethos of glamping, which is to provide luxurious experiences in an eco-friendly manner. Designed to blend seamlessly with the surrounding landscape, it mimics the look of a serene pond or a hidden forest lagoon. The presence of plant life and the natural surroundings can also have a calming effect, reducing stress and promoting a sense of well-being. Our guests can truly rejuvenate both body and mind in this peaceful environment. The natural pool area can be used for more than just swimming. It's an ideal setting for outdoor yoga sessions, meditation, or even intimate evening gatherings around the water. The versatility of the space allows us to offer a variety of activities that enhance our guests' overall experience.

#### -Engaging Outdoor Activities

Partnering with local businesses to provide a variety of outdoor activities:

1. Boating: Guests can enjoy serene boating experiences on the nearby lakes and the St. Johns river, courtesy of our partnership with local boating companies.
2. Horseback Riding: Explore the scenic trails on horseback with guided tours provided by the local equestrian community. This offers a unique way to experience the natural beauty of the area.
3. Yoga and Wellness: Yoga sessions are held in our tranquil wellness area, allowing guests to rejuvenate their mind and body.
4. Walking Trails: Our property features well-maintained walking trails, perfect for morning strolls or evening hikes. These trails wind through picturesque landscapes, offering guests a chance to connect with nature.
5. Year-Round Events Venue: We have a versatile venue structure available for events, ensuring year-round operation. From weddings to corporate retreats, our venue provides a stunning backdrop for any occasion.

#### -Management, Safety and Security

Ensuring the safety and security of our guests is paramount. We have a 24-hour onsite operator to handle emergencies and provide assistance at any time. We will have additional employees to carry on daily maintenance tasks and facilitate the guest experience. All units will be cleaned, and linens changed between every guest stay.

#### -Fire Protection

All sites and structures are equipped with smoke/ carbon monoxide detectors and have individual fire extinguishers for added safety. All canvas structures are treated with fire retardants. There will be designated fire pits that are safely constructed, regularly maintained and use will be permitted only during favorable conditions. Hosts will remove fuel sources during any/all burn bans or high fire risk periods. We will place signage at our entrance, community spaces and each individual site letting guests know of fire warnings that may be present during their stay. The property is 8 minutes away (3.8miles) from Sanford fire station #32 and is easily served by local fire protection services. The proximity to the highway and the proposed parking area improvements will ensure safe and immediate access for emergency vehicles.

#### -Lighting

All lighting proposed on site is limited in scope and size. Most fixtures will be building mounted and all proposed lighting will meet dark skies compliance. Guests will be supplied with rechargeable lanterns/flashlights for use within the glamping units.

#### -Layout and Utilities

A proposed well and septic service will be permitted with engineered drawings. Proposed main building will serve as the venue, office, guest check in and small store. Main structure, pool, well, septic system, consolidated parking and storage/equipment facility will be constructed in the upland/dry areas of the property. A road will be required to be built from Sanford Ave to the rear side of the property. The site has adequate cellular coverage from multiple carriers. We will have WiFi on site from a local broadband provider so that guests can access the internet.

**-Traffic Management**

Our site layout is designed to minimize traffic impact, with well-planned access routes that allow emergency vehicles easy entry even at full capacity. Our site is designed to handle guest traffic efficiently, reducing congestion and ensures that our operations do not disrupt the surrounding community. No major impact is anticipated to existing traffic flows due to the limited size of the proposed development.

**-Landscaping**

Our desire to create an immersive guest experience in a beautiful and natural setting has led to a responsive development plan that the only anticipated removal of any existing landscaping would be to facilitate the construction of the road and proposed main structures on the dry areas of the property.

**Conclusion: A Vision for the Future**

Tree-top glamping represents an ideal intersection of business innovation, environmental sustainability, and unparalleled guest experiences. By operating high among the trees, such businesses can protect vital wetland ecosystems, promote sustainable tourism, and foster a deeper connection between people and nature. This forward-thinking approach not only sets a standard for eco-friendly practices but also ensures that these precious natural habitats are preserved for future generations to enjoy. The outdoor hospitality industry is rapidly growing and our desire is to create unique accommodations and experiences that bring people to nature and to our amazing town of Sanford. We ask for your support and look forward to continuing to work with the city to ensure a premium guest experience in a safe and responsible glamping development.



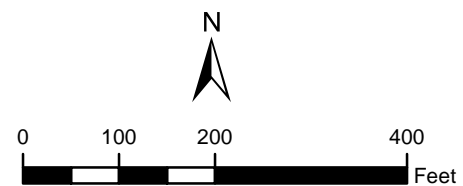


### Legend

- ▭ Parcel Boundary
- ▭ Wetland
- ▭ Ditch

Figure 1.  
Wetland Delineation Map  
Parcel #: 23-20-30-5Aq-0000-0060  
Seminole County, Florida

Source: Esri, DigitalGlobe Imagery, 2021; Water & Air Research, Inc., 2023.







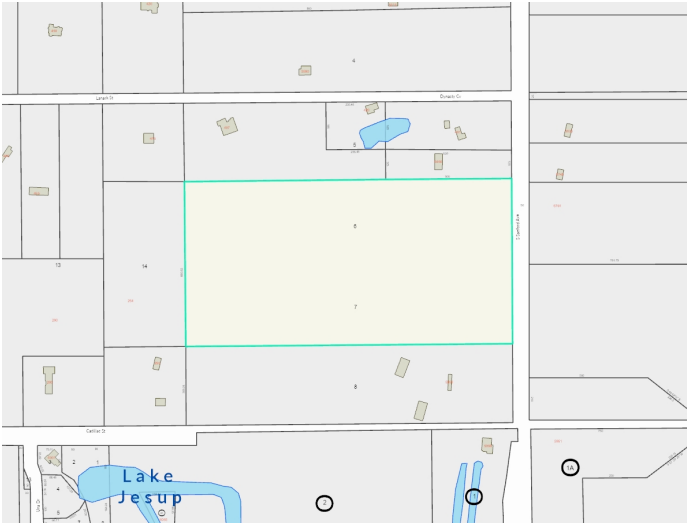


# Property Record Card



**Parcel:** 23-20-30-5AQ-0000-0060  
**Property Address:**  
**Values:** 2024 Market \$142,775 Assessed \$142,775  
**Owners:** SUAREZ, REYNALDO

## Parcel Location



## Site View

## Parcel Information

Parcel	23-20-30-5AQ-0000-0060
Property Address	
Mailing Address	2759 HOWELL BRANCH RD WINTER PARK, FL 32792-6095
Subdivision	EUREKA HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2024 Working Values	2023 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)	\$142,775	\$138,775
Land Value Agriculture	\$0	\$0
Market Value	\$142,775	\$138,775
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$142,775	\$138,775

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,846.82
Tax Bill Amount	\$1,846.82
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 SUAREZ, REYNALDO

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Monday, June 17, 2024

## Legal Description

LOTS 6 & 7  
(LESS RD)  
EUREKA HAMMOCK  
PB 1 PG 106

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$142,775	\$0	\$142,775
Schools	\$142,775	\$0	\$142,775
FIRE	\$142,775	\$0	\$142,775
ROAD DISTRICT	\$142,775	\$0	\$142,775
SJWM(Saint Johns Water Management)	\$142,775	\$0	\$142,775

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/26/2022	\$165,000	10307/1063	Vacant	Yes
WARRANTY DEED	3/7/2022	\$100	10192/1875	Vacant	No
WARRANTY DEED	3/4/2022	\$100,000	10189/1627	Vacant	No
WARRANTY DEED	11/1/1982	\$40,000	01425/1370	Vacant	No
WARRANTY DEED	6/1/1978	\$28,000	01173/0346	Vacant	Yes

## Land

Units	Rate	Assessed	Market
2 Acres	\$67,000/Acre	\$134,000	\$134,000
17.55 Acres	\$500/Acre	\$8,775	\$8,775

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

**Receipt Details**

**Date:** 6/20/2024 11:05:47 AM  
**Project:** 24-80000089  
**Credit Card Number:** 42\*\*\*\*\*2099  
**Authorization Number:** 06412G  
**Transaction Number:** 200624O18-6C6DF8E0-9D15-4015-AB34-6A47751822BE  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>GLAMPING HAVEN - PRE-APPLICATION</b>	<b>PROJ #: 24-80000089</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/17/24	
RELATED NAMES:	EP REYNALDO SUAREZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	23-20-30-5AQ-0000-0060	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO RM-3 FOR A GLAMPING BUSINESS ON 19.47 ACRES LOCATED ON THE WEST SIDE OF SANFORD AVE, SOUTH OF MYRTLE ST	
NO OF ACRES	19.47	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF SANFORD AVE, SOUTH OF MYRTLE ST	
FUTURE LAND USE-	SE	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
REYNALDO SUAREZ 2759 HOWELL BRANCH RD WINTER PARK FL 32792 (813) 713-1663 SUAREZREY@LIVE.COM		ZACH STOLTENBERG 423 DELAWARE ST KANSAS CITY MO 64105 (785) 550-4919 ZACH@CLOCKWORK-AD.COM

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

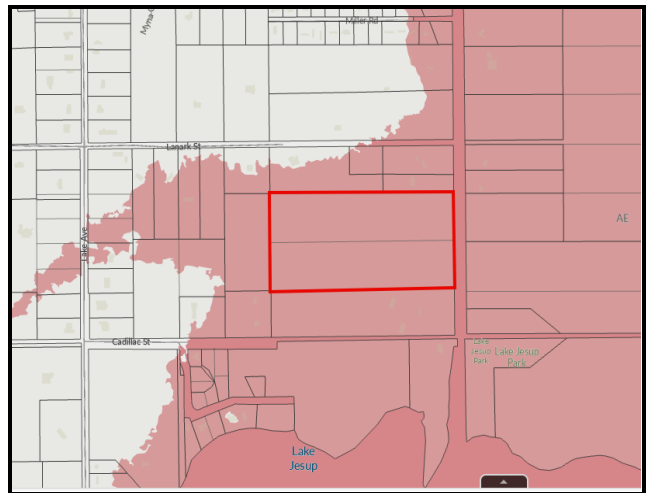
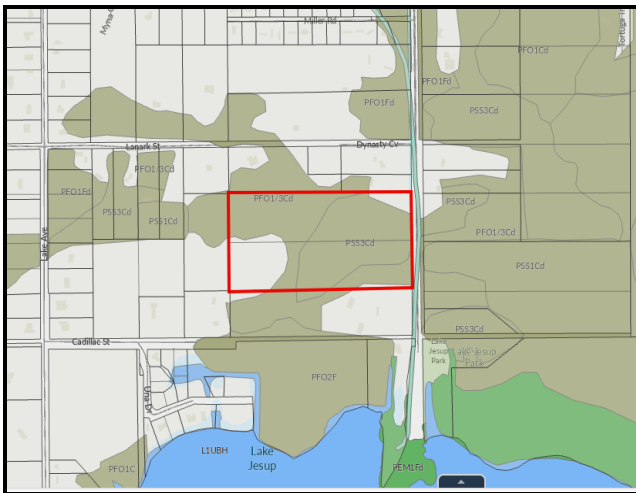
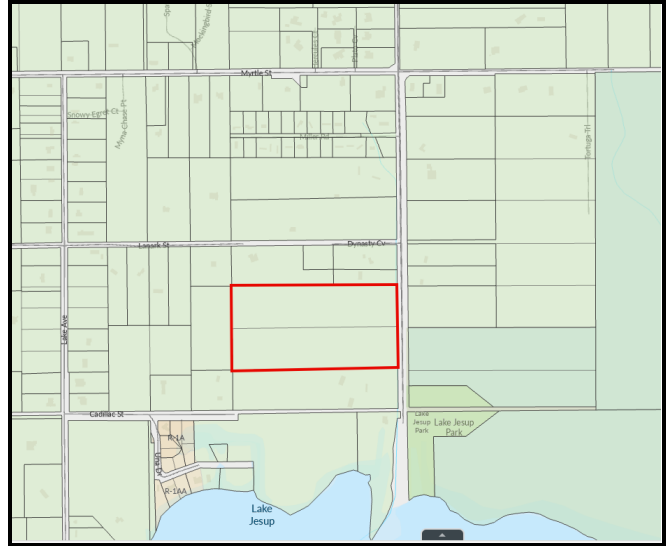
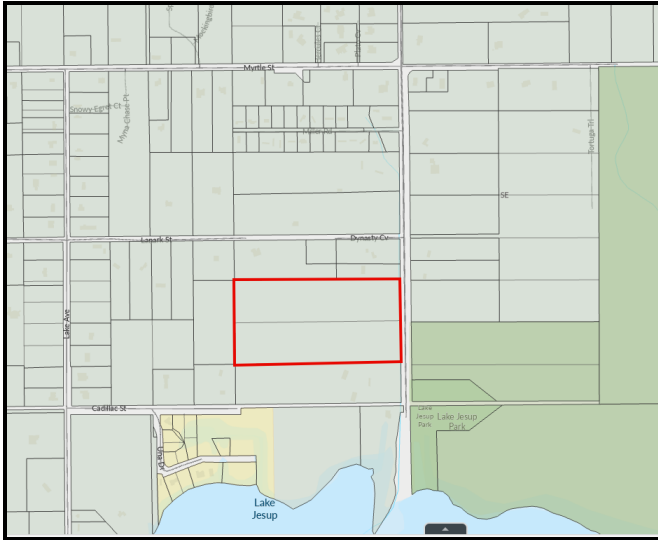
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).



## PROJECT MANAGER COMMENTS

- The subject site has a Suburban Estates Future Land Use designation with an A-1 (Agriculture) zoning classification.
- The proposed development of an outdoor camping recreation facility will require a Special Exception approval by the Board of County Commissioners.

## PROJECT AREA ZONING AND AERIAL MAPS





#### AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th	Info Only

		ed (2023) Florida Building Codes.	
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	The subject property has a Suburban Estates Future Land Use designation, which allows a. single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
12.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
13.	Environmental Services	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only

14.	Natural Resources	According to the county wetland maps, wetlands are possibly located within the area identified as a cabbage palm hammock on the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
15.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
16.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
17.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
18.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials	Info Only
19.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years, with your arbor permit application. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to	Info Only

		the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	
24.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
26.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
27.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
28.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	Planning & Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
30.	Planning & Development	The subject site has a Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre. The A-1 (Agriculture) zoning classification requires a minimum lot size of one (1)	Info Only

		acre with a minimum lot width of 150 feet at building line.	
31.	Planning & Development	The proposed use of a private campground with amenities open to the public is a commercial use not permitted under the existing A-1 zoning classification. Outdoor recreational uses require Special Exception approval by the Board of County Commissioners.	Info Only
32.	Planning & Development	The proposed activities of boating; horseback riding; yoga/wellness; and walking trails may be permitted by a Special Exception if approved by the Board of County Commissioners; however, the proposed use of an "Events Venue" would not be consistent with the A-1 zoning classification and would not be supported.	Info Only
33.	Planning & Development	If onsite riding stables are proposed, Special Exception approval is required.	Info Only
34.	Planning & Development	The A-1 zoning classification building setbacks are as follows: Front Yard – 50 feet; Side Yard – 10 feet; Rear Yard – 30 feet.	Info Only
35.	Planning & Development	Maximum building height is 35 feet.	Info Only
36.	Planning & Development	Parking requirements for recreation: 1 space per every 7 patrons.	Info Only
37.	Planning & Development	An Engineered Site Plan will be required. The Site Plan must demonstrate compliance with the Land Development Code, including but not limited to: permitted uses; parking; drive aisles; building setbacks; storm-water; buffers, ect.	Info Only
38.	Planning & Development	Special Exception approval may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only
39.	Planning & Development	A Special Exception requires submittal of a conceptual site plan that demonstrates compliance with the Seminole County Land Development Code. If the Special Exception is approved by BCC, the next phase in the development process is submittal and approval of an Engineered Site Plan.	Info Only
40.	Planning & Development	<p><b>Per Seminole County Land Development Code Sec. 30.124 Special Exceptions:</b></p> <p>The Board of County Commissioners may grant special exception uses under the A-1 (Agriculture) zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use</p>	Info Only



		<p>with surrounding land uses and development patterns in the area.</p> <p>Before granting a Special Exception, the Board must first determine that the proposed use:</p> <ul style="list-style-type: none"> <li>• Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area.</li> <li>• Does not have an unduly adverse effect on existing traffic patterns, movements and volumes.</li> <li>• Is consistent with the county's Vision 2020 Comprehensive Plan.</li> <li>• Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification.</li> <li>• Will not adversely affect the public interest.</li> </ul> <p>Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.</p>	
41.	Planning & Development	<p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	Info Only
42.	Planning & Development	<p>Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.</p> <p>The Site Plan must meet all requirements of the Land Development Code, including but not limited to: permitted uses, building setbacks, open space, parking, landscape buffers, building height, stormwater retention, and utilities.</p> <p>Site Plan Review Process Information can be found at: SCLDC Chapter 40.: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></p>	Info Only
43.		The site contains floodplain and wetlands. A 15-foot minimum,	

		25-foot overall average upland buffer is required adjacent to all wetlands.	
44.	Public Safety - Fire Marshal	Please provide an occupancy classification of the proposed site development and structures in accordance with FFPC 8th ed, NFPA 101 6.1.1.1 - the occupancy of a building or structure, or portion of a building or structure, shall be classified in accordance with 6.1.2 through 6.1.13. Occupancy classification shall be subject to the ruling of the authority having jurisdiction where there is a question of proper classification in any individual case.	Info Only
45.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	Public Safety - Fire Marshal	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
48.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
49.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only

50.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
51.	Public Safety - Fire Marshal	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)	Info Only
52.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
53.	Public Safety - Fire Marshal	Any proposed gates will require a separate permit and review. If electric gates are proposed an access control permit and a Knox key switch for fire department access will be required.	Info Only
54.	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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
55.	Public Works - Engineering	Based on FEMA FIRM Map the entire site appears to be within the floodplain (Zone AE). Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, approximately 70% of the site appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
56.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
57.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Wabasso Fine Sand, 0-2% slope (45%), Map Unit Symbol 35; Basinger and Smyrna Fine Sands,	Info Only

		<p>Depressional (30%), Map Unit Symbol 11; Nittaw Muck, Occasionally Flooded (20%), Map Unit Symbol 22; and Basinger, Samsula, and Hontoon Soils, Depressional (5%), Map Unit Symbol 10. Wabasso Fine Sands, 0-2% slope (85%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Riviera (4%), Myakka (4%), Basinger (3%), Malabar (2%), Felda (1%), and Pinellas (1%). Basinger Fine Sands (63%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Smyrna Fine Sands (28%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are EauGallie (5%) and Malabar (4%). Nittaw Muck, Occasionally Flooded (100%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D. Basinger, Depressional soils (58%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Samsula, Depressional soils (15%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon, Depressional soils (15%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Felda (3%), EauGallie (3%), Smyrna (2%), Myakka (2%), and St. Johns (2%).</p>	
58.	Public Works - Engineering	<p>Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the south and southeast. The highest point is at the southwest corner of the property (Elevation 9.0 feet), while the lowest point is at the south mid-section of the property (Elevation 3.0 feet).</p>	Info Only
59.	Public Works - Engineering	<p>Based on the preliminary review, the site appears to outfall to the wetlands located in the south-southeast section of the subject property and, subsequently, to Six Mile Creek and Lake Jesup. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.</p>	Info Only

60.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
61.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
62.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a> .	Info Only
63.	Public Works - Engineering	The primary access point to the subject property is South Sanford Avenue (County Road 425) which is functionally classified as an Urban Minor Collector Road and was last resurfaced in 2020. The roadway geometry and structure meet the current Seminole County standards. South Sanford Avenue is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum	Info Only

		pavement width in an urban and rural area is 20 feet. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Minor Collector Road is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1).	
64.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
65.	Public Works - Engineering	Please note that Six Mile Creek runs along the west side of South Sanford Avenue and conveys a significant amount of stormwater to Lake Jesup, which is located just south of the subject property.	Info Only

### AGENCY/DEPARTMENT EFORM COMMENTS 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
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Building Division	Tony Coleman <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>



## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

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

### **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/>

### **Wekiva Consistency form:**

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

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

### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-0915**

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### **Title:**

#### **SNOWBALL PLAZA DAYCARE - PD REZONE**

**Project Number:** 24-20500004

**Project Description:** Proposed Rezone from RP to PD for an office/daycare facility on 0.55 acres located on the southwest corner of E SR 436 and Avery Ln

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

**Parcel ID:** 18-21-29-504-0000-0060

**BCC District:** 3-Constantine

**Applicant:** Dan Ohsie (407) 772-0733

**Consultant:** Dave Schmitt (407) 207-9088



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

PROJ. #: 24-20500004

Received: 5/16/24

Paid: 5/20/24

## REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)																
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE																
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE																	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500																
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE																
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE																	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000																
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)																
<input checked="" type="checkbox"/> PD REZONE** <table border="0" style="width: 100%;"> <tbody> <tr> <td><input checked="" type="checkbox"/> PD REZONE</td> <td>\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)</td> </tr> <tr> <td><input type="checkbox"/> PD FINAL DEVELOPMENT PLAN</td> <td>\$1,000</td> </tr> <tr> <td><input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN</td> <td>CALCULATED BELOW</td> </tr> <tr> <td colspan="2">(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE</td> </tr> <tr> <td colspan="2">(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____</td> </tr> <tr> <td colspan="2"><u>EXAMPLE</u>: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</td> </tr> <tr> <td><input type="checkbox"/> PD MAJOR AMENDMENT</td> <td>\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)</td> </tr> <tr> <td><input type="checkbox"/> PD MINOR AMENDMENT</td> <td>\$1,000</td> </tr> </tbody> </table>		<input checked="" type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)	<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000	<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW	(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE		(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____		<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50		<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)	<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
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<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW																
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE																	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____																	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50																	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)																
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000																
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI) <table border="0" style="width: 100%;"> <tbody> <tr> <td><input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)</td> <td>\$3,500.00</td> </tr> </tbody> </table>		<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00														
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00																

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: Snowball Plaza Daycare	
PARCEL ID #(S): 18-21-29-504-0000-0060	
LOCATION: 3320 E SR 436 APOPKA FL 32703	
EXISTING USE(S): Office	PROPOSED USE(S): Office/Daycare
TOTAL ACREAGE: 0.55	BCC DISTRICT: 3
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
CURRENT ZONING: RP- Residential Professional	PROPOSED ZONING: <del>Office / Daycare</del> PD
CURRENT FUTURE LAND USE: Office	PROPOSED FUTURE LAND USE: Office / Daycare

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

NAME: Dan Ohsie		COMPANY: D & E Snowball, LLC
ADDRESS: 1851 Sweetwater West Circle		
CITY: Apopka	STATE: FL	ZIP: 32712
PHONE: 407-772-0733	EMAIL: ohsiedaniel@icloud.com	

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

NAME: Dave Schmitt P.E.		COMPANY: Dave Schmitt Engineering, Inc.
ADDRESS: 12301 Lake Underhill Rd.		
CITY: Orlando	STATE: FL	ZIP: 32828
PHONE: 407-207-9088	EMAIL: dsemailbox@dseorl.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): D & E Snowball, LLC		
ADDRESS: 1851 Sweetwater West Circle		
CITY: Apopka	STATE: FL	ZIP: 32712
PHONE: 407-772-0733	EMAIL: ohsiedaniel@icloud.com	

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

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

☐ Concurrency Application 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.

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

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

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

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

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



**SIGNATURE OF OWNER/AUTHORIZED AGENT**

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

**5/8/2024**

**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, Daniel H. Ohsie, the owner of record for the following described property [Parcel ID Number(s)] 18-21-29-504-0000-0060 hereby designates Dave Schmitt P.E. to act as my authorized agent for the filing of the attached application(s) for:

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

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

5/8/2024

Date

Daniel H. Ohsie

Property Owner's Signature

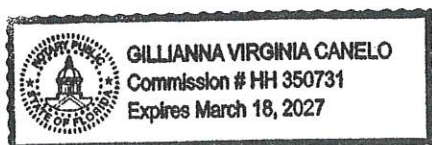
Daniel H. Ohsie

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 Daniel H. Ohsie (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 8 day of May, 2024.



Gillian Virginia Canelo  
Notary Public



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

## Detail by Entity Name

Florida Limited Liability Company

**D & E SNOWBALL LLC**

### Filing Information

**Document Number** L06000059586  
**FEI/EIN Number** 51-0585163  
**Date Filed** 06/12/2006  
**State** FL  
**Status** ACTIVE  
**Last Event** CANCEL ADM DISS/REV  
**Event Date Filed** 05/12/2010  
**Event Effective Date** NONE

### Principal Address

1851 SWEETWATER WEST CIRCLE  
 APOPKA, FL 32712

### Mailing Address

409 MONTGOMERY ROAD  
 175  
 ALTAMONTE SPRINGS, FL 32714

Changed: 05/12/2010

### Registered Agent Name & Address

**OHSIE, DANIEL H**

1851 SWEETWATER WEST CIRCLE  
 APOPKA, FL 32712

### Authorized Person(s) Detail

#### Name & Address

Title MGRM

OHSIE, DANIEL H  
 1851 SWEETWATER WEST CIRCLE  
 APOPKA, FL 32712

Title MGRM

OHSIE, EUNJOO K  
 1851 SWEETWATER WEST CIRCLE  
 APOPKA, FL 32712

### Annual Reports

Report Year	Filed Date
2020	01/29/2020
2021	04/22/2021
2022	03/29/2022

### Document Images

<a href="#">03/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

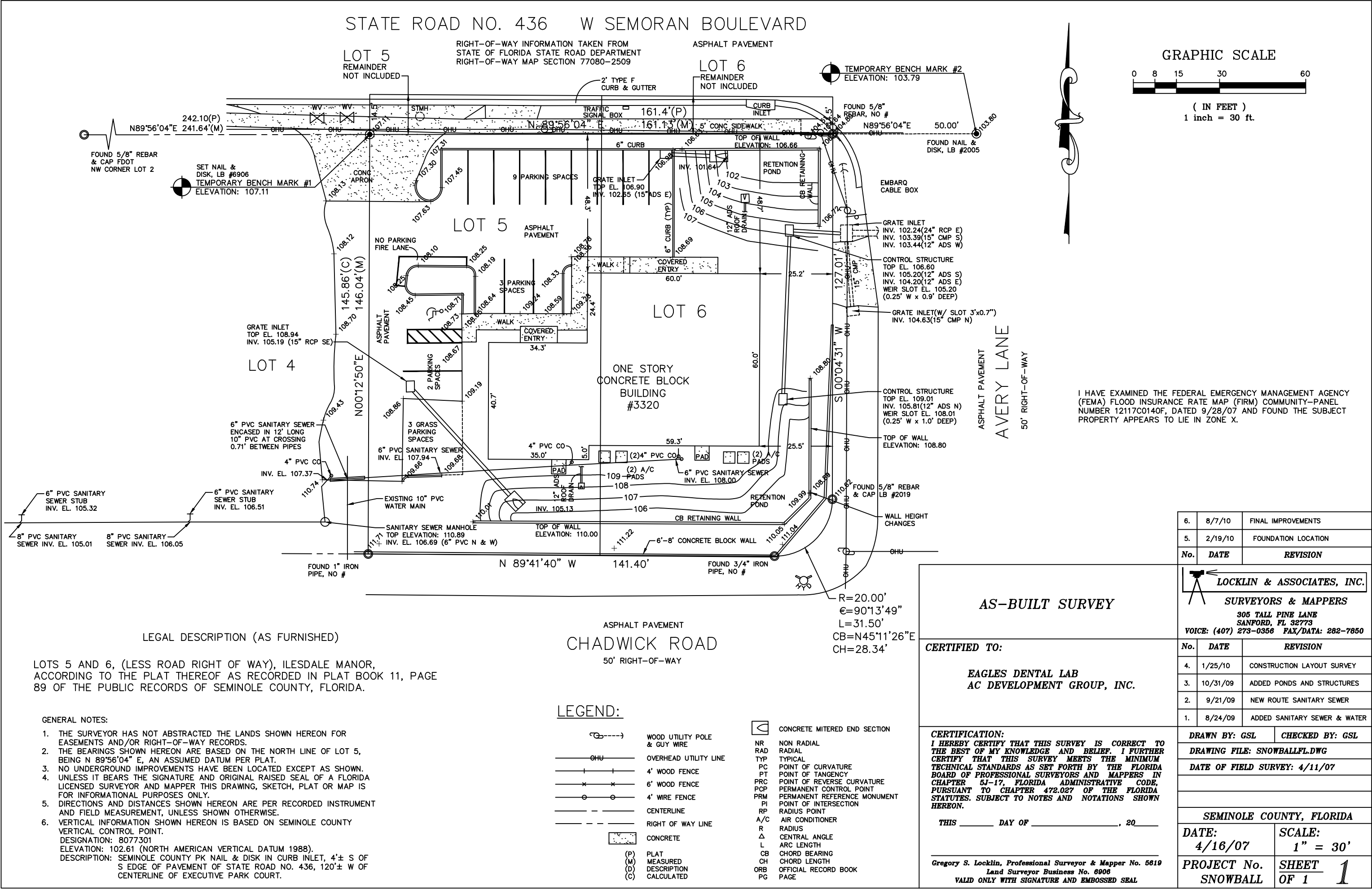
<a href="#">04/12/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/12/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/12/2010 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">01/07/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/10/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/12/2006 -- Florida Limited Liability</a>	View image in PDF format

Florida Department of State, Division of Corporations



The site consists of an existing 4,993 sf building on 0.54 acres with parking, stormwater system with small pond, and other utilities to serve the site. The property is located at SR 436 West Semoran Boulevard, in Apopka, FL, unincorporated Seminole County. The site is presently zoned RP, and the Rezoning application is proposed to be changed to PD zoning designation. At County Staff recommendation, the PD zoning change will be specific to the site and will allow negotiation of some site deficiencies that have been identified. The site was approved with a Development Order that allows a Dental Lab.

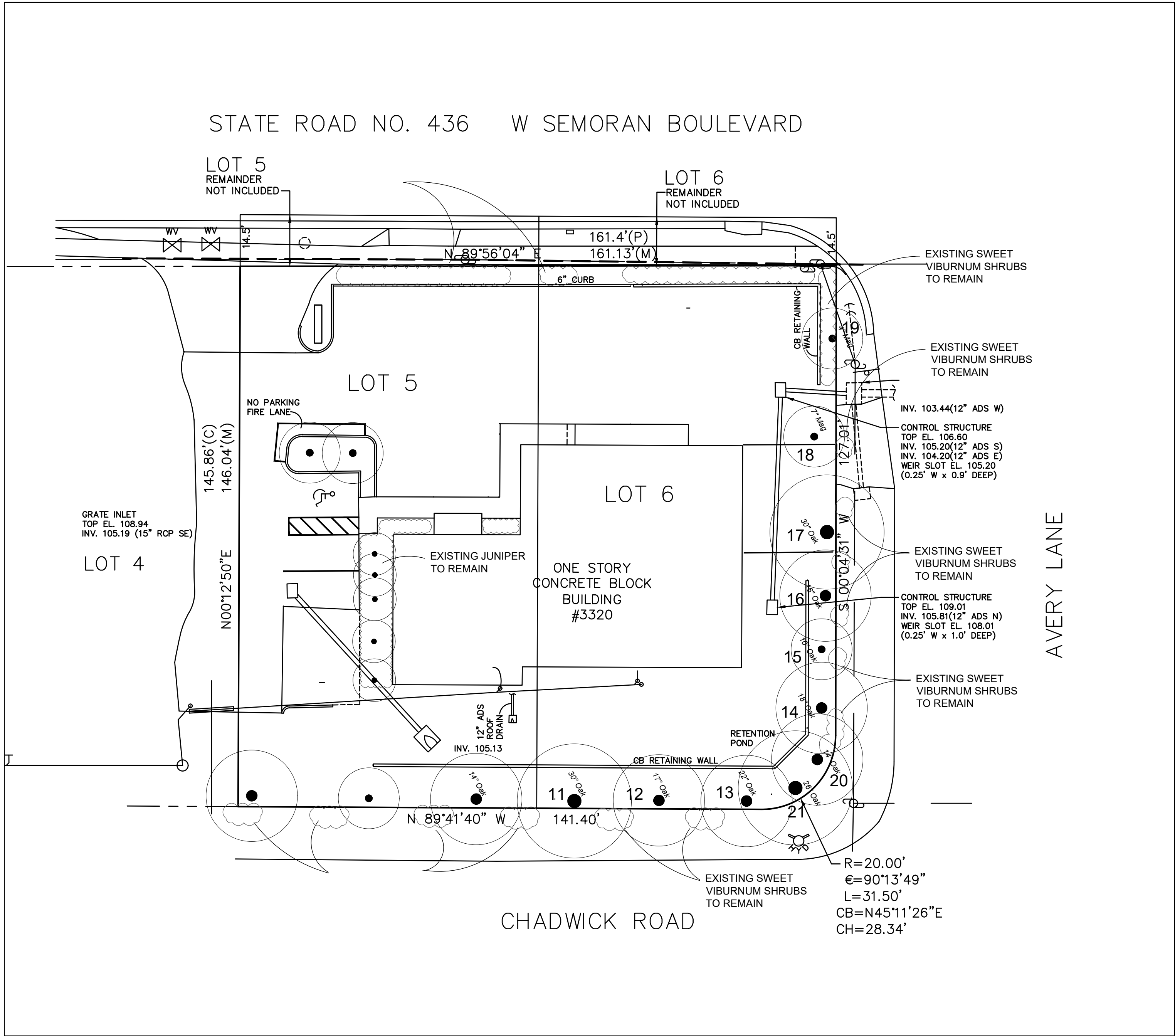
The proposed site plan includes an additional four (4) parking spaces where the existing retention pond is and use an exfiltration (Stormtech) system for stormwater treatment volume.











1 EXISTING LANDSCAPE AND TREE PLAN

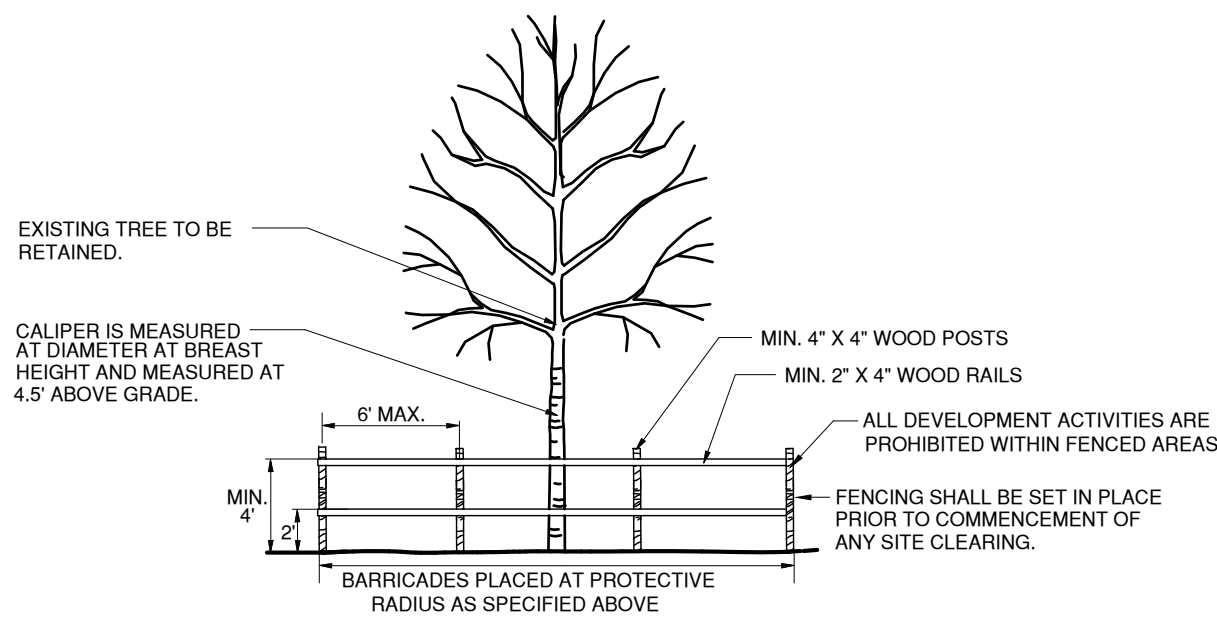
1"=20'-0"

## EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- ALL EXISTING TREES

## TREE CHART

Tree ID#	DBH Size	Tree Type	Removed
1	11"	OAK	
2	14"	OAK	
3	10"	PALM	
4	2"	CRAPE	
5	10"	PALM	
6	10"	PALM	
7	10"	PALM	
8	20"	OAK	
9	16"	OAK	
10	14"	OAK	
11	30"	OAK	
12	17"	OAK	
13	22"	OAK	
14	18"	OAK	
15	10"	OAK	
16	16"	OAK	
17	30"	OAK	
18	7"	MAGNOLIA	
19	4"	MAGNOLIA	
20	14"	OAK	
21	26"	OAK	



NOTES: FENCING SHALL BE AT LEAST 3' ABOVE GROUND AND MIN. OF 3' BELOW GRADE. THE MAXIMUM REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24' FROM CENTER OF TREE.

### NOTES:

PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, GROWING OR BRANCHING OF BARK. BRIDGING OF TREES BY STOPPING CONSTRUCTION OR DISCUSSION MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, AND PARKING OF VEHICLES WITHIN DRIP LINE.

ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON DETAIL ON THIS SHEET BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. TREES TO BE MIN. OF 4" DBH WITH A 4" POST AND A 2" X 4" RAIL AT 2' AND 4' ABOVE GROUND AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL TREES SHALL BE SET DEEP ENOUGH TO CLEAR EXISTING FROM THE FACE OF TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, MACHINERY, CRANES, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 20" DBH DIAMETER, BARRICADES SHALL BE NO CLOSER THAN 12" FROM FACE OF TREE. WHEN CONSTRUCTION MUST BE DONE WITHIN THE BARRICADES, BARRICADES SHALL BE REINFORCED BACK TO RECONSTRUCT LOCATION OF THE EDGE OF WORK. EXTRA CARE MUST BE TAKEN BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.

PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH TO THE SATISFACTION OF THE PARKS REPRESENTATIVE DURING CONSTRUCTION WORK.

WHEN NECESSARY TO CUT ROOTS OVER 1-1/2" DIA. OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT. TEMPORARILY COVER EXPOSED ROOTS WITH HES BULKAP TO PREVENT DRYING AND COVER WITH GATH AS SOON AS POSSIBLE.

NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL FROM THE PARKS DEPARTMENT.

INTERFERING BRANCHES MAY BE REMOVED AT THE DISCRETION OF THE PARKS DIVISION REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.

REPAIR OR REPLACE AT THE PARKS DIVISION REQUEST. TREES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION, EARLY OR A QUALIFIED TREE SURGEON TO REPAIR AND/OR DAMAGE TO TREES PROPERLY TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF TREES DAMAGED BY ANY REPAIR BY THE PARKS DIVISION REPRESENTATIVE. WITH 1 TREES OF SIMILAR QUALITY AND SPECIES SIZED AT THE DISCRETION OF THE PARKS DIVISION REPRESENTATIVE. IF TREES ARE DAMAGED THROUGH LOSS OF PROTECTION OR THROUGH NEGLIGENCE OF ANY PARTY, THAT PARTY SHALL BEAR THE COST OF REPAIR OR REPLACEMENT.

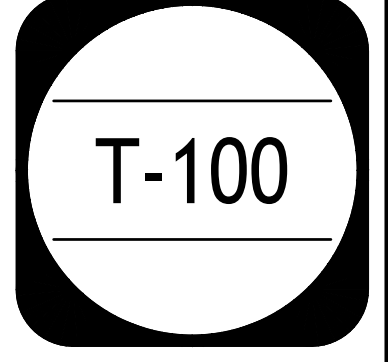
LEAVE ALL EXISTING VEGETATION UNDER TREE CROPPINGS TO REMAIN. CLEAN OUT ANY GRASS, DEAD MATERIAL, AND OTHER THIN BRANCHES MAY BE REMOVED TO DISCLOSE PLAY AREA. CLEAN ALL TO TREES.

ALL TREES AND OTHER VEGETATION TO BE REMOVED SHALL HAVE ALL ABOVE GROUND MATERIALS REMOVED, ALONG WITH TRUNK AND ROOT MATERIAL BELOW GRADE TO LEVEL TO ALLOW CONSTRUCTION WORK, BODGING, AND SAFETY ZONES FOR PLAY AREAS TO BE ACCOMMODATED.

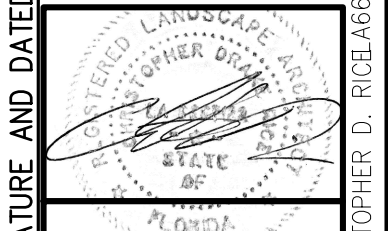
ALL TREES AND UNDERGROWTH TO BE REMOVED SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY PARKS DIVISION REPRESENTATIVE PRIOR TO ANY REMOVAL, WORK COMMENCING.

## SNOWBALL DAYCARE PLAZA

REV.	DESCRIPTION	DATE	PROJECT ADDRESS	DRAWING TITLE	CONSULTANTS	SIGNATURE AND DATED SEAL
1.	BASE UPDATE	07/19/23	3320 E. SEMORAN BLVD. APOKA, FL 32703	EXISTING TREE AND LANDSCAPE PLAN		
23-001	CONSTRUCTION DOCS					
SCALE	1"=20'-0"					
FILE NAME	23-001					
DRAWN BY	CR					
CHECKED BY	CR					
DATE	05-22-23					



**BORRELLI + PARTNERS**  
ARCHITECTURE PLANNING LANDSCAPE INTERIOR  
720 VASSAR STREET  
ORLANDO, FL 32804 (407) 418-1338  
CONVENTIONAL: THIS DRAWING IS THE PROPERTY OF BORRELLI + PARTNERS. UNLESS OTHERWISE NOTED, IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BORRELLI + PARTNERS.



SIGNATURE AND DATED SEAL

CONSULTANTS

EXISTING TREE AND  
LANDSCAPE PLAN

DRAWING TITLE

PROJECT ADDRESS

DATE

REV.

DESCRIPTION

CONSTRUCTION DOCS

SCALE

FILE NAME

DRAWN BY

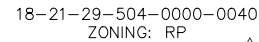
CHECKED BY

DATE

T-100

NTS

## 2 TREE PROTECTION DETAIL



1. SUPPLEMENTAL LANDSCAPING WILL BE PROVIDED TO RESTORE THE 3' CONTINUOUS HEDGE ON THE NORTH AND EAST BOUNDARIES.
2. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).

**DAVE SCHMITT  
ENGINEERING, INC.**  
12301 LAKE UNDERHILL ROAD  
SUITE 241,  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

DAVE M. SCHMITT  
Digitally signed  
by Dave M  
Schmitt  
Date:  
2024.05.10  
09:54:59 -04'00

DATE: JULY 2022
PROJECT NO.: SPD-1
DRAWN BY: GG
CHECKED BY: DMS
SCALE: 1"=20'
SHEET: 06 OF 08

**TYPICAL PARKING STRIPING**  
NOTE: ALL STRIPING SHALL BE THERMOPLASTIC AND 6".

Return to:

THIS INSTRUMENT WAS PREPARED BY:

DONNA TREESE  
FLORIDA TITLE & ABSTRACT / ACCT. #1419  
1600 E. AMELIA ST.  
ORLANDO, FL 32803  
FILE # 1003 INC.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 06328 Pg 1423; (1pg)  
CLERK'S # 2006114097  
RECORDED 07/17/2006 09:54:31 AM  
DEED DOC TAX 4,550.00  
RECORDING FEES 10.00  
RECORDED BY G Harford

Parcel ID Number: 18-21-29-504-0000-0060

## Warranty Deed

This Indenture, Made this 11th day of July, 2006 A.D., Between

of the County of Saratoga, State of New York, grantor, and  
D & E Snowball, LLC., a Florida limited liability company

whose address is: 1851 Sweetwater West Circle, Apopka, FL 32712

of the County of Orange, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Orange, State of Florida to wit:

PARCEL ID# 18-21-29-504-0000-0050, AND  
PARCEL ID# 18-21-29-504-0000-0060

Lots 5 and 6, (Less that portion taken for road right-of-way),  
ILESDALE MANOR, according to the plat thereof recorded in Plat Book  
11, Page 89, Public Records of Seminole County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD  
property of the Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: DONNA TREESE

Witness

Barbara Ileiwat  
Printed Name: BARBARA ILEWAT  
Witness

David L. Allen (Seal)  
David L. Allen  
P.O. Address: 5004 Ensign Loop, New Port Richey, FL 34652

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11th day of July, 2006 by  
David L. Allen, a married man

he is personally known to me or he has produced his



Barbara Ileiwat  
Commission #DD287058  
Expires: Feb 03, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

Barbara Ileiwat  
Printed Name: BARBARA ILEWAT  
Notary Public Florida  
My Commission Expires: Feb 03, 2008

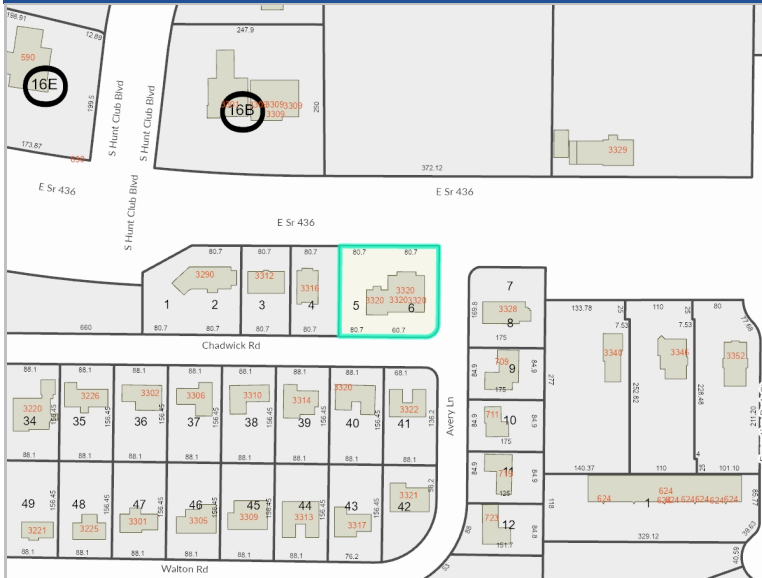
# Property Record Card



**Parcel** 18-21-29-504-0000-0060

**Property Address** 3320 E SR 436 APOPKA, FL 32703

## Parcel Location



## Site View



18212950400000060 01/14/2022

## Parcel Information

<b>Parcel</b>	18-21-29-504-0000-0060
<b>Owner(s)</b>	D & E SNOWBALL LLC
<b>Property Address</b>	3320 E SR 436 APOPKA, FL 32703
<b>Mailing</b>	1851 SWEETWATER WEST CIR APOPKA, FL 32712-2483
<b>Subdivision Name</b>	ILESDALE MANOR
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	17-ONE STORY OFFICE NON-PROF
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$494,474	\$426,648
<b>Depreciated EXFT Value</b>	\$15,448	\$13,859
<b>Land Value (Market)</b>	\$303,221	\$291,519
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$813,143	\$732,026
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$7,914	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$805,229	\$732,026

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$9,815.08</b>
<b>2022 Tax Bill Amount</b>	<b>\$9,815.08</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

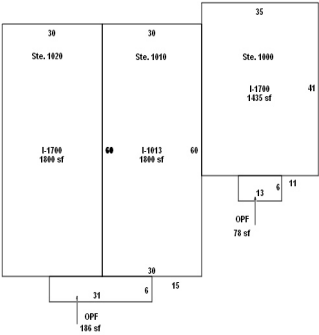
LOTS 5 & 6 (LESS ST RD R/W)  
ILESDALE MANOR  
PB 11 PG 89



ROAD DISTRICT	\$805,229	\$0	\$805,229
FIRE	\$805,229	\$0	\$805,229
Schools	\$813,143	\$0	\$813,143
SQUARE FEET	25438	\$11.92	\$303,221

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	2010	1	5035.00	CONCRETE BLOCK-STUCCO - MASONRY	\$494,474	\$581,734	Description	Area
								OPEN PORCH FINISHED	78.00
								OPEN PORCH FINISHED	186.00



Sketch by Apex Media™

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
07810	REROOF	County	\$3,900	10/31/2001	8/1/2001
09663	DEMOLISH BUILDING & WALLS	County	\$7,000		12/11/2009
09423	ONE STORY SHELL BUILDING	County	\$420,871	8/11/2010	12/2/2009
05991	RETAINING WALL	County	\$41,000		7/22/2009
08699	IRRIGATION SYSTEM	County	\$1,800		11/2/2009
08559	INTERIOR BUILDOUT - C/O REQUIRED - #1000	County	\$66,000	1/28/2011	11/1/2010
01198	WALL SIGN - #1000	County	\$2,040		2/18/2011
02543	INSTALL 6' CHAIN-LINK FENCE W/2 GATES FOR DAY CARE - MONTESSORI SCHOOL	County	\$2,150		4/8/2011
01199	DOUBLE FACED & INTERNALLY LIT GROUND SIGN - EAGLE'S POINT STROKER FINANCIAL GROUP, INC	County	\$12,170		2/18/2011
01339	INTERIOR ALTERATION - #1020	County	\$85,000	5/12/2011	2/24/2011
02464	INSTALLING FIRE ALARM SYSTEM - #1020	County	\$3,778		4/6/2011
06391	SIGN	County	\$4,190		7/21/2015
04065	NERVANDA INTERIOR BUILD-OUT - #1010	County	\$55,000	9/10/2015	4/17/2015
05829	3320 E SR 436 : SIGN (POLE,WALL,FACIA)-sign [ILESDALE MANOR]	County	\$1,800		5/7/2021

Extra Features				
Description	Year Built	Units	Value	New Cost
BLOCK WALL	11/01/2010	833	\$4,498	\$6,664
6' CHAIN LINK FENCE	11/01/2011	65	\$396	\$660
WALKS CONC COMM	11/01/2010	430	\$1,176	\$1,742
COMMERCIAL ASPHALT DR 2 IN	11/01/2010	6,811	\$9,378	\$13,894

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Office	OFF	Residential Professional

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 30 - Susan Plasencia	Dist 9 - Jason Brodeur	38

School Information		
Elementary School District	Middle School District	High School District
Bear Lake	Teague	Lake Brantley



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

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

**Receipt Details**

**Date:** 5/20/2024 1:12:16 PM  
**Project:** 24-20500004  
**Credit Card Number:** 47\*\*\*\*\*3599  
**Authorization Number:** 087841  
**Transaction Number:** 200524O3B-022631DE-0040-4066-9D78-E2639BF59D7B  
**Total Fees Paid:** 2607.60

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	32.60
REZONE TO COM, IND, OP/RP 14	2575.00
<b>Total Amount</b>	<b>2607.60</b>

**SEMINOLE COUNTY GOVERNMENT**  
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
SANFORD, FLORIDA 32771

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>SNOWBALL PLAZA DAYCARE - PD REZONE</b>	<b>PROJ #: 24-20500004</b>
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	5/16/24	
RELATED NAMES:	Z2024-010	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	18-21-29-504-0000-0060	
PROJECT DESCRIPTION	PROPOSED REZONE FROM RP TO PD FOR AN OFFICE/DAYCARE FACILITY ON .55 ACRES LOCATED ON THE SOUTH SIDE OF SR 436, EAST OF HUNT CLUB BLVD	
NO OF ACRES	.55	
BCC DISTRICT	3-Lee Constantine	
LOCATION	ON THE SOUTH SIDE OF SR 436, EAST OF HUNT CLUB BLVD	
FUTURE LAND USE-	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DAN OHSIE D & E SNOWBALL, LLC 1851 SWEETWATER WEST CIR APOPKA FL 32712 (407) 772-0733 DSEMAILBOX@DSEORL.COM	DAVE SCHMITT P.E. DAVE SCHMITT ENGINEERING INC 12301 LAKE UNDERHILL RD ORLANDO FL 32828 (407) 207-9088 OHSIEDANIEL@ICLOUD.COM	

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

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

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

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

**State Permits that may be required:**

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

**AGENCY/DEPARTMENT COMMENTS**

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please add the proposed landscape buffering on the overall site plan.	Unresolved
2.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Unresolved
3.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3 - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Unresolved
4.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
5.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
6.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
7.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	Building Division	A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (8th ed. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial	Info Only
9.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
10.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed	Info Only

		and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	
11.	Comprehensive Planning	Please add the proposed maximum floor area (FAR) ratio to the master development plan sheet. The Office Future Land Use allows up to 0.35 FAR.	Unresolved
12.	Comprehensive Planning	Please add the proposed allowable uses on the master development plan sheet. The allowable uses in the Office Future Land Use are: A. Conversion of existing residential structures to low intensity professional office uses; B. General office development; C. Nursery schools, libraries, laboratories, and day care centers; D. Public elementary schools, public middle schools, and public high schools; and E. Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. F. Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area.	Unresolved
13.	Environmental Services	This development is within Seminole County's water/sewer service areas and is already connected to our system. We have no issues with the proposed rezone.	Info Only
14.	Planning and Development	Based on Sec. 30.8.5.5 (4) - please provide a Vicinity map showing the location of the proposed development, relationship to surrounding streets and thoroughfares, existing zoning on the site and surrounding areas, existing land use on the site and surrounding areas within 500 feet.	Unresolved
15.	Planning and Development	Based on Sec. 30.8.5.5, please provide a digitally signed and sealed boundary survey and separate legal description of the property as a pdf.	Unresolved
16.	Planning and Development	Based on Sec. 30.8.5.5 (4) - please provide a Graphic plan showing topography.	Unresolved
17.	Planning and Development	On the overall site plan sheet under the site data, please provide a list of proposed permitted uses.	Unresolved
18.	Planning and Development	On the landscape sheet, please provide general buffer widths, opacities, and dimension on the site layout the buffer width requirements.	Unresolved

19.	Planning and Development	On the overall site plan sheet under the site data table, please provide building height and number of stories.	Unresolved
20.	Planning and Development	On the overall site plan sheet, please identify and state all utility service suppliers.	Unresolved
21.	Planning and Development	Please provide an analysis of the impact of the proposed planned development on roads, schools, utilities, and other public facilities. -- SCLDC Sec. 30.445	Info Only
22.	Planning and Development	The submittal requirements for a master development plan and PD Rezone may be modified by the Development Services Director as appropriate for a specific application. -- SCLDC Sec. 30.445(a)(1)	Unresolved
23.	Planning and Development	The subject property is within the Countys Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Info Only
24.	Planning and Development	Per Sec. 30.8.5.11 (d) –  Commonly Accessible Open space. Open space area requirements for planned developments shall be provided as indicated below, and unless otherwise stated within the master development plan or PD development order, shall meet the criteria of Section 30.14.2.2.  (1) Minimum eight (8) percent of net buildable acres shall be designed as commonly accessible open space, which shall be included as a part of total open space requirements.  (2) Open Space may be provided in multiple locations however each location must be:  a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.  b. Not less than 0.25 contiguous acres.  c. c. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line. Dog parks and tot	Info Only

		<p>lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptables and appropriate signage.</p> <p>(3) Required sidewalks may be incorporated into the park areas as ADA-compliant pathways subject to Crime Prevention Through Environmental Design (CPTED) design principles (pathways should not be obscured behind hedges, utility structures, or other large objects).</p> <p>(4) Stormwater ponds must be amenitized as follows:</p> <ol style="list-style-type: none"> <li>Stormwater ponds must be open to the community and not fenced.</li> <li>Fifty (50) of pond frontage must be open to streets or parks. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.</li> <li>Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).</li> </ol>	
25.	Planning and Development	Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
26.	Planning and Development	The Applicant will be required to get a license for the Daycare facility through the state.	Info Only
27.	Planning and Development	Staff shall transfer the conditions from the last Development Order from 2007 to the new Development Order for the PD Rezone. The 2007 Development Order is located in the resources folder in eplan.	Info Only
28.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only



29.	Planning and Development	On the overall site plan sheet under the site data, please state the proposed Zoning is PD (Planned Development).	Unresolved
30.	Planning and Development	On the overall site plan sheet, please provide the maximum allowable Floor Area Ratio (F.A.R.). The subject site has an Office Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Unresolved
31.	Planning and Development	Please place a note on the plan stating verbatim, "The maintenance of the eight (8) foot high stucco block wall with cap and landscaping, along Chadwick is required to be maintained throughout the life of the building".	Unresolved
32.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers.	Info Only
34.	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a>	Info Only
35.	Planning and Development	Per Policy FLU 2.3.12 (B)(3)(a)- Aquifer Recharge Areas (FLU Exhibit-21) the site impervious surface shall not exceed 65% for non-residential uses. On the overall site plan sheet under the site data, please state the maximum impervious for the site is sixty-five (65) percent.	Unresolved
36.	Planning and Development	Per FLU 2.3.12 (B)(3)(b)- 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. On the overall site plan under the site data, please place a note on the plan that twenty-five (25) percent of the off-street parking spaces shall not be	Unresolved

		paved.	
37.	Planning and Development	Based on FLU Policy 5.3.1 (C) Office Uses - Nursery schools and daycare centers are a permitted use under the Office Future Land Use.	Info Only
38.	Planning and Development	If the Applicant is varying from the off-street parking requirements in the SCLDC (Seminole County Land Development Code) they will be required to provide a parking study to show that the reduced parking is acceptable for the permitted use.	Info Only
39.	Planning and Development	On the site plan sheet under the site data, please provide the hours of operation.	Unresolved
40.	Planning and Development	On the overall site plan, please place this note verbatim under the notes section: Utility lines will be designed to meet Seminole County requirements.	Unresolved
41.	Planning and Development	On the overall site plan, please place this note verbatim under the notes section: Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way.	Unresolved
42.	Planning and Development	On the overall site plan, please place this note verbatim under the notes section: All project signage shall comply with the Seminole County Land Development Code.	Unresolved
43.	Planning and Development	On the overall site plan, please place this note verbatim under the notes section: Project will be constructed in _____ phase.	Unresolved
44.	Planning and Development	On the overall site plan, please place this note verbatim under the notes section: Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233 – Miscellaneous design standards.	Unresolved
45.	Planning and Development	On the overall site plan, please place this note verbatim under the notes section: Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements.	Unresolved
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms. Future daycare use shall require fire sprinkler system per FFPC 8th ed, 16.3.5.1 - all new day care occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with section 9.7.	Info Only
47.	Public Safety - Fire Marshal	All existing fire department access road shall remain in place.	Info Only
48.	Public Safety - Fire Marshal	Change of occupancy/use shall be permitted through the SC building department. Additional code requirements for New Day Care occupancy can be found within the FFPC 8th ed chapter 16.	Info Only
49.	Public Safety -	Please show any existing hydrants on plans during site	Info Only

	Fire Marshal	plan review.	
50.	Public Works - Engineering	The ADA space in front of the building does not meet requirements for the drive aisle. Please either relocate the space next to the other ADA space or remove it if it is not needed.	Unresolved
51.	Public Works - Engineering	The landscape plan and the site plan are not consistent. Please make the plans match.	Unresolved
52.	Public Works - Engineering	There are several spaces and the drive aisle in front of the building that would not be able to be utilized by a normal vehicle. Please label these spaces as compact spaces.	Unresolved
53.	Public Works - Engineering	The parking is substantially less than what is required. The uses should be limited to specific uses that will address the proposed parking. Please address this issue.	Unresolved

#### **AGENCY/DEPARTMENT MARK UP COMMENTS**

*Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".*

54.	Planning and Development	Please revise the name of the plan to state Master Development Plan.	03 - OVERALL SITE PLAN.pdf	Unresolved
55.	Planning and Development	Please provide the name of the Planned Development in the title block.	03 - OVERALL SITE PLAN.pdf	Unresolved
56.	Planning and Development	Please state these as Existing Zoning and Existing Future Land Use.	03 - OVERALL SITE PLAN.pdf	Unresolved
57.	Planning and Development	Please move the parcel number under the site data.	03 - OVERALL SITE PLAN.pdf	Unresolved
58.	Planning and Development	Please provide dimensions of all boundary lines.	03 - OVERALL SITE PLAN.pdf	Unresolved
59.	Planning and Development	Based on the name in the title block as daycare the parking calculations are not correct. If the applicant is proposing a daycare facility the parking calculations are 1 space/employee. Please revise the parking space accordingly based on	03 - OVERALL SITE PLAN.pdf	Unresolved

		the permitted uses that are being proposed.		
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### AGENCY/DEPARTMENT EFORM COMMENTS 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	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle
Environmental Services	Approved	James Van Alstine
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Natural Resources	No Review Required	Sarah Harttung
Public Works - Impact Analysis	No Review Required	William Wharton
Public Safety - Fire Marshal	Approved	Matthew Maywald
Building Division	Review Complete Recommend Approval	Jay Hamm

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/1/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Maya, Annie, Jim
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p><b>Major Review (3+ reviewers remaining) – 50% of original application fee</b></p> <p><b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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