



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, May 13, 2026

9:00 AM

Room 3024 and TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00 AM (IN PERSON) LEE RANCH SUBDIVISION - PRE-APPLICATION

[2026-0419](#)

Project Number: 26-80000042

Project Description: Proposed Subdivision for four lots on 360 acres in the A-10 zoning district located on the northeast corner of Curryville Rd and Quiet Forest Trl

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

Parcel ID: 19-21-33-300-002A-0000+++

BCC District: 1-Dallari

Applicant: David Axel (407) 325-1574

Consultant: N/A

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

9:20 AM (TEAMS) SROA FERN PARK - PRE-APPLICATION[2026-0404](#)**Project Number:** 26-80000041**Project Description:** Proposed Site Plan for paving improvements on 3.96 acres in the PD zoning district located on the west side of Oxford Rd, south of Fern Park Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 20-21-30-300-002C-0000**BCC District:** 4-Lockhart**Applicant:** Adam Elizaondo (224) 775-5438**Consultant:** Kevin Hebert (407) 920-6065**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****LAVENDER WAY - REZONE**[2026-0403](#)**Project Number:** 26-20000002**Project Description:** Proposed Rezone from A-1 to PLI on 7.84 acres on the east side of Lavender Way, north of Red Bug Lake Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0070-0000+**BCC District:** 1-Dallari**Applicant:** Keith Welty (407) 665-2189**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**RIMEL - PRE-APPLICATION**[2026-0405](#)**Project Number:** 26-80000043**Project Description:** Proposed Subdivision for two lots on 50.91 acres in the A-5 zoning district on the northeast corner of Curryville Rd and Twilight Trl**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 36-21-32-300-0070-0000**BCC District:** 1-Dallari**Applicant:** David Axel (407) 325-1574**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMERCIAL OFFICE - PRE-APPLICATION[2026-0406](#)**Project Number:** 26-80000045**Project Description:** Proposed Site Plan for a mobile office trailer on 0.46 acres in the C-2 zoning district located on the northeast corner of Country Club Rd and W Airport Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-19-30-300-0160-0000**BCC District:** 5-Herr**Applicant:** Shiani Bautista (389) 246-6659**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GOODWILL NORTH HUB - PRE-APPLICATION**[2026-0407](#)**Project Number:** 26-80000046**Project Description:** Proposed PD Amendment for a retail store on 14.32 acres located on the east side of N US Hwy 17-92, north of Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 14-20-30-5WM-0000-001B**BCC District:** 2-Zembower**Applicant:** Larry Gaboury (407) 335-5029**Consultant:** Kelly Kleppin (407) 227-2724**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MAT COAST PROPERTIES - PRE-APPLICATION**[2026-0408](#)**Project Number:** 26-80000047**Project Description:** Proposed Land Use Amendment from COM to LDR and Rezone from C-1 to R-1 for one lot on 0.17 acres located on the east side of Broadway, north of E SR 46**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 33-19-31-507-0000-1670**BCC District:** 5-Herr**Applicant:** Luis Velez (407) 963-2830**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

125 MONROE RD - PRE-APPLICATION[2026-0409](#)**Project Number:** 26-80000048**Project Description:** Proposed Special Exception for grocery store and smoke shop on 0.26 acres in the C-1 zoning district located on the northeast corner of Monroe Rd and W 1st St**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 28-19-30-503-0000-0110**BCC District:** 5-Herr**Applicant:** Jyothy Venugopal (321) 578-0900**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**BUSINESS OFFICE - PRE-APPLICATION**[2026-0410](#)**Project Number:** 26-80000049**Project Description:** Proposed Special Exception for office use on 0.32 acres in the RP zoning district located on the west side of Old Howell Branch Rd, north of Aloma Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-21-30-300-0330-0000**BCC District:** 1-Dallari**Applicant:** Robert Kyle (407) 924-3244**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ORANGE BLVD - PRE-APPLICATION**[2026-0411](#)**Project Number:** 26-80000044**Project Description:** Proposed Rezone from A-1 to C-2 for a commercial development on 7.32 acres located on the north side of SR 46, west of Orange Blvd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-002B-0000+**BCC District:** 5-Herr**Applicant:** Drew Hill (407) 365-5775**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0419

Title:

9:00 AM (IN PERSON) LEE RANCH SUBDIVISION - PRE-APPLICATION

Project Number: 26-80000042

Project Description: Proposed Subdivision for four lots on 360 acres in the A-10 zoning district located on the northeast corner of Curryville Rd and Quiet Forest Trl

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

Parcel ID: 19-21-33-300-002A-0000+++

BCC District: 1-Dallari

Applicant: David Axel (407) 325-1574

Consultant: N/A



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

PROJ. #: 26-80000042
 RECEIVED AND PAID 04/14/2026
 PM DAVID GERMAN

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT NAME: Lee Ranch Subivision	25-21-32-300-002G-0000
PARCEL ID #(S): 19-21-33-300-002A-0000, 25-21-32-300-0020-0000, 25-21-32-300-002A-0000 & 30-21-33-300-001A-0000	
TOTAL ACREAGE: 360	BCC DISTRICT: 1
ZONING: A-10	FUTURE LAND USE: R-10

NAME: David E. Axel	COMPANY: Axel Real Estate, Inc.
ADDRESS: 1757 W. Broadway St., Ste 1	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-325-1574	EMAIL: [REDACTED]

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>*SEE ATTACHED</u>				

COMMENTS DUE: 04/24	COM DOC DUE: 04/30	DRC MEETING: 05/13/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-10	FLU: R10	LOCATION: on the northeast side of Curryville Rd, northeast of Quiet Forest Trl
W/S: N/A	BCC: 1: DALLARI	



1757 W. Broadway Street, Suite 1
Oviedo, Florida 32765
(407) 366-6510
Fax (407) 359-5385
Toll Free (866) 366-6510

www.axelrealestate.com

April 13, 2026

Seminole County Plan Desk
PlanDesk@sminolecountyfl.gov

Re: 360 acre portion of Lee Ranch, Curryville Rd., Tax ID#s 19-21-33-300-002A-0000,
25-21-32-300-0020-0000, 25-21-32-300-002A-0000 & 30-21-33-300-001A-0000

Dear Sir or Madam,

I am working on behalf of Lee Ranch South, LLC and Four 40s Ranch LLC, both Florida limited liability companies, with respect to the properties referenced above.

Attached please find the following:

- Pre-Application Request
- Property Appraisers Map
- Development Order #07-100031 dated January 25, 2008 ("DO")
- Quit Claim Deed to Seminole County dated November 4, 2011 (Condition 3B)
- 2026 Aerial showing constructed cul-de-sac (Condition 3B)
- Easement Agreement from SJRWMD dated January 31, 2024 (Condition 3C)

The purpose of the pre-application is to obtain Seminole County's position as to the process that will be followed and requirements that will be imposed in order for the property to be subdivided as contemplated by the DO.

As the owners have lost the original Maps, Lot Layout, Surveys and Legal Descriptions attached to the DO, I would appreciate electronic copies of the original I expect are in the County files.

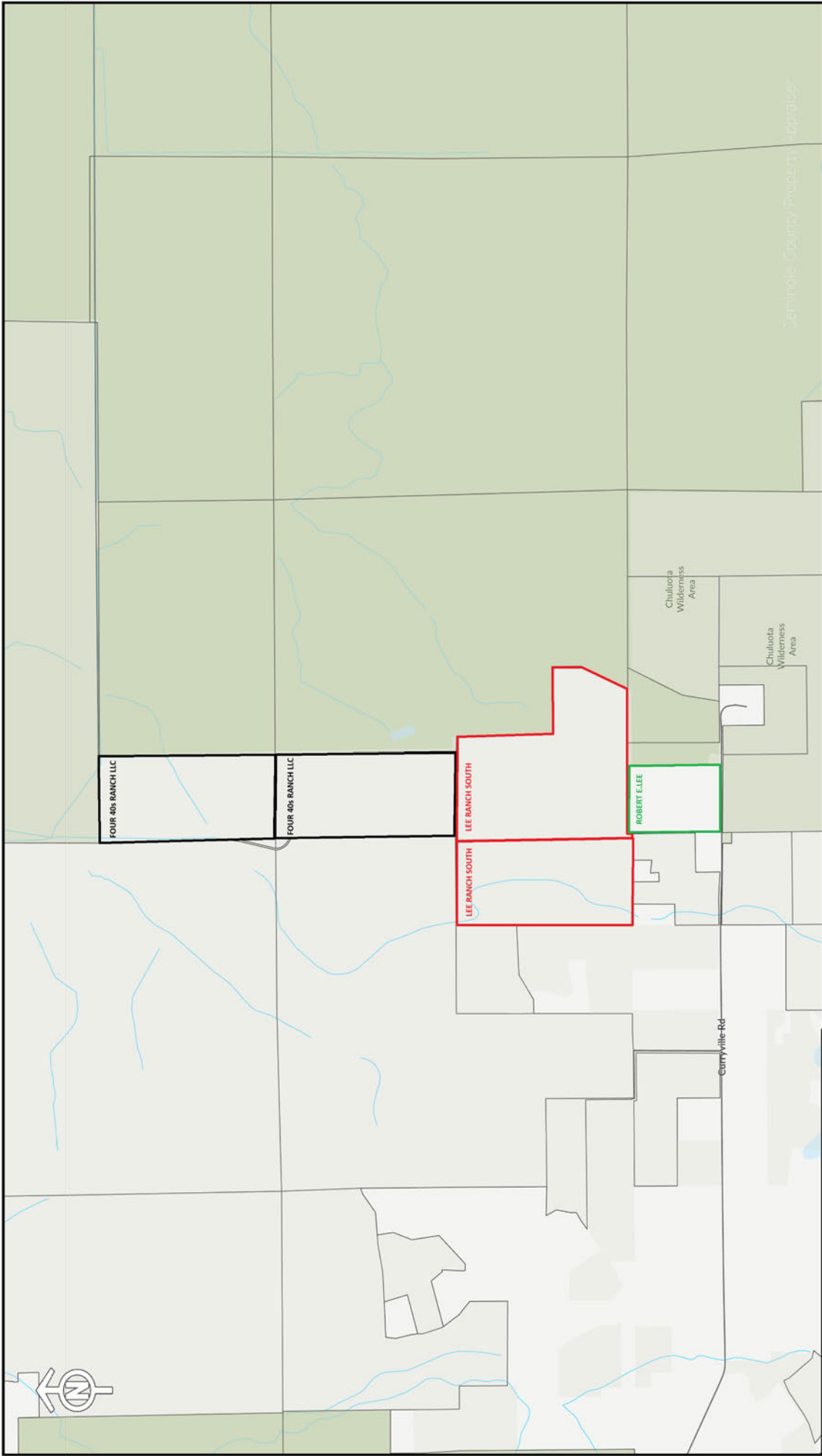
Your assistance is appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "David E. Axel", written in a cursive style.

David E. Axel





This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties, expressed or implied, are provided for the data herein.

SCPA Appraisal Map
 David Johnson, CFA
 Seminole County Property Appraiser
 Date: 10/30/2024

DAVID JOHNSON, CFA
 SEMINOLE COUNTY PROPERTY APPRAISER

Document Prepared By:
Denny Gibbs
Growth Management
Planning & Development Division
1101 East First Street
Sanford, Florida 32771

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07685 Pgs 1815 - 1819; (5pgs)
CLERK'S # 20111138794
RECORDED 12/22/2011 11:36:00 AM
RECORDING FEES 44.00
RECORDED BY J Eckenroth(a11)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 4th day of November, 2011 between LEE RANCH, INC., whose address is 6235 Lake Charm Circle, Oviedo, Florida, 32765, hereinafter called the ("GRANTOR"), and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter called the ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Seminole, State of Florida, to-wit:

See Sketch of Description and Legal Description attached hereto as Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the proper use, benefit and behoof of the GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, Sealed & Delivered
In the presence of:

(Sign): Gloria Dunmire
Print Name: Gloria Dunmire

Richard H. Lee
Lee Ranch, Inc.
Richard H. Lee, President

(Sign): Roslyn Brick
Print Name: Roslyn Brick

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF)

I HEREBY CERTIFY, that on this 4 day of November, 2011, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Richard H. Lee. He is personally known to me or who has produced as identification and did/did not take an oath.

Gloria Dunmire
Print Name: Gloria Dunmire
Notary Public in and for the County
and State Aforementioned
My commission expires: 2/14/12

Approved as to form and
Legal sufficiency. For the
use and reliance of Seminole County only.

David M. Shields
County Attorney

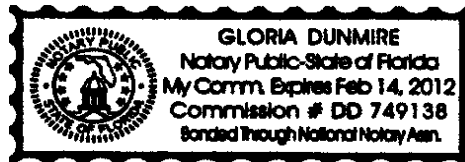


EXHIBIT A

CURRYVILLE ROAD CUL-DE-SAC

(EXHIBIT D OF DEVELOPMENT ORDER 07-100031 ORB 6918 PG 413-429)

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION PARCEL):

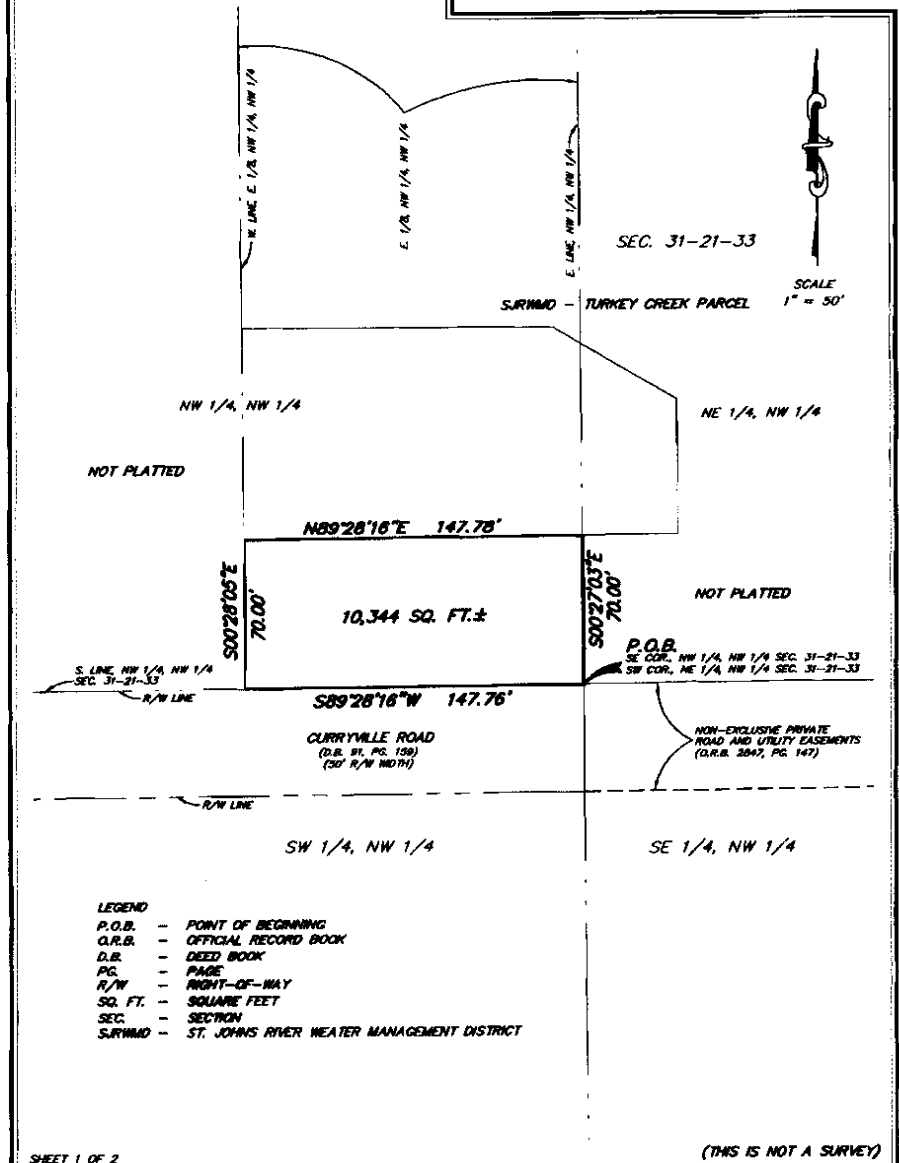
A PARCEL OF LAND BEING THE SOUTH 70.00 FEET OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SAID PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR THE POINT OF BEGINNING, SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN DEED BOOK 91, PAGE 159, PUBLIC RECORDS OF SEMNOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°28'16" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 147.78 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE, PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 89°28'16" EAST, 147.78 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00°27'03" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 10,344 SQUARE FEET, MORE OR LESS.

**"LEGIBILITY UNSATISFACTORY
FOR SCANNING"**

**EXHIBIT "D" CURRYVILLE ROAD
CUL-DE-SAC DESIGN**



- LEGEND**
- P.O.B. - POINT OF BEGINNING
 - O.R.B. - OFFICIAL RECORD BOOK
 - D.B. - DEED BOOK
 - P.G. - PAGE
 - R/W - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - SEC. - SECTION
 - S.J.R.W.M.D. - ST. JOHN'S RIVER WEATER MANAGEMENT DISTRICT

SHEET 1 OF 2 (THIS IS NOT A SURVEY)

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1980 Eolo Park Centre 200 East Robberson Street Orlando, Florida 32801 407/482-8062

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108
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C:\707108 - Turkey Creek\Shm Co Dev Order\EXHIBIT D CURRYVILLE ROAD CUL-DE-SAC DESIGN.dwg Jan 22, 2008 - 11:33am

**"LEGIBILITY UNSATISFACTORY
FOR SCANNING"**

**EXHIBIT "D" CURRYVILLE ROAD
CUL-DE-SAC DESIGN**

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION PARCEL):

A PARCEL OF LAND BEING THE SOUTH 70.00 FEET OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SAID PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR THE POINT OF BEGINNING, SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN DEED BOOK 81, PAGE 159, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°28'16" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 147.78 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 89°28'18" EAST, 147.78 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00°27'03" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 10,344 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

707108 - Turkey Creek\Sem Co Dev Order\EXHIBIT D CURRYVILLE ROAD CUL-DE-SAC DESIGN.dwg Jan 22, 2008 - 11:34am

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06922 Pgs 0092 - 105, (14pgs)
CLERK'S # 2008012985
RECORDED 02/04/2008 03:45:20 PM
DEED DOC TAX 0.70
RECORDING FEES 120.50
RECORDED BY L McKinley

This instrument was prepared by
and should be returned to:
Jay Wettach, Esq.
Zimmerman Kiser
315 E. Robinson St. #600
Orlando, Florida 32801

**PERPETUAL EASEMENT FOR
INGRESS AND EGRESS**

THIS PERPETUAL EASEMENT FOR INGRESS AND EGRESS (this "Easement Agreement") is granted this 21st day of January, 2008, by ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (the "Grantor"), in favor of C. DAVID LEE and JOHN LEE (collectively the "Grantee"). Grantor and the Grantee may be referred to individually as a "Party" or collectively as the "Parties."

Background:

- A. Grantor holds legal title to the real property described on **Exhibit A** attached to and by reference made a part of this Easement Agreement (the "Grantor's Property").
- B. Grantee holds legal title to the real property described on **Exhibit B** attached to and by reference made a part of this Easement Agreement (the "Grantee's Property").
- C. In order for the Grantee to access Grantee's Property from Curryville Road, the Grantee must have access through the Grantor's Property to the Grantee's Property by virtue the existing farm roadway as described on **Exhibit C** attached to and by reference made a part of this Easement Agreement (the "Access Easement Area").

Agreement:

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants set forth in this Easement Agreement and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Access Easement:

- 1. **Grant of Access Easement.** Grantor hereby grants to the Grantee a non-exclusive access easement through the Access Easement Area to allow access from Curryville Road to the Grantee's Property.
- 2. **Use of Access Easement Area.** The Grantee may use the Access Easement Area for ingress and egress from Curryville Road to the Grantee's Property. Grantor may not place or park, cause to be placed or parked, within the Access Easement Area any obstruction which may impede or interfere with reasonable use of the Access Easement Area.

Donald Wright

3. **For the Exclusive Use of the Grantee.** The Grantee acknowledges and agrees that the Access Easement Area shall be for the non-exclusive use of the Grantee, its agents, employees, consultants and independent contractors and any successors in title or tenants on the Grantee's property.

4. **Relocation of Access Easement Area.** Notwithstanding anything in this Easement Agreement to the contrary, the Grantor reserves the right to relocate the Access Easement Area, subject to the approval of the Grantee, which approval will not be unreasonably withheld so long as the relocated Access Easement Area has a roadway cut in the Access Easement Area sufficient for the Grantee's intended use and does not unreasonably add to the distance between Curryville Road and the Grantee's Property. The relocated Access Easement Area will be evidenced by an amendment to this Easement Agreement recorded in the Public Records of Seminole County, Florida, executed by both Parties.

General Conditions:

5. **Running with Land and Parties Bound and Benefitted.** The access easement described in this Easement Agreement will run with title to and burden the Grantor's Property and all owners thereof.

6. **Reservation of Rights.** Grantor reserves the right to full use of the Access Easement Area for all purposes which do not unreasonably interfere with the rights granted in this Easement Agreement. Grantor reserves the right to grant additional non-exclusive easements through the Access Easement Area so long as such additional easements do not restrict the reasonable use of the Access Easement Area by the Grantee.

7. **Maintenance and Repair.** The Grantor and the Grantee will be each responsible, at its sole cost and expense, to maintain and repair the farm roadway within the Access Easement Area to a condition suitable for each individual party's purposes. Further, the Grantees retain the right to improve the Access Easement Area at any time in the future. If Grantees improve the Access Easement Area, the obligation to maintain and repair said area will shift to the Grantee, however, if either party damages the existing or improved road or related improvements, the party causing such damage will be obligated to repair the damage at its own expense.

8. **Term.** The term of the easements described in this Easement Agreement is perpetual.

9. **Quiet Enjoyment.** Grantor hereby covenants that it has the right to convey the easements described in this Easement Agreement and that the Grantee will have quiet and peaceful possession, use and enjoyment of the Access Easement Area.

10. **Liability.** Each party shall be liable for all damages for which such party is found legally responsible.

11. **Notices.** All notices, demands, requests and other communications required or permitted hereunder (a "Notice") must be in writing and will be deemed to have been duly given (a) upon the date of the Notice if delivered personally, or by facsimile provided that a duplicate copy is promptly mailed by U.S. Mail, certified, return receipt requested, or by overnight courier which provides a receipt, such as Federal Express; or (b) upon the date following the date of the Notice if delivered by overnight courier which provides a receipt, such as Federal Express. In each case the Notice must have adequate

postage prepaid, addressed to the appropriate Party and marked to a particular individual's attention as hereinafter provided in this Section 11. The Notice will be effective upon being so deposited, but the time period in which a response to any Notice must be given or any action taken with respect thereto will commence to run from the date of receipt of the Notice by the addressee thereof as evidenced by the return receipt. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no Notice was given will be deemed to be the receipt of the Notice sent as of the Business Day following deposit. If either Party to this Agreement changes their address, that Party must notify the other Party(ies) of such change by Notice delivered in accordance with this Section 11. The initial addresses of the Parties will be as set forth below:

(a) Grantor: St. Johns River Water Management District
PO Box 1429 (32178-1429)
4049 Reid Street (32177)
Palatka, FL

(b) the Grantee: 6235 Lake Charm Circle
Oviedo, Florida 32765-7773

12. **Severability.** If any provision of this Easement Agreement or the application thereof to any Party or under any circumstances is held to be invalid or unenforceable to any extent, then the remainder of this Easement or the application of such provisions to the other Parties or under such other circumstances will not be affected thereby and will be enforced to the greatest extent permitted by law.

13. **Waiver.** No consent or waiver, expressed or implied, by any Party to or of any breach or default by the other Parties in the performance by such other Parties of the obligations thereof under this Easement Agreement will be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other Parties of the same or any other obligations of such other Parties under this Easement. Failure on the part of one Party to complain of any act or failure to act of the other Parties or to declare such other Parties in default, regardless of how long such failure continues, will not constitute a waiver by such Party of its rights under this Easement Agreement.

14. **Default and Remedies.** If the Grantee or Grantor fails or refuses to perform any of its respective obligations under this Easement Agreement, and such failure or refusal is not cured within thirty (30) days after notice from the non-defaulting party, the non-defaulting party will have the right to seek damages, specific performance, injunctive relief or any and all other rights and remedies available at law or in equity. In particular, but without limitation of any of the rights described in the previous sentence, the non-defaulting party, at its option, may perform and pay for such work or take such action as may be reasonably necessary to cure the default so long as the non-defaulting party has given thirty (30) days prior written notice to the defaulting party and has afforded the defaulting party a reasonable opportunity to cure such default. In such event, the non-defaulting party will have the right to perform any maintenance, repairs and replacements or take such action that the defaulting party has failed to perform or take, including the removal of obstacles or barriers impeding vehicular and construction traffic within the Access Easement Area. The non-defaulting party will submit in a notice to the defaulting party a statement for reasonable costs and expenses incurred by the non-defaulting party which will include information supporting such costs and expenses. The statement

will be due and payable within thirty (30) days after the notice. If not so paid, it will bear interest at the rate of eight percent (8%) per annum from the date of delivery of the statement, and the non-defaulting party will be entitled to all costs of collection.

15. **Attorneys' Fees.** In the event that any Party finds it necessary to employ an attorney to enforce any provision of this Easement Agreement, each party will be responsible for its own attorneys' fees and costs incurred in connection therewith, at both trial and appellate levels; including bankruptcy proceedings.

16. **Time of the Essence.** Time is of the essence of this Easement Agreement.

17. **Entire Easement.** This Easement Agreement embodies and constitutes the entire understandings of the Parties with respect to the matters contemplated herein, and all prior or contemporary agreements, understandings, representations and statements, oral or written, are merged into this Easement Agreement. Neither this Easement Agreement nor any provision of this Easement Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the Party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

18. **Interpretation and Construction.** IT IS STIPULATED AND AGREED AMONG THE PARTIES THAT THIS EASEMENT AGREEMENT WILL BE INTERPRETED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

19. **Construction of Easement.** This Easement Agreement will not be construed more strictly against either Party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the Parties, it being recognized that both Parties have contributed substantially and materially to the preparation of this Easement Agreement.

20. **Waiver of Jury Trial.** THE PARTIES DO HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND IRREVOCABLY WAIVE ANY RIGHT ANY PARTY MAY HAVE TO A JURY TRIAL IN EACH AND EVERY JURISDICTION IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY ANY PARTY AGAINST THE OTHER PARTY IN RESPECT OF ANY MATTER ARISING OUT OF OR IN CONNECTION WITH THIS EASEMENT AGREEMENT.

[signatures on separate pages]

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed in their names as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Maretza C. LeDonne
Signature of witness
Print name: Maretza C. LeDonne

Kimberly A. Hall
Signature of witness
Print name: Kimberly A. Hall

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

By: Susan N. Hughes
Susan N. Hughes
as its Vice Chairman

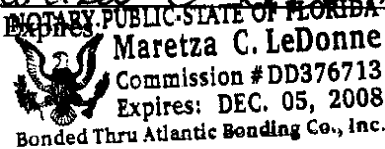
ATTEST:
BY: Ann Taylor Moore
ANN TAYLOR MOORE, Secretary



STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1 day of February, 2008, by Susan N. Hughes as Vice Chairman of ST. JOHNS RIVER WATER MANAGEMENT DISTRICT on behalf of the corporation. She is personally known to me.

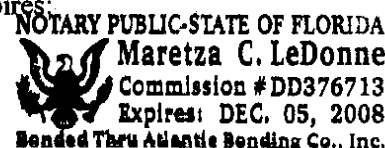
Maretza C. LeDonne
Notary Public
Print name: Maretza C. LeDonne
My Commission Expires:



STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1 day of February, 2008, by Ann T. Moore as Secretary of ST. JOHNS RIVER WATER MANAGEMENT DISTRICT on behalf of the corporation. She is personally known to me.

Maretza C. LeDonne
Notary Public
Print name: Maretza C. LeDonne
My Commission Expires:



IN WITNESS WHEREOF, the Parties have caused this instrument to be executed in their names as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Gloria Dumire

Signature of witness
Print name: Gloria Dumire

Walter Orr

Signature of witness
Print name: Katherine Smith

Gloria Dumire

Signature of witness
Print name: Gloria Dumire

Walter Orr

Signature of witness
Print name: Katherine Smith

C. David Lee
C. DAVID LEE

John Lee
JOHN LEE

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of January, 2008, by JOHN LEE and C. DAVID LEE Both are personally known to me.

Gloria Dumire
Notary Public
Print name: Gloria Dumire
My Commission Expires:

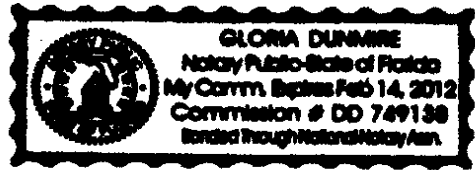


EXHIBIT "A"

LEGAL DESCRIPTION (SJRWMD – TIITF PARCEL):

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 29, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 29 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 30 FOR THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2777, PAGE 1726, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING COURSES: THENCE RUN SOUTH 89°41'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2640.05 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 30 AND THE NORTH QUARTER CORNER OF AFORESAID SECTION 31; THENCE RUN SOUTH 89°31'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 35.02 FEET; THENCE RUN SOUTH 25°59'08" WEST, 886.99 FEET; THENCE RUN SOUTH 12°02'32" WEST, 537.58 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE, DEPARTING THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2777, PAGE 1726, RUN SOUTH 89°28'16" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 785.47 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°27'03" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE,

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SEMINOLE COUNTY
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BSM APPROVED
BY SK
DATE 1.28.08

PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 91, PAGE 159 OF THE AFORESAID PUBLIC RECORDS, RUN SOUTH 89°28'16" WEST, 147.78 FEET TO THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1249.72 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN NORTH 89°31'26" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1109.70 FEET; THENCE RUN NORTH 25°59'08" EAST, 817.56 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 00°55'56" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 440.09 FEET; THENCE RUN SOUTH 89°49'34" WEST, 1022.21 FEET; THENCE RUN NORTH 00°55'56" WEST, 1522.97 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°52'14" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 165.35 FEET; THENCE RUN NORTH 00°55'56" WEST, 5317.71 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF AFORESAID SECTION 19; THENCE RUN NORTH 89°49'06" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 3828.33 FEET TO THE WEST QUARTER CORNER OF AFORESAID SECTION 20; THENCE RUN NORTH 88°31'44" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 20, A DISTANCE OF 5091.20

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FEET; THENCE RUN THE FOLLOWING COURSES: SOUTH 01°28'16" EAST, 511.58 FEET;
 SOUTH 01°26'00" WEST, 475.72 FEET; SOUTH 00°47'22" EAST, 514.36 FEET;
 SOUTH 00°16'45" WEST, 499.30 FEET; SOUTH 00°14'12" EAST, 465.12 FEET;
 SOUTH 00°13'43" EAST, 506.83 FEET; SOUTH 00°08'19" WEST, 505.28 FEET;
 SOUTH 00°45'02" EAST, 529.91 FEET; SOUTH 00°19'44" EAST, 528.45 FEET;
 SOUTH 00°03'12" WEST, 489.30 FEET; SOUTH 00°02'05" WEST, 510.64 FEET;
 SOUTH 00°22'13" WEST, 510.57 FEET; SOUTH 00°58'01" WEST, 507.04 FEET;
 SOUTH 00°27'14" EAST, 635.42 FEET; SOUTH 08°18'37" WEST, 846.22 FEET;
 SOUTH 89°39'56" WEST, 502.08 FEET; SOUTH 89°25'10" WEST, 511.29 FEET;
 SOUTH 89°29'04" WEST, 509.95 FEET; SOUTH 89°41'38" WEST, 539.60 FEET;
 SOUTH 89°45'55" WEST, 531.72 FEET; SOUTH 89°32'41" WEST, 486.37 FEET;
 SOUTH 89°42'19" WEST, 514.13 FEET; SOUTH 89°36'08" WEST, 507.98 FEET;
 SOUTH 89°38'33" WEST, 504.43 FEET; SOUTH 89°38'33" WEST, 242.20 FEET;
 SOUTH 00°45'19" EAST, 78.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE "CATTLE FACILITIES" LANDS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°27'03" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE, PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND THE NORTH RIGHT-OF-WAY

ECON-ST. JOHNS ECOSYSTEM
 LEE RANCH aka TURKEY CREEK
 SEMINOLE COUNTY
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LINE OF CURRYVILLE ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 91, PAGE 159, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH 89°28'16" WEST, 147.78 FEET TO THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 89°56'55" EAST, 135.43 FEET; THENCE RUN SOUTH 57°36'52" EAST, 64.40 FEET; THENCE RUN SOUTH 00°12'38" EAST, 63.71 FEET; THENCE, PARALLEL WITH AND 70.00 NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, RUN SOUTH 89°28'16" WEST, 41.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA.

ECON-ST. JOHNS ECOSYSTEM
LEE RANCH aka TURKEY CREEK
SEMINOLE COUNTY
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EXHIBIT B

LEGAL DESCRIPTION (DAVID LEE RETAINED PARCEL – 120 ACRES):

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST AND LYING IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 25 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89°33'29" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 46.64 FEET; THENCE RUN NORTH 00°44'08" WEST, 2714.92 FEET TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 46.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25 AND THE WEST QUARTER CORNER OF AFORESAID SECTION 30; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.60 FEET; THENCE RUN SOUTH 00°55'56" EAST, 1522.97 FEET; THENCE RUN NORTH 89°49'34" EAST, 1022.21 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°55'56" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 440.09 FEET; THENCE RUN SOUTH 25°59'08" WEST, 817.56 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 89°31'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2146.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 120.000 ACRES, MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION (RETAINED PARCEL – 80 ACRES):

A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°33'29" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 46.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'29" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1291.50 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 00°43'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2684.45 FEET TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1290.42 FEET; THENCE RUN SOUTH 00°44'08" EAST, 2714.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 80.000 ACRES, MORE OR LESS.

k:\sur\legals\707108-turkeycreek\rick lee retained parcel-80acres

LEGAL DESCRIPTION (JOHN LEE RETAINED PARCEL – 160 ACRES):

A PARCEL OF LAND LYING IN THE SOUTH ONE-HALF OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 33 EAST AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF THE AFORESAID SECTION 30 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00°48'06" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2655.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHWEST CORNER OF AFORESAID SECTION 19; THENCE RUN NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 2654.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE RUN NORTH 89°49'06" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1298.19 FEET; THENCE RUN SOUTH 00°55'56" EAST, 5317.71 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN NORTH 89°52'14" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1320.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 160.000 ACRES MORE OR LESS.

k:\sur\legals\707108-turkeycreek\john lee retained parcel-160acres

EXHIBIT C

LEGAL DESCRIPTION (SJRWMD – TIITF TO LEE ACCESS EASEMENT):

A SEVENTY FOOT WIDE STRIP OF LAND LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING 35.00 FEET EACH SIDE FROM THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°27'03" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE DESCRIBED HEREIN; THENCE RUN THE FOLLOWING COURSES: NORTH 89°28'16" EAST, 530.81 FEET; NORTH 71°52'05" EAST, 29.10 FEET; NORTH 54°05'23" EAST, 119.15 FEET; NORTH 43°22'07" EAST, 83.23 FEET; NORTH 32°03'41" EAST, 97.19 FEET; NORTH 21°00'59" EAST, 80.37 FEET; NORTH 13°17'24" EAST, 79.20 FEET; NORTH 13°17'24" EAST, 131.20 FEET; NORTH 21°38'13" EAST, 99.47 FEET; NORTH 06°36'03" WEST, 161.82 FEET; NORTH 12°16'52" WEST, 163.65 FEET; NORTH 12°31'56" WEST, 142.71 FEET; NORTH 27°41'51" WEST, 72.78 FEET; NORTH 40°19'04" WEST, 218.24 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, SAID POINT BEING THE POINT OF TERMINUS OF THE ABOVE DESCRIBED CENTERLINE.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA.

**ECON-ST. JOHNS ECOSYSTEM
LEE RANCH aka TURKEY CREEK
SJRWMD-TIITF TO LEE ACCESS EASEMENT
SEMINOLE COUNTY
PAGE 1 OF 1**

**BSM APPROVED
BY SK
DATE 1.30.08**

SEMINOLE COUNTY DEVELOPMENT ORDER

On January 25, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

- Attached Exhibit A: Map of Lee Ranch
- Attached Exhibit B: Lot Layout
- Attached Exhibit C: Established Entitlements
- Attached Exhibit D: Curryville Road Cul-de-sac design

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Lee Ranch Inc.

Project Name: Lee Ranch Property

Requested Development Approval: Establish entitlements from record parcels within the Lee Ranch 5,550 acre parcel in order to create eleven (11) lots over 360 acres +/-.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Denny Gibbs
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06918 Pgs 0413 - 429; (17pgs)
FILE NUM 2008010720
RECORDED 01/29/2008 04:04:55 PM
RECORDING FEES 146.00
RECORDED BY J Eckenroth

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 - A. The development parcel shall have a maximum of eleven (11) lots over 360 +/- acres with:
 - i. 10 acre minimum per lot.
 - ii. each lot shall have at least one (1) net buildable acre.
 - B. Prior to the issuance of any associated development permits, property shall be donated to Seminole County to accommodate a cul-de-sac at the end of Curryville Road, see Exhibit D. The stabilized cul-de-sac shall be constructed prior to the issuance of the first Certificate of Occupancy.
 - C. Prior to the issuance of any building permits a copy of an executed easement shall be provided showing that each lot has the legal right to access Curryville Road.
 - D. Prior to the issuance of the first Certificate of Occupancy for any lot, a 70 foot access easement shall be established to include a 20 foot unobstructed stabilized access road constructed with a 50 foot cul-de-sac provided at the southwest corner of proposed Lot 1 as depicted in Exhibit B.
 - E. Prior to recording of individual lots, provide the sketch and description to the Planning Division demonstrating the minimum required areas for each lot.
 - F. Prior to the issuance of any building permit the sketch and descriptions for each lot shall be recorded.
 - G. A note shall be placed in each deed that the access road is an easement / private road which shall not be maintained by Seminole County.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: Dori L. DeBord
Dori L. DeBord
Planning & Development Director

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dori L. DeBord who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, 2008.

Elizabeth Parkhurst
Notary Public, in and for the County and State
Aforementioned

My Commission Expires: 5-10-08



Elizabeth Parkhurst
Commission # DD283902
Expires May 10, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Order

OWNER'S CONSENT AND COVENANT

COMES NOW, Lee Ranch Inc., the owner of the aforescribed property in this Development Order, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Matherie Smith
Witness

Matherie Smith
Print Name

Richard H. Lee
President, Lee Ranch Inc

Ivan Hayes
Witness

Fran Hayes
Print Name

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Richard H. Lee who is personally known to me or who has produced _____ as identification and who did take an oath.

Jamie WITNESS my hand and official seal in the County and State last aforesaid this 25 day of _____, 2008

Matherie Smith
Notary Public, in and for the County and State
Aforementioned

My Commission Expires: 4/20/09

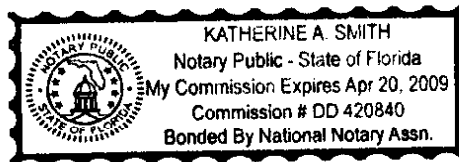
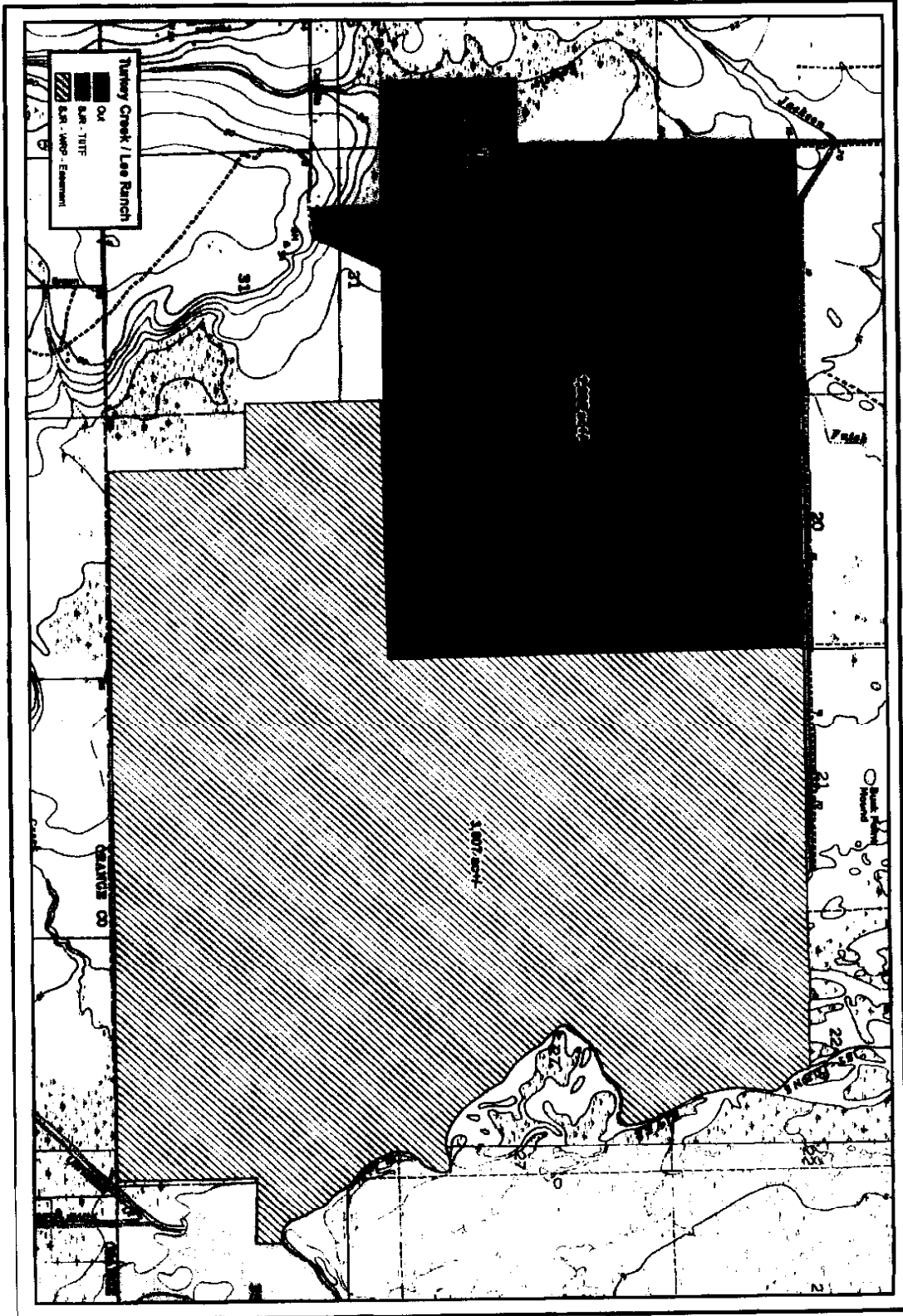
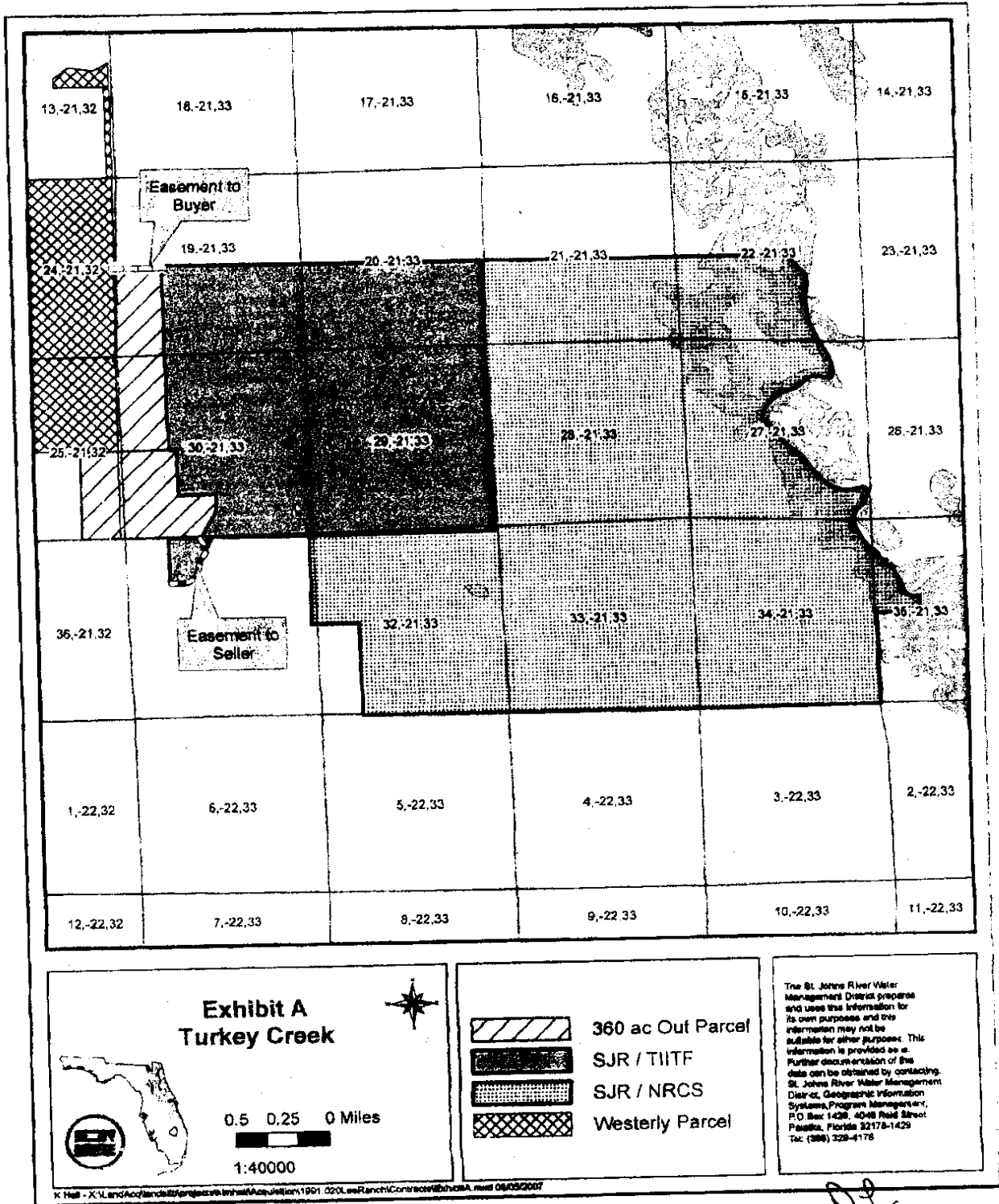


Exhibit A: Map of Lee Ranch 1 of 2



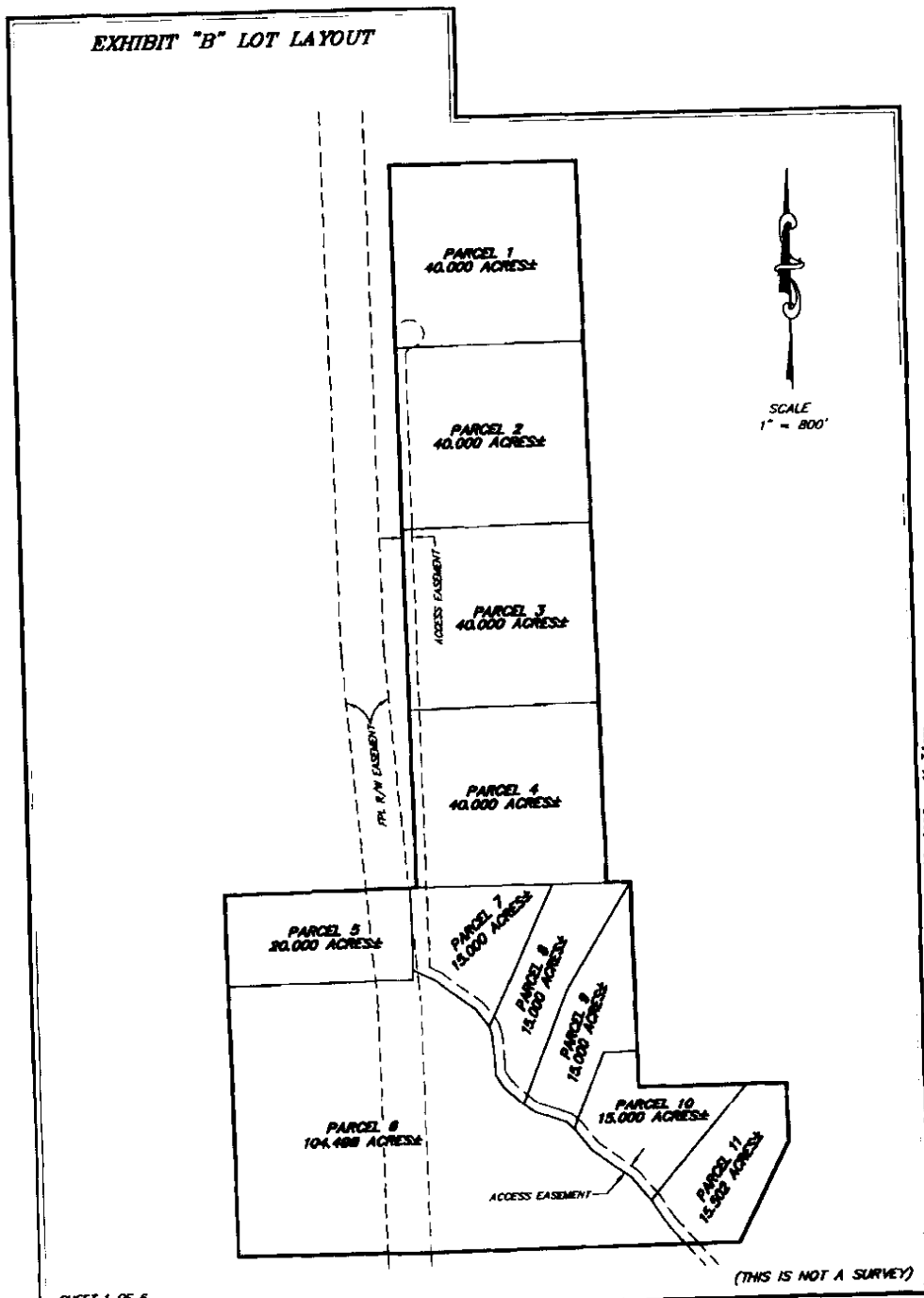
5 LEGIBILITY ISSUES/FACTORY FOR SCANNING

Exhibit A: Map of Lee Ranch 2 of 2



LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 1 of 6



SHEET 1 OF 6

(THIS IS NOT A SURVEY)

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/492-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108
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D: 707108 - Turkey Creek (Sem Co Dev Order) EXHIBIT B LOT LAYOUT.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 2 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 1) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2855.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHWEST CORNER OF AFORESAID SECTION 19; THENCE RUN NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1307.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1348.63 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE RUN NORTH 89°49'08" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1298.19 FEET; THENCE RUN SOUTH 00°55'56" EAST, 1328.80 FEET; THENCE RUN SOUTH 89°04'04" WEST, 1308.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 2) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2855.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHWEST CORNER OF AFORESAID SECTION 19, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00°35'22" WEST, ALONG THE WEST LINE OF THE SOUTH ONE-HALF OF SAID SECTION 19, A DISTANCE OF 1307.98 FEET; THENCE RUN NORTH 89°04'04" EAST, 1308.14 FEET; THENCE RUN SOUTH 00°55'56" EAST, 1328.80 FEET; THENCE RUN SOUTH 89°04'04" WEST, 1314.02 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 3) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1308.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1324.49 FEET; THENCE RUN NORTH 89°04'04" EAST, 1314.02 FEET; THENCE RUN SOUTH 00°55'56" EAST, 1324.49 FEET; THENCE RUN SOUTH 89°04'04" WEST, 1317.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

SHEET 2 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/432-8083

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

C:\707108 - Turkey Creek\Starr Co Dev Order\EXHIBIT B LOT LAYOUT.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 3 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 4) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00°48'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1308.21 FEET; THENCE RUN NORTH 88°04'04" EAST, 1317.04 FEET; THENCE RUN SOUTH 00°53'56" EAST, 1333.67 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°52'14" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1320.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 40.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 5) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°05'25" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 48.63 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°44'08" EAST, 677.04 FEET; THENCE RUN SOUTH 88°15'53" WEST, 1200.82 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 00°43'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 873.12 FEET TO A POINT LYING ON THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1200.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 20.000 ACRES, MORE OR LESS.

SHEET 3 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1500 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

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LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 4 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 6) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST AND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND THE EAST QUARTER CORNER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°05'25" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 48.63 FEET; THENCE RUN SOUTH 00°44'08" EAST, 607.43 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES: SOUTH 81°58'02" EAST, 181.75 FEET; SOUTH 50°35'33" EAST, 352.99 FEET; SOUTH 34°08'19" EAST, 157.25 FEET; SOUTH 12°42'23" EAST, 74.95 FEET; SOUTH 03°49'30" EAST, 171.82 FEET; SOUTH 02°57'46" EAST, 108.20 FEET; SOUTH 29°38'43" EAST, 112.81 FEET; SOUTH 43°33'08" EAST, 188.82 FEET; SOUTH 53°42'12" EAST, 107.83 FEET; SOUTH 70°23'00" EAST, 98.67 FEET; SOUTH 87°45'25" EAST, 126.75 FEET; SOUTH 48°01'37" EAST, 72.71 FEET; SOUTH 35°27'48" EAST, 201.85 FEET; SOUTH 52°19'48" EAST, 337.19 FEET; SOUTH 38°04'20" EAST, 220.25 FEET; SOUTH 30°25'11" EAST, 178.80 FEET; SOUTH 38°03'58" EAST, 223.84 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 30; THENCE RUN SOUTH 88°13'28" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1787.80 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE SOUTHEAST CORNER OF AFORESAID SECTION 25; THENCE RUN NORTH 89°33'28" WEST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1338.14 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 00°43'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2011.33 FEET; THENCE RUN NORTH 88°15'32" EAST, 1280.82 FEET; THENCE RUN NORTH 00°44'08" WEST, 69.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 104.498 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 7) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST AND IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF AFORESAID SECTION 30 AND THE EAST QUARTER CORNER OF AFORESAID SECTION 25 FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89°32'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 842.63; THENCE RUN SOUTH 23°43'14" WEST, 1140.51 FEET; THENCE RUN NORTH 34°08'19" WEST, 157.25 FEET; THENCE RUN NORTH 50°35'33" WEST, 352.99 FEET; THENCE RUN NORTH 81°58'02" WEST, 181.75 FEET; THENCE RUN NORTH 00°44'08" WEST, 607.43 FEET TO A POINT LYING ON THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 25; THENCE RUN NORTH 89°05'25" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 48.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

SHEET 4 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1680 Eola Park Centre 200 East Robbeean Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

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LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 5 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 8) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 942.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 942.97 FEET; THENCE RUN SOUTH 30°26'17" WEST, 908.30 FEET; THENCE RUN SOUTH 20°32'01" WEST, 908.30 FEET; THENCE RUN NORTH 43°33'08" WEST, 186.82 FEET; THENCE RUN NORTH 29°39'43" WEST, 112.01 FEET; THENCE RUN NORTH 02°37'46" WEST, 106.20 FEET; THENCE RUN NORTH 03°48'50" WEST, 173.62 FEET; THENCE RUN NORTH 12°42'23" WEST, 74.95 FEET; THENCE RUN NORTH 23°43'14" EAST, 1140.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 9) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.60 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°35'36" EAST, 1252.66 FEET; THENCE RUN SOUTH 88°04'04" WEST, 235.90 FEET; THENCE RUN SOUTH 20°32'01" WEST, 611.37 FEET; THENCE RUN NORTH 48°01'37" WEST, 72.71 FEET; THENCE RUN NORTH 87°45'25" WEST, 126.75 FEET; THENCE RUN NORTH 70°23'00" WEST, 99.67 FEET; THENCE RUN NORTH 53°42'12" WEST, 107.63 FEET; THENCE RUN NORTH 20°32'01" EAST, 908.30 FEET; THENCE RUN NORTH 30°26'17" EAST, 908.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 10) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°52'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.60 FEET; THENCE RUN SOUTH 00°35'36" EAST, 1252.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'36" EAST, 270.31 FEET; THENCE RUN NORTH 89°48'34" EAST, 746.89 FEET; THENCE RUN SOUTH 38°54'32" WEST, 1080.60 FEET; THENCE RUN NORTH 30°04'20" WEST, 220.25 FEET; THENCE RUN NORTH 82°18'48" WEST, 337.19 FEET; THENCE RUN NORTH 35°27'48" WEST, 201.85 FEET; THENCE RUN NORTH 20°32'01" EAST, 611.37 FEET; THENCE RUN NORTH 89°04'04" EAST, 235.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.000 ACRES, MORE OR LESS.

SHEET 5 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST			
DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108

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LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit B: Lot Layout 6 of 6

EXHIBIT "B" LOT LAYOUT

LEGAL DESCRIPTION (PARCEL 11) (NOT SURVEYED):

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 33 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 30 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°32'14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1485.60 FEET; THENCE RUN SOUTH 00°35'36" EAST, 1322.97 FEET; THENCE RUN NORTH 89°49'34" EAST, 748.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°49'34" EAST, 272.36 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°35'36" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 440.00 FEET; THENCE RUN SOUTH 25°58'08" WEST, 817.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 89°31'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 378.85 FEET; THENCE RUN NORTH 36°03'58" WEST, 223.64 FEET; THENCE RUN NORTH 30°25'11" WEST, 176.90 FEET; THENCE RUN NORTH 38°54'32" EAST, 1080.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 15.502 ACRES, MORE OR LESS.

SHEET 6 OF 6

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1580 Echo Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 32 EAST & SECTIONS 19, 30 & 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST			
DATE: 01-22-2007	PREP BY: P.S.	DRAWN BY: J.C.	JOB NO: 707108

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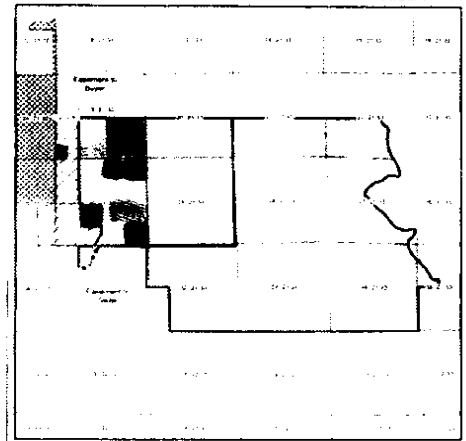
LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit C: Established Entitlements 1 of 2

The following entitlements are founded on the following:

- The subject properties were assembled between 1850 and 1930 per the Lee Ranch acquisition log and deeds provided.
- Entitlements established in the 1971 tax rolls.
- Seminole County automatically assembled these properties (placing whole sections under one tax ID in the 1971 tax rolls) which took away any individual entitlements these pieces might have had.
- Entitlements for the 11 lots are based solely on existing entitlements found within parcels:

19-21-33-300-0020-0000
 30-21-33-300-0010-0000
 25-21-32-300-0020-0000



Entitlements over the Lee Ranch Property are as follows:

Entitlements of sections where the 11 lots are to be located is made up of:

- 19-21-33-300-0020-0000: 1 parcel of record
 - 30-21-33-300-0010-0000 3 pieces are record parcels
 - 25-21-32-300-0020-0000 1 legal parcel by lot split
- Total 5 record parcels per 1971 tax roll

Entitlements as provided by the applicant by virtue of deeds between 1850 and 1930: 10 parcels as shown in the colored map and associated land inventory sheets below.

158

TOWNSHIP NO 2 South RANGE NO 33 East

DATE	DEED	DESCRIPTION OF THE TRACT	ACRES	SECTION	TOWNSHIP	RANGE
1850
1855
1860
1865
1870
1875
1880
1885
1890
1895
1900
1905
1910
1915
1920
1925
1930

157

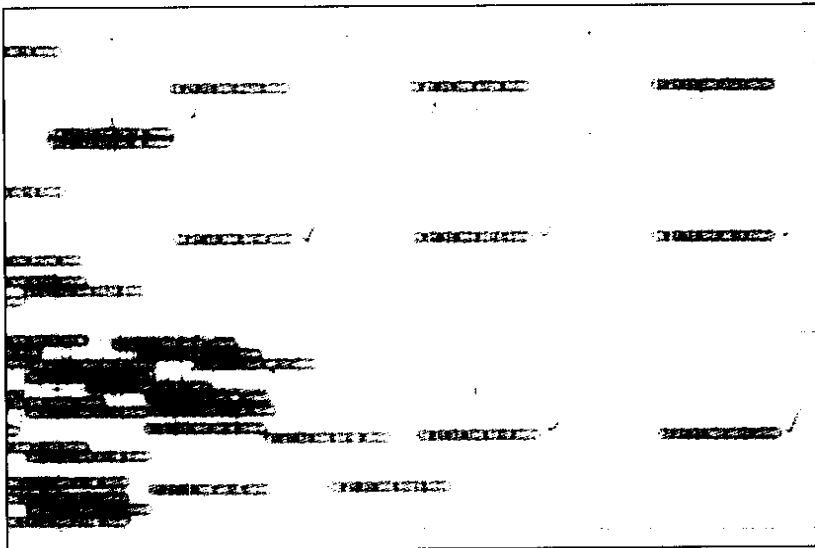
TOWNSHIP NO 2 South RANGE NO 35 East

DATE	DEED	DESCRIPTION OF THE TRACT	ACRES	SECTION	TOWNSHIP	RANGE
1850
1855
1860
1865
1870
1875
1880
1885
1890
1895
1900
1905
1910
1915
1920
1925
1930

Exhibit C: Established Entitlements 2 of 2

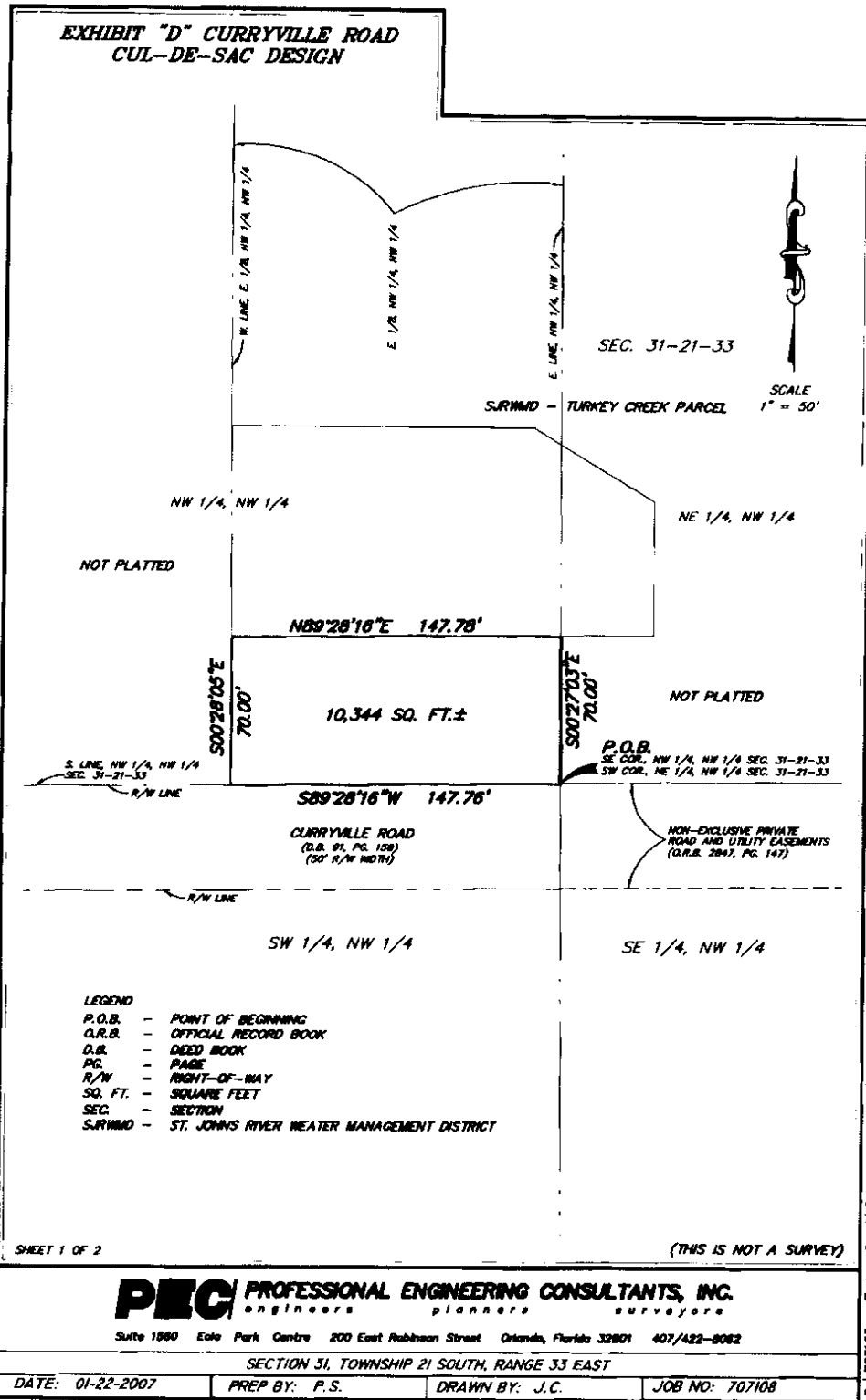
Entitlement of sections that will transfer to DEP/SJRWMD

20-21-33-300-0020-0000 1 parcel of record
 21-21-33-300-0020-0000 1 parcel of record
 22-21-33-300-0020-0000 1 parcel of record
 27-21-33-300-0010-0000 1 parcel of record
 29-21-33-300-0010-0000 2 parcel of record
 28-21-33-300-0010-0000 1 parcel of record
 32-21-33-300-0010-0000 1 parcel of record
 33-21-33-300-0010-0000 1 parcel of record
 34-21-33-300-0010-0000 1 parcel of record
 35-21-33-300-0020-0000 1 parcel of record
 31-21-33-300-0020-0000 no record parcels: has been subdivided further
Total 11 record parcels per 1971 tax roll



LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit D: Cul-de-sac 1 of 3



LEGIBILITY UNSATISFACTORY FOR SCANNING

Exhibit D: Cul-de-sac 2 of 3

EXHIBIT "D" CURRYVILLE ROAD CUL-DE-SAC DESIGN

LEGAL DESCRIPTION (RIGHT-OF-WAY DEDICATION PARCEL):

A PARCEL OF LAND BEING THE SOUTH 70.00 FEET OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST, SAID PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 31 FOR THE POINT OF BEGINNING, SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF CURRYVILLE ROAD, AS DESCRIBED IN DEED BOOK 91, PAGE 159, PUBLIC RECORDS OF SEMNOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°28'18" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 147.78 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°28'05" WEST, ALONG THE WEST LINE OF THE EAST ONE-EIGHTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET; THENCE, PARALLEL WITH AND 70.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 89°28'18" EAST, 147.78 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00°27'03" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMNOLE COUNTY, FLORIDA AND CONTAINS 10,344 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2

PEC PROFESSIONAL ENGINEERING CONSULTANTS, INC.
engineers planners surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8082

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 33 EAST

DATE: 01-22-2007 PREP BY: P.S. DRAWN BY: J.C. JOB NO: 707108

0:\707108 - Turkey Creek\Sem Co Dev Order\EXHIBIT D CURRYVILLE ROAD CUL-DE-SAC DESIGN.dwg Jan 22, 2008 - 11:34am

LEGIBILITY UNSATISFACTORY
FOR SCANNING

Exhibit D: Cul-de-sac design 3 of 3



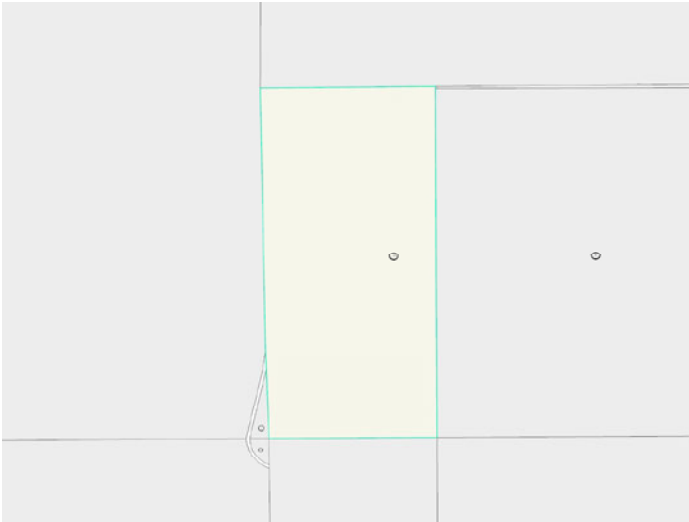
Property Record Card



Parcel:

Owners:

Parcel Location



Site View

Parcel Information

Parcel	
Property Address	
Mailing Address	
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$2,800,000	\$1,400,000
	\$7,020	\$7,020
	\$2,800,000	\$1,400,000
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$7,020	\$7,020

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	\$75.84
Tax Savings with Exemptions	\$15,048.92

Owner(s)

Name - Ownership Type

Legal Description

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$7,020	\$0	\$7,020
Schools	\$7,020	\$0	\$7,020
	\$7,020	\$0	\$7,020

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	9/1/2008	\$100	07072/1255	Vacant	No
	1/31/2008		06922/0028	Vacant	No

Land

Units	Rate	Assessed	Market
19 Acres		\$4,275	\$665,000
61 Acres		\$2,745	

Building Information

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

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts

Elementary	Geneva
Middle	Chiles
High	Hagerty

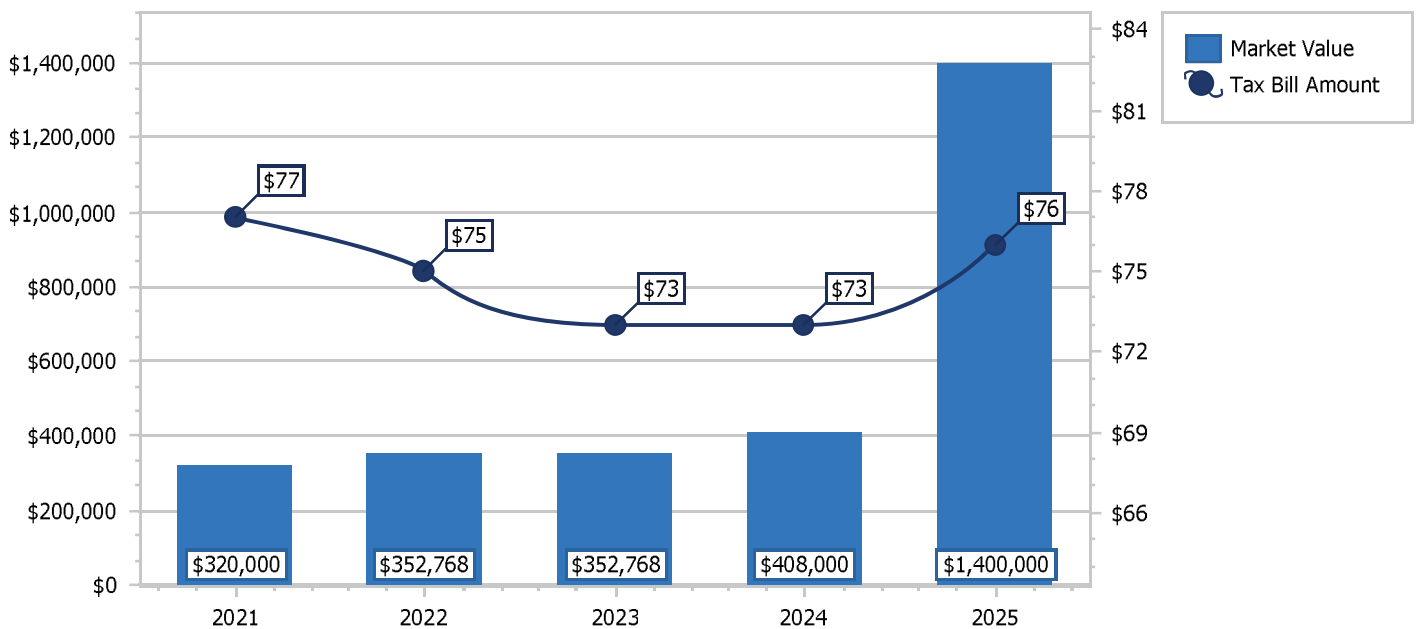
Political Representation

Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 82

Utilities

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

Property Value History



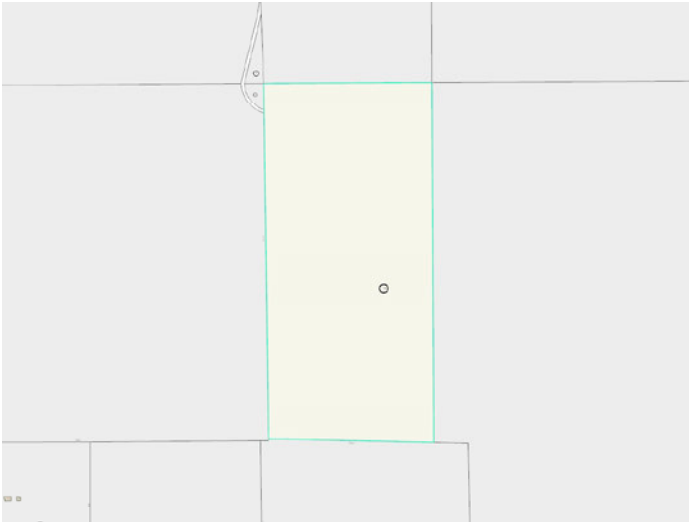
Property Record Card



Parcel:

Owners:

Parcel Location



Site View

Parcel Information

Parcel	
Property Address	
Mailing Address	
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$2,800,000	\$1,400,000
	\$6,300	\$6,300
	\$2,800,000	\$1,400,000
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$6,300	\$6,300

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	\$68.06
Tax Savings with Exemptions	\$15,056.70

Owner(s)

Name - Ownership Type

Legal Description

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$6,300	\$0	\$6,300
Schools	\$6,300	\$0	\$6,300
	\$6,300	\$0	\$6,300

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	9/1/2008	\$100	07072/1255	Vacant	No
	1/31/2008		06922/0028	Vacant	No

Land

Units	Rate	Assessed	Market
15 Acres		\$3,375	\$525,000
65 Acres		\$2,925	

Building Information

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

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

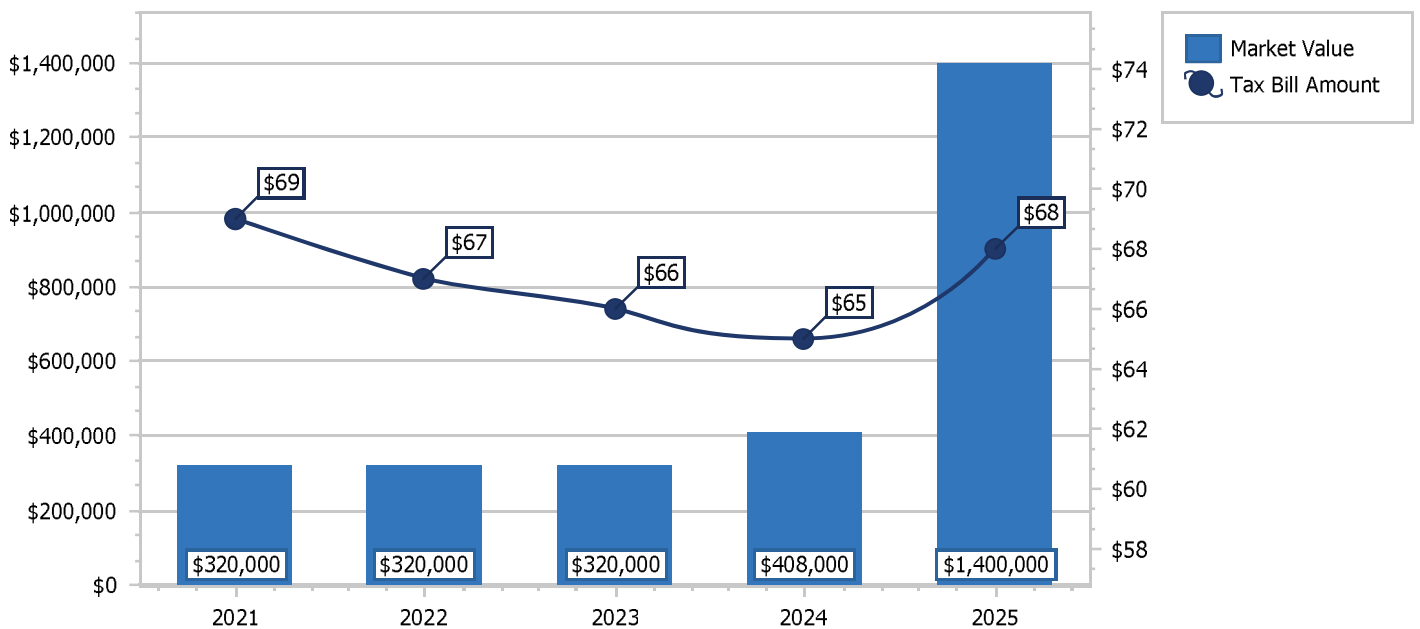
Political Representation

Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 82

Utilities

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

Property Value History



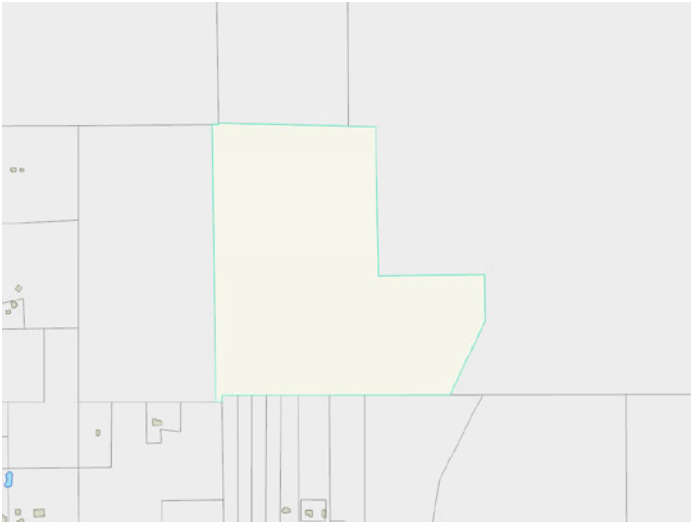
Property Record Card



Parcel:

Owners:

Parcel Location



Site View

Parcel Information

Parcel	
Property Address	
Mailing Address	
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$4,200,000	\$2,100,000
	\$18,360	\$18,360
	\$4,200,000	\$2,100,000
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$18,360	\$18,360

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	\$198.35
Tax Savings with Exemptions	\$22,488.79

Owner(s)

Name - Ownership Type

Legal Description

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$18,360	\$0	\$18,360
Schools	\$18,360	\$0	\$18,360
	\$18,360	\$0	\$18,360

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	9/1/2013	\$100	08127/0935	Vacant	No
	9/1/2013	\$100	08127/0931	Vacant	No
	1/31/2008		06922/0031	Vacant	No
	8/1/1982	\$30,000	01408/0431	Vacant	No
	1/1/1976	\$100	01075/1516	Vacant	No

Land

Units	Rate	Assessed	Market
72 Acres		\$16,200	
48 Acres		\$2,160	

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

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date
13944		\$25,000	5/4/2022	11/19/2021
09489	CELL TOWER	\$118,500		11/13/2013
09155		\$171,540	1/3/2014	10/31/2013

Extra Features				
Description	Year Built	Units	Cost	Assessed

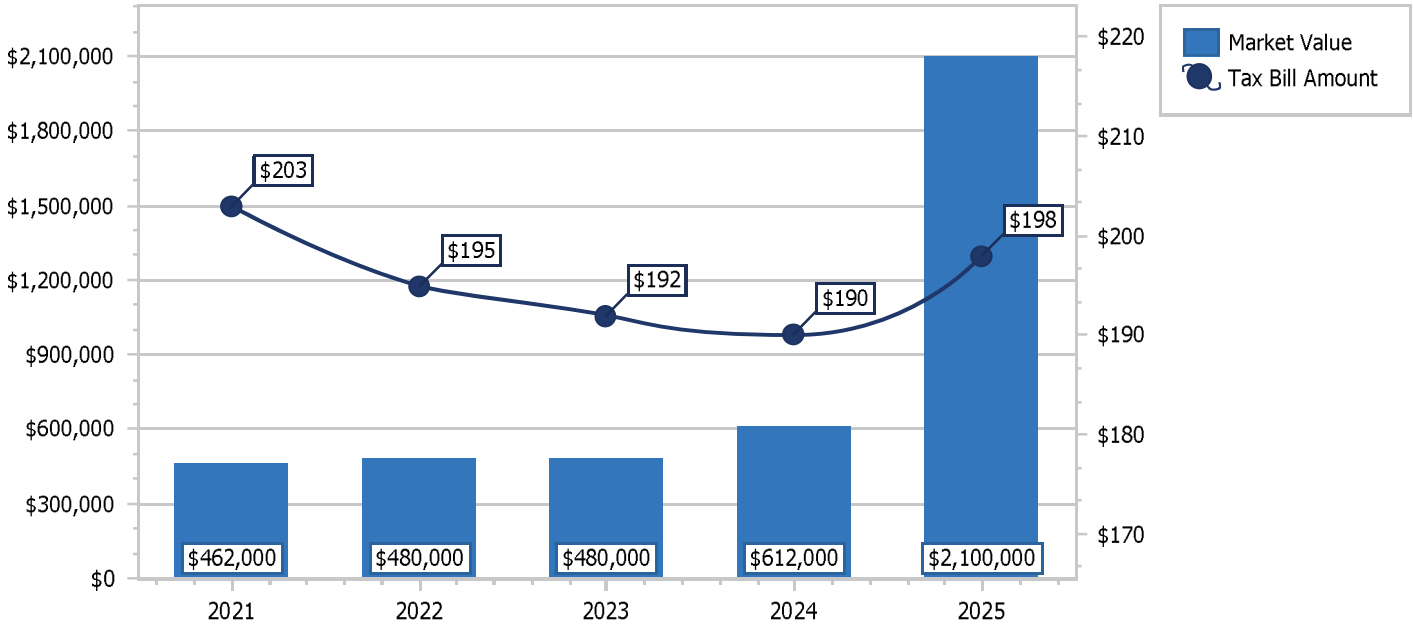
Zoning	
Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 82

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

Property Value History



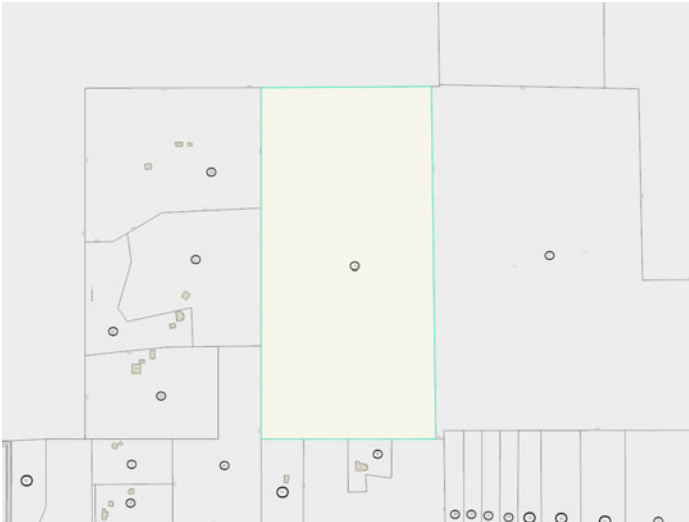
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Property Record Card



Parcel: **25-21-32-300-002G-0000**
 Property Address:
 Owners: **LEE RANCH SOUTH LLC**
 2026 Market Value \$2,800,000 Assessed Value \$5,760 Taxable Value \$5,760
 2025 Tax Bill \$62.23 Tax Savings with Exemptions \$15,062.53
 Grazing Land property has a lot size of 79.72 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-21-32-300-002G-0000
Property Address	
Mailing Address	6235 LAKE CHARM CIR OVIEDO, FL 32765-7773
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,800,000	\$1,400,000
Land Value Agriculture	\$5,760	\$5,760
Just/Market Value	\$2,800,000	\$1,400,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$5,760	\$5,760

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,124.76
Tax Bill Amount	\$62.23
Tax Savings with Exemptions	\$15,062.53

Owner(s)

Name - Ownership Type
 LEE RANCH SOUTH LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 21S RGE 32E
E 1/2 OF SE 1/4 (LESS E 46.64 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,760	\$0	\$5,760
Schools	\$5,760	\$0	\$5,760
SJWM(Saint Johns Water Management)	\$5,760	\$0	\$5,760

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2013	\$100	08127/0935	Vacant	No
WARRANTY DEED	9/1/2013	\$100	08127/0931	Vacant	No
WARRANTY DEED	1/31/2008	\$1,644,300	06922/0031	Vacant	No

Land

Units	Rate	Assessed	Market
68 Acres	\$35,000/Acre Market, \$45/Acre AG	\$3,060	\$2,380,000
12 Acres	\$35,000/Acre Market, \$225/Acre AG	\$2,700	\$420,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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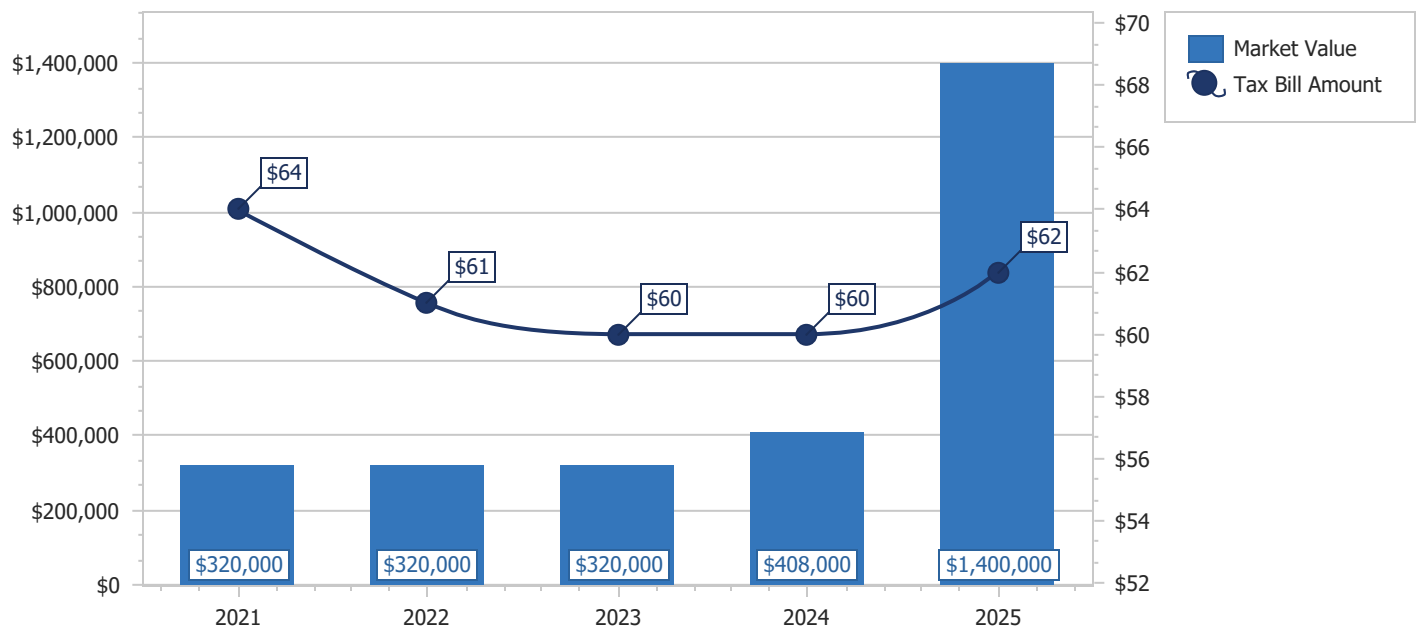
Zoning	
Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 4/14/2026 1:57:40 PM
Project: 26-80000042
Credit Card Number: 55*****1811
Authorization Number: 01466E
Transaction Number: 140426C1B-08243B21-226F-4001-A4C5-8FB110BD81C7
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	LEE RANCH SUBDIVISION - PRE-APPLICATION	PROJ #: 26-8000042
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/14/26	
RELATED NAMES:	EP DAVID AXEL	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	19-21-33-300-002A-0000+++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR FOUR LOTS ON 360 ACRES IN THE A-10 ZONING DISTRICT LOCATED ON THE NORTHEAST SIDE OF CURRYVILLE RD, NORTHEAST OF QUIET FOREST TRL	
NO OF ACRES	360	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-10	
LOCATION	ON THE NORTHEAST SIDE OF CURRYVILLE RD, NORTHEAST SIDE OF QUIET FOREST TRL	
FUTURE LAND USE-	R10	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
DAVID AXEL AXEL REAL ESTATE INC 1757 W BROADWAY ST OVIEDO FL 32765 (407) 325-1574 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

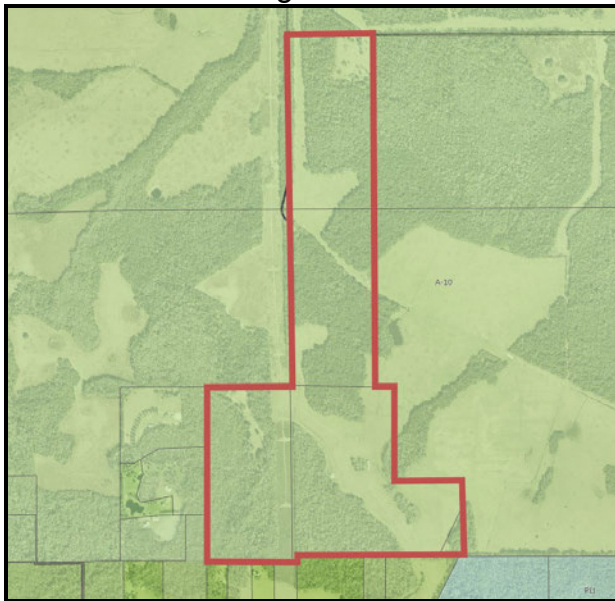
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

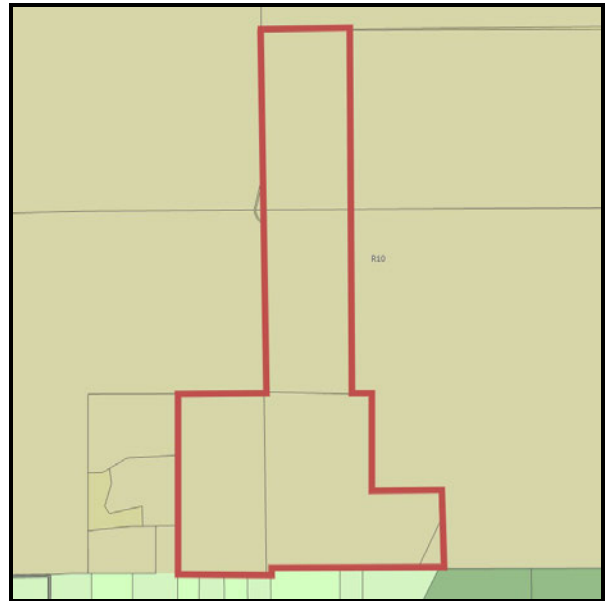
- Site has a Zoning of A-10 (Rural Zoning Classification/Rural Subdivision Standards) and a Future Land Use of R10 (Rural-10). The proposed uses appear consistent with the A-10 zoning.
- Site is associated with Development Order 07-00100031 which was issued on January 25, 2008 and is subject to the terms of this development order unless requesting modifications.
- The proposed plan in the Development Order would continue forward by moving to the Preliminary Subdivision Plan (PSP) process as the next step.

PROJECT AREA ZONING AND AERIAL MAPS

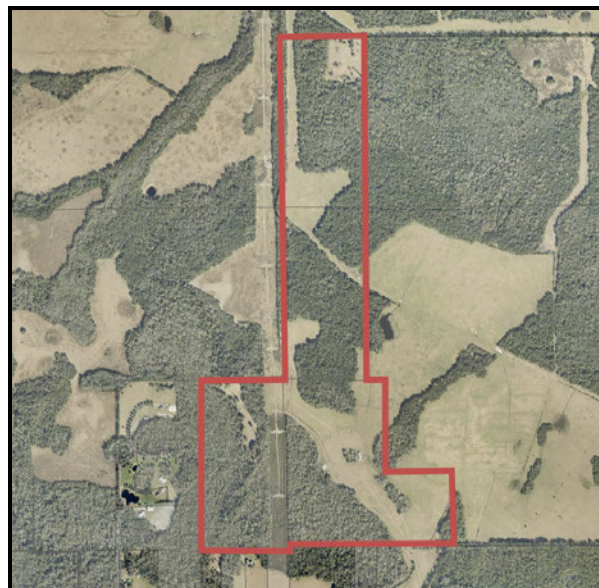
Zoning: A-10



Future Land Use: R10



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please advise, a 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
3.	Buffers and CPTED	Based on the Development proposed, no landscape buffers would be required.	Info Only
4.	Buffers and CPTED	Please advise, conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the post-development 100-year flood plain.	Info Only
5.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
8.	Comprehensive Planning	If pursuing a cluster development in the rural area: Policy FLU 3.1.8 Rural Cluster Development: The County shall continue to enforce Land Development Code provisions relating to Rural Clustering designed to: A Preserve open space along roadway corridors; B Preserve open space in rural residential areas; C Preserve natural amenity areas; D Enhance the rural character of the area; and E Ensure that development along roadway corridors improves or protects the visual character of the corridor by encouraging the clustering of dwelling units, as long as lots are no smaller than one-half acre, in order to ensure the perpetual preservation of the undeveloped buildable land as open space. The Rural	Info Only

		<p>Cluster regulations are intended to affect the location of dwelling units, not increase the density beyond what is authorized by the future land use designation, except as otherwise provisioned in this Element.</p> <p>The County shall reinforce the provisions of Policy FLU 2.5.2 Cluster Development, with the incorporation of the preservation of agricultural lands as open space. Additional cluster standards are listed in Policy FLU 3.3.2 Rural Residential Cluster Subdivision Standards.</p>	
9.	Comprehensive Planning	<p>Site is located in the East Rural Area. Please note the policies in OBJECTIVE FLU 3.2 : PRESERVE RURAL CHARACTER IN EAST SEMINOLE COUNTY.</p>	Info Only
10.	Comprehensive Planning	<p>Site has a Future Land Use of R-10 (Rural-10). Please note Policy FLU 3.5.3 Rural-10:</p> <p>The Rural-10 Future Land Use Designation allows agricultural and attendant uses and rural residential development at densities equal to or less than one dwelling unit per 10 net buildable acres, or one dwelling unit per five net buildable acres, when utilizing the R-10 density bonus.</p> <p>Uses: - Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres;</p> <p>3 Service and Facilities This land use requires an adequate, rural level of service for public safety and other services.</p> <p>4 Special Provisions</p> <p>b. Family subdivisions are permitted in this land use category consistent with County policy.</p> <p>c. Fifty percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet), or one acre when utilizing the R-10 Density Bonus. Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to owners of land within the RPD development and riding trails.</p> <p>d. Density Bonus The overall net density of the project may be increased up to one (1) dwelling unit per five (5) net buildable acres by utilizing the clustering provisions outlined in Policy FLU 3.1.8 Rural Cluster Development with the exception that lots must be sited</p>	Info Only

		on a minimum of one acre lots. The density bonus may be awarded based on the amount of buildable land preserved as open space. Each project would be authorized a total of two (2) dwelling units for each eight (8) buildable acres of land that would be preserved under an open space easement.	
11.	Environmental Services	<p>This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it.</p> <p>To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.</p>	Info Only
12.	Environmental Services	<p>This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.</p>	Info Only
13.	Environmental Services	<p>This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.</p>	Info Only

14.	Natural Resources	At the time of platting a wetlands evaluation will be required to ensure net buildable is met. Please note that a 15' minimum and 25' average buffer is required. Note that the buffer area does not count against the net buildable.	Info Only
15.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
16.	Planning and Development	Recommended Steps for proposed use: -1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. -The 2nd step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC. -The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
17.	Planning and Development	If signs are proposed, please note Land Development Code Sec. 30.13.15. - Agricultural signs in A-3, A-5, and A-10.	Info Only
18.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
19.	Planning and Development	Site has a Zoning of A-10 (Rural Zoning Classification/Rural Subdivision Standards) and a Future Land Use of R10 (Rural-10). The proposed uses appear consistent with the A-10 zoning.	Info Only
20.	Planning and Development	Please note Land Development Code Sec. 30.4.2. - A-10, A-5, and A-3 Rural Zoning District/Rural Subdivision Standards. 30.4.2.1 Zone Description: The lands included in the A-10, A-5 and A-3 Rural Districts are generally located in the rural areas of the County where urban services are minimal or nonexistent. While these lands may be currently in agricultural use, when developed, they are devoted to rural residential living. Depending upon the land use designation assigned to a parcel by the 1991 Seminole County Comprehensive Plan, the minimum lot size shall be either three (3) acres, five (5) acres or ten (10) acres unless otherwise permitted in the provisions of this Part relating to clustering. The properties that are	Info Only

	<p>assigned these zoning classifications are the respective properties assigned the Rural 10, Rural 5 and Rural 3 land use designations and these zoning classification assignments are accomplished consistent with and in order to implement the provisions of the Seminole County Comprehensive Plan.</p> <p>30.4.2.2 Subdivision Standards: Subdivision within the A-10, A-5 and A-3 Rural Districts shall only occur in accordance with the Rural Subdivision Standards in Section 35.72. 30.4.2.3 Optional cluster provisions.</p> <p>(a) The purpose of these optional cluster provisions is to preserve open space along roadway corridors, preserve open space in rural residential areas, preserve natural amenity areas, enhance the rural character of the area and ensure that development along the roadway corridors improves or protects the visual character of the corridor. Developers or property owners may elect to cluster development in the A-10, A-5 and A-3 zoning Districts provided that the area not devoted to development shall be preserved through a perpetual open space easement. Cluster developments should be located on the property so as to minimize incompatibility with neighboring lower density developments where homes are not clustered. The approval for clustering shall be granted during the platting process and must meet the following conditions:</p> <p>(b) An application to plat the property shall include a specific development plan for the entire site which includes both the specific locations of lots on-site and that identifies all remaining open space not platted as a lot that is to be included in the open space easement. A development order will be recorded with the final plat specifying that this open space easement shall be perpetually restricted to open space and may be utilized for active agricultural use including, but not limited to, citrus or other fruit or vegetable crops, grazing and pasturing of animals and, in some cases, silviculture.</p> <p>(c) All platted lots must contain, at a minimum, one (1) net acre of buildable land and have a minimum width at the building line of one hundred (100) feet.</p> <p>(d) In the A-3 zoning District, the overall net density of the project, including the land contained in the open space easement, shall not exceed one (1) dwelling unit per three (3) net buildable acres.</p> <p>(e) In the A-5 zoning District, the overall net density of the project, including the land contained in the open space easement, shall not exceed one (1) dwelling unit per five (5) net buildable acres.</p> <p>(f) In the A-10 zoning District, the overall net density of the project of one (1) dwelling unit per ten (10) net</p>	
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		<p>buildable acres may be increased up to one (1) dwelling unit per five (5) net buildable acres by utilizing the clustering provisions provided herein. The density bonus may be awarded based on the amount of buildable land preserved as open space. Each project would be authorized a total of two (2) dwelling units for each eight (8) buildable acres of land that would be preserved under an open space agreement.</p> <p>(g) All remaining open space shall be preserved in perpetuity through the use of an open space easement. The easement shall be in such form as is deemed acceptable by the County Attorney and shall be recorded for the entire property which is subject to development including both the residential lots and the remaining open space. Such perpetually restricted open space may be in active agricultural use including, but not limited to, citrus or other fruit crops, grazing and pasturing of animals and silviculture, but only as set forth in the open space easement.</p>	
21.	Planning and Development	A threatened and endangered study along with a species of special concern survey may be required prior to final engineering approval. Please note new FFWCC rules pertaining to gopher tortoises, if applicable.	Info Only
22.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
23.	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.	Info Only

24.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
25.	Planning and Development	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)	Info Only
26.	Planning and Development	SETBACKS: The setbacks for the A-10 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, 10ft Side Street.	Info Only
27.	Planning and Development	Please note Seminole County Land Development Code, Chapter 2, Section 2.3 - Definitions: "Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas."	Info Only
28.	Planning and Development	<p>Please note Land Development Code Sec. 35.72. - Rural subdivision standards.</p> <p>On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards apply. These standards are in addition to the other standards of Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above.</p> <p>(a) Private streets. Residential streets must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the Board may approve the proposal and waive the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.</p> <p>(b) Lots. To the maximum extent practical, subdivisions must be designed to preserve the rural character of the area by locating lots and buildings to retain natural features of the site including, but not limited to, specimen trees and wooded areas and by minimizing any negative impacts and alteration of natural features.</p> <p>(c) Sidewalks (or pedestrian ways) and gutters.</p>	Info Only

	<p>Sidewalks, curbs and gutters are not required and may be permitted on one side of the roadway only in order to provide access to schools, parks or bus stops.</p> <p>(d) Street lighting. No street lighting may be provided other than lighting at intersections, along walkways, at entryways, between buildings and in parking areas where required for safety or when required by State law.</p> <p>(e) Family subdivision. In order to facilitate the continuance of the family farm or ranch in Seminole County, family subdivision of land may be permitted in accordance with this section. Notwithstanding the provisions of Section 35.2 and the density regulations of the Seminole County Comprehensive Plan and this Code, subdivision into no more than three (3) total lots or parcels may be permitted where each of the following conditions are shown to exist:</p> <p>(1)The parcel which is proposed to be subdivided is assigned the A-10 zoning classification.</p> <p>(2)The parcel which is proposed to be subdivided is at least ten (10) acres in size.</p> <p>(3)The parcel which is proposed to be subdivided is considered by the property appraiser to be agricultural land at the time the application is made.</p> <p>(4)The subdivider is the bona fide owner of the parcel in question and has been actively farming or ranching in Seminole County for the past three (3) years.</p> <p>(5)An affidavit has been submitted attesting to the fact that the subdivided parcels are to be sold or otherwise transferred to members of the subdivider's immediate family in order to provide additional assistance on the farm or ranch in close proximity to the existing primary residence. For the purpose of this provision, an immediate family member means only those individuals related by blood, marriage or adoption such as grandparents, parents, siblings, children or grandchildren.</p> <p>(6)The two (2) additional lots created through this subsection must each be no less than one (1) net buildable acre in size. These lots must be located adjacent to the existing primary residence to the maximum extent feasible.</p> <p>(7)The existing primary residence on the original parcel is included in the largest remaining portion of the original parcel, retaining the primary residence as a portion of the farm or ranch.</p>	
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29.	Planning and Development	Site is associated with Development Order 07-00100031 which was issued on January 25, 2008 and is subject to the terms of this development order. As stated in the Development Order, (3)(A.): "The development parcel shall have a maximum of eleven (11) lots over 360 +/- acres with: i. 10 acre minimum per lot. ii. each lot shall have at least one (1) net buildable acre."	Info Only
30.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
31.	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
32.	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
33.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall	Info Only

		provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	
34.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
35.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
37.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Puzzle Lake via intermediate wetlands.	Info Only
38.	Public Works - Engineering	Access easements are required to be granted to each newly created parcel to establish required access rights. Portions of the access road appear to lie within the 100-yr flood plain and may need to be rerouted. A 20' stabilized access driveway is required to support fire rescue operations. This will be required to be shown and build as part of the site plan.	Info Only
39.	Public Works - Engineering	Under the existing Development Order, lots are required to have at least one acre of net buildable land. At the time of subdivision plan or plat submittal each lot will be required to show at least one buildable acre outside of wetlands or floodplains.	Info Only
40.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
41.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
42.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
43.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
44.	Public Works - Engineering	Detailed drainage plans will be required for each new parcel at time of permitting.	Info Only

45.	Public Works - Engineering	The proposed project is located within the Puzzle Lake drainage basin.	Info Only
46.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. Parcels 19-21-33-300-002A-0000, 30-21-33-300-001A-0000 and 25-21-32-300-002G-0000 are mainly composed of hydric soils.	Info Only
47.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
48.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
49.	Public Works - Impact Analysis	<p>A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.</p> <p>The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself.</p> <p>Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.</p>	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 8, 2026, in order to place you on the Wednesday, May 13, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0404

Title:

9:20 AM (TEAMS) SROA FERN PARK - PRE-APPLICATION

Project Number: 26-80000041

Project Description: Proposed Site Plan for paving improvements on 3.96 acres in the PD zoning district located on the west side of Oxford Rd, south of Fern Park Rd

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

Parcel ID: 20-21-30-300-002C-0000

BCC District: 4-Lockhart

Applicant: Adam Elizaondo (224) 775-5438

Consultant: Kevin Hebert (407) 920-6065



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

PROJ. #: 26-80000041

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: SROA FERN PARK		
PARCEL ID #(S): 20-21-30-300-002C-0000		
TOTAL ACREAGE: 4.06 ac 3.96	BCC DISTRICT: DISTRICT 4 - AMY LOCKHART	
ZONING: PD	FUTURE LAND USE: MXD	

APPLICANT

NAME: ADAM ELIZONDO	COMPANY: LET'S PAVE	
ADDRESS: 2907 BUTTERFIELD ROAD, SUITE 110		
CITY: OAK BROOK	STATE: ILLINOIS	ZIP: 60523
PHONE: 224-775-5438	EMAIL: [REDACTED]	

CONSULTANT

NAME: KEVIN S. HEBERT, PE	COMPANY: MEI PARTNERS, LLC	
ADDRESS: 1035 S. SEMORAN BLVD., SUITE 1029		
CITY: WINTER PARK	STATE: FLORIDA	ZIP: 32792
PHONE: 407-920-6065	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Pavement improvements in lieu of the previously permitted building pad (Building 'E')</u>				

STAFF USE ONLY

COMMENTS DUE: 4/24	COM DOC DUE: 4/30	DRC MEETING: 5/13
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: MXD	LOCATION: on the west side of Oxford Rd, south of Fern Park Blvd
W/S: Seminole County	BCC: 4: Lockhart	



PROJECT NARRATIVE

FROM- RICHARD A. CAMPANALE, PE

PROJECT - SROA FERN PARK – PAVEMENT IMPROVEMENTS

MEI PN- 217001

DATE- April 13, 2026

The proposed project is located at 230 Oxford Road in Fern Park, Seminole County with Parcel ID 20-31-30-300-002C-0000. The property area is approximately 4.06-ac with existing Mini-Storage Buildings, parking, and stormwater management system. The property/project was permitted by Seminole County Development Division in 1998 showing site plan approval for Buildings 'A', 'B', 'C', 'D', and a fifth Building 'E' which at the time was not constructed. As stated in the application, the proposed pavement improvements will be located within the approximate area of the Building 'E' footprint. Please refer to the Seminole County stamped approved site plan with proposed pavement hatching submitted for the pre-application meeting.

DATE	12-16-97
REVISIONS	REVISED PLAN
	R/W
	"
	"

OXFORD TERRACE, INC.
PROPOSED MINI-STORAGE SITE

SEMINOLE COUNTY
UNDERGROUND UTILITY
PERMIT REQUIRED

SEMINOLE COUNTY
SITE PERMIT REQUIRED

SEMINOLE COUNTY
ENGINEERING

LEGAL DESCRIPTION

The North 372.38 feet of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, containing 11.2348 acres more or less, the above description containing a portion of Lot 4, FERNWOOD PLAZA, as recorded in Plat Book 13, Page 95, Public Records of Seminole County, Florida.

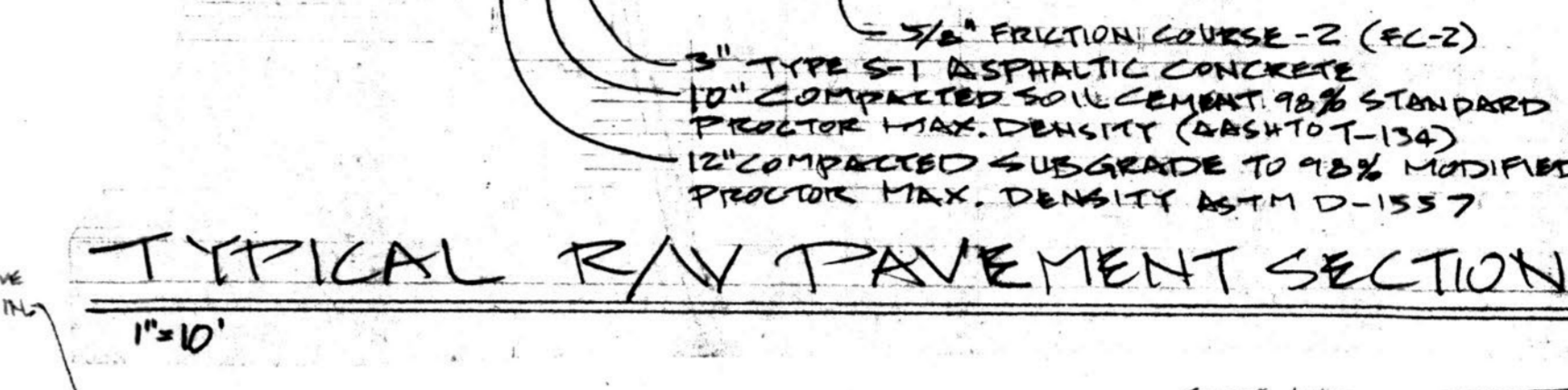
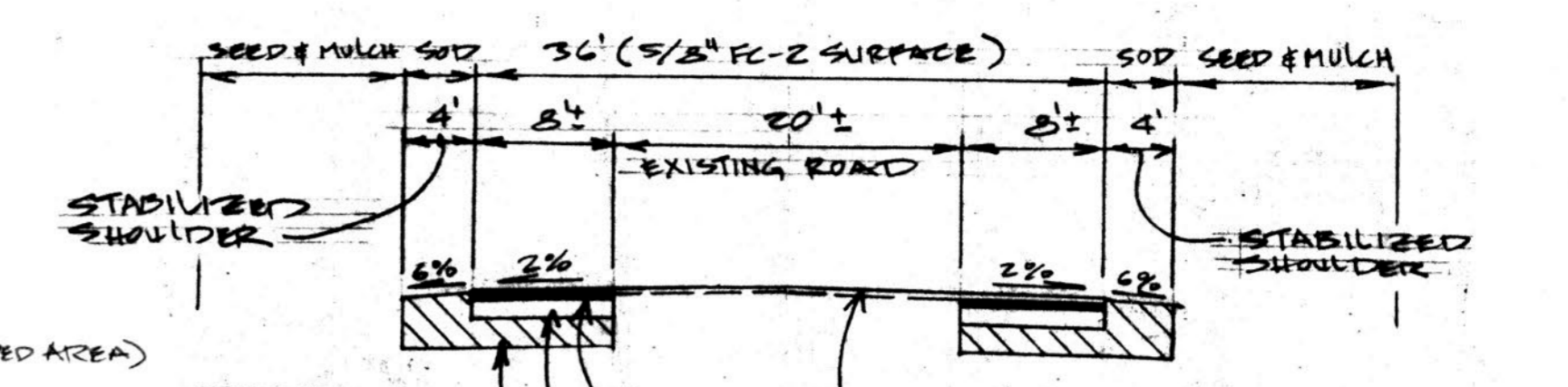
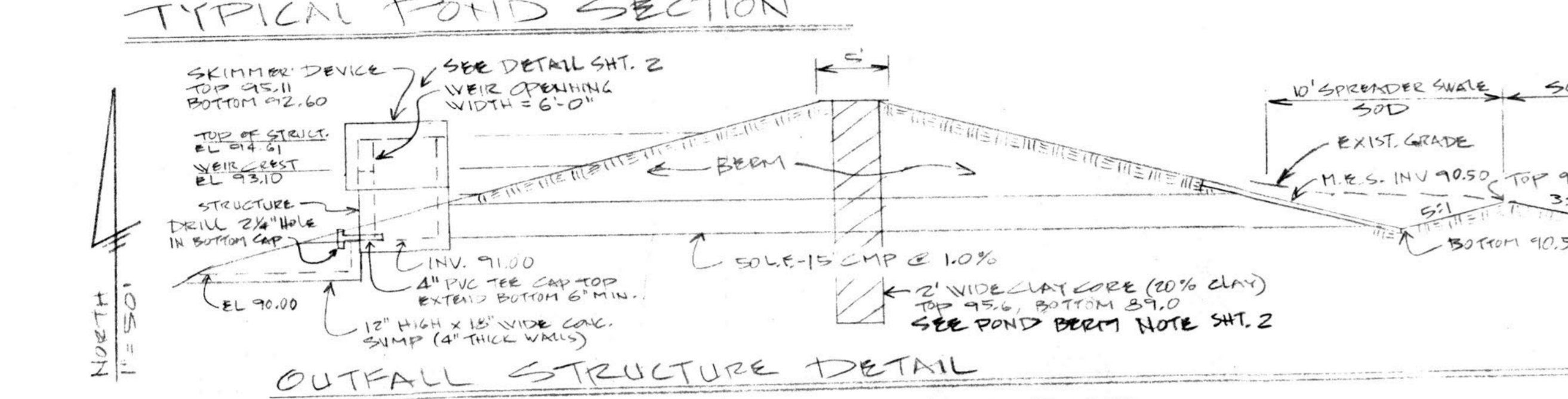
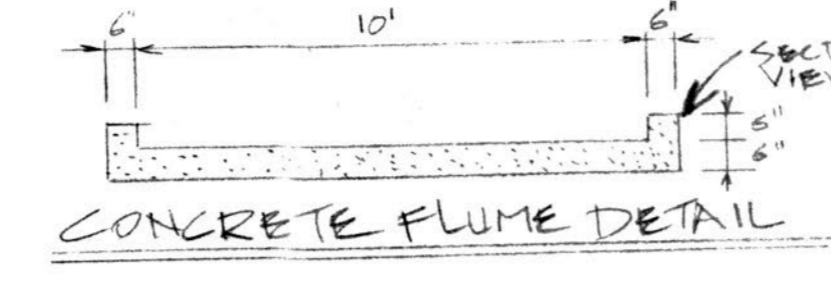
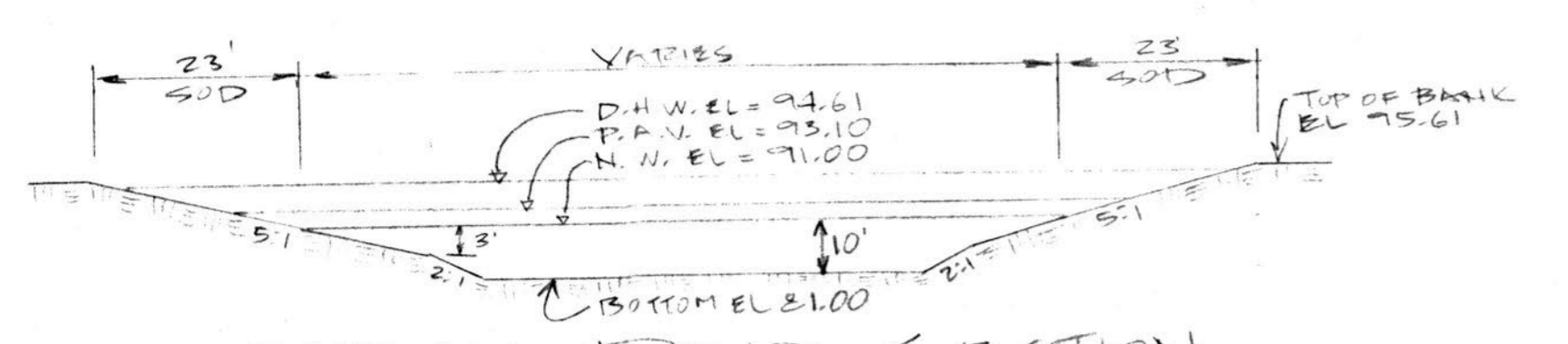
Owner:
Mr. Alex Greenspoon
CORONATION CONSTRUCTION
851 State Road 434, Suite 192
Longwood, Florida 32750

Areas:
Total site: 11.24 AC
Total impervious: 2.33 AC
Buildings = 63,700 SF
Pavement = 57,734 SF
Future impervious: 3.67 AC
Pervious: 4.4 AC
OPEN SPACE: 30.12% (DEVELOPED AREA)
Zoned: P.C.D.

PARKING CALCULATIONS:

1 SPACE PER 200 SF OF OFFICE FLOOR AREA
1200 SF / 200 = 6 PARKING SPACES REQUIRED
6 PARKING SPACES PROVIDED

BUILDING HEIGHT:
OFFICE BLDG = 20'-0"
REMAINING BLDGS = 10'-0" # 16'-0"



EROSION CONTROL
INSTALL FOOT TYPE III SILT FENCE BEFORE BEGINNING CONSTRUCTION AND DO NOT REMOVE UNTIL STORM-WATER SYSTEM IS IN USE AND ALL SLOPES WITHIN 7 DAYS OF COMPLETION.

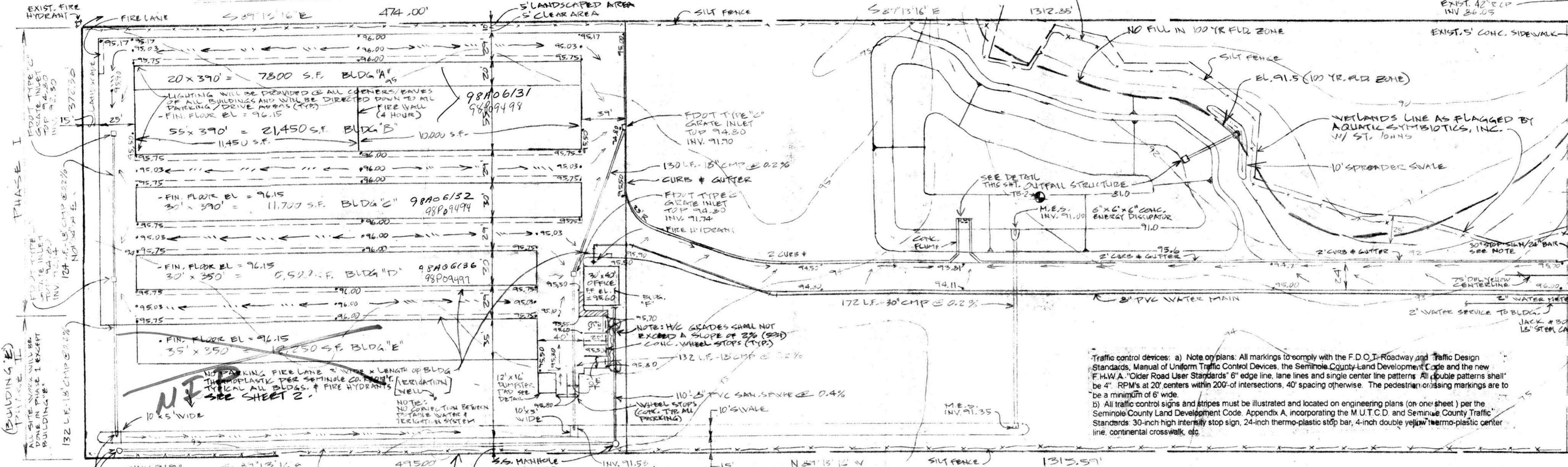
SEMINOLE COUNTY NOTICE
CONSTRUCTION NOT AUTHORIZED FOR MINOR EXISTING COLLECTION SYSTEMS WATER DISTRIBUTION EXISTING SYSTEMS AND STORM WATER MANAGEMENT SYSTEMS UNLESS ALL APPLICABLE FEDERAL, STATE, AND LOCAL WATER MANAGEMENT ORDINANCES, ETC. PERMITS ARE OBTAINED.

SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS
ALL PROJECTS MUST BE IN ACCORDANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. ANY PROJECTS THAT DO NOT COMPLY WITH THE CODE WILL BE SUBJECT TO OCCUPANCY OF ANY STRUCTURES.

SEMINOLE COUNTY UNDERGROUND UTILITY PERMIT REQUIRED

SEMINOLE COUNTY SITE PERMIT REQUIRED

SEMINOLE COUNTY APPROVED FOR CONSTRUCTION



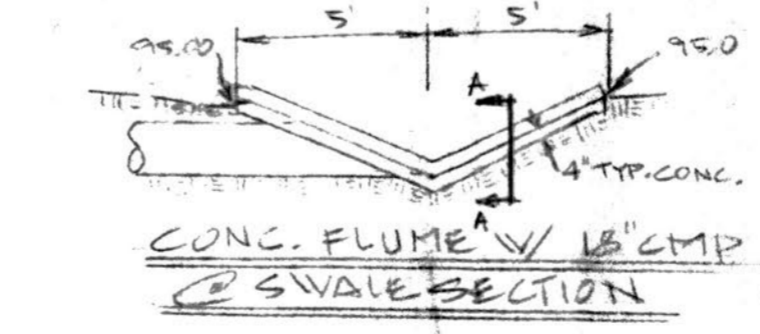
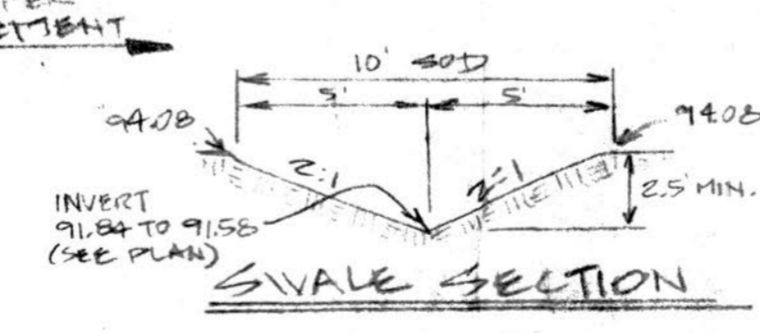
Traffic control devices: a) Note on plans: All markings to comply with the F.D.O.T. Roadway and Traffic Design Standards, Manual of Uniform Traffic Control Devices, the Seminole County Land Development Code and the new 'F.H.W.A. "Older Road User Standards" 6" edge line, lane lines and single center line patterns. All public patterns shall be 4" RFL's at 20' centers within 200' of intersections, 40' spacing otherwise. The pedestrian crossing markings are to be a minimum of 6' wide. b) All traffic control signs and stripes must be illustrated and located on engineering plans (on one sheet) per the Seminole County Land Development Code, Appendix A, incorporating the M.U.T.C.D. and Seminole County Traffic Standards: 30-inch high intensity stop sign, 24-inch thermo-plastic stop bar, 4-inch double yellow thermo-plastic center line, continental crosswalk, etc.

OCCUPANCY = STORAGE (TABLE 500 # 600)
CONSTRUCTION TYPE: II UNPROTECTED
ADJUSTABLE AREA: 16000 DIPER BUILDING
ACTUAL AREA:
A: 7800 SF
B: 21,450 SF (11,450 / 10,000 4 HR FIREWALL)
C: 11,700 SF
D: 10,500 SF
E: 12,250 SF
F: OCCUPANCY: BUSINESS/RESIDENTIAL

NOTE: PRIOR TO REMOVAL OF ANY TREES THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS & BE INSPECTED BY CURRENT PLANNING DIVISION PHONE JERRY ROBERTSON AT 321-1130 EXT. 7487

NOTE: 300' SLIGHT DISTANCE

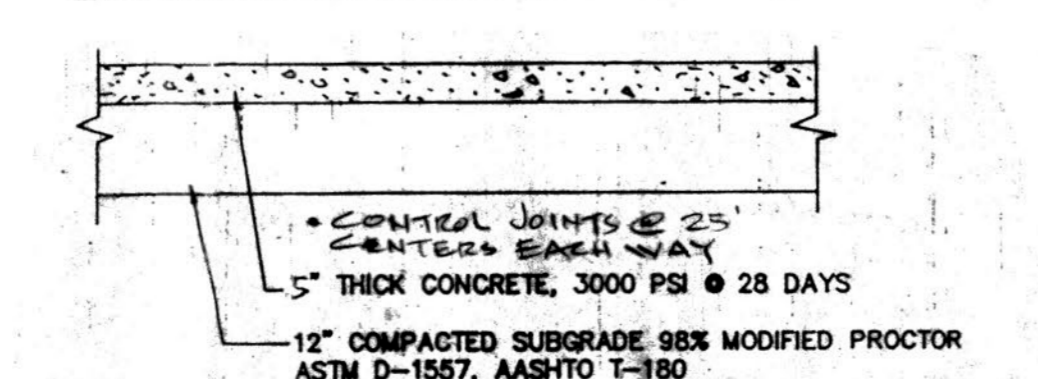
NOTE: INSTALL A REDUCED PRESSURE BAP ON 2" WATER MAIN



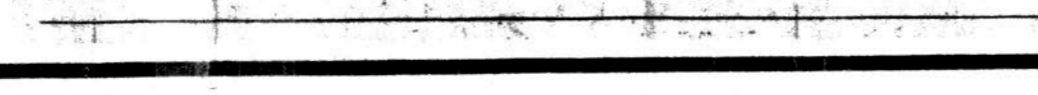
NOTE: IRRIGATION PROVIDED BY WELL

2" TYPE S-1 ASPHALTIC CONCRETE
3" LIME ROCK BASE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DENSITY (AASHTO T-134)
12" COMPACTED SUBGRADE TO 98% MOD. PROCTOR MAX. DENSITY PER ASTM D-1557 STABILIZED TO 75 PSI PER
3" LIME ROCK TO BE COMPACTED IN TWO LAYERS PER FOOT AASHTO SPEC. T-180

ON SITE PAVEMENT SECTION



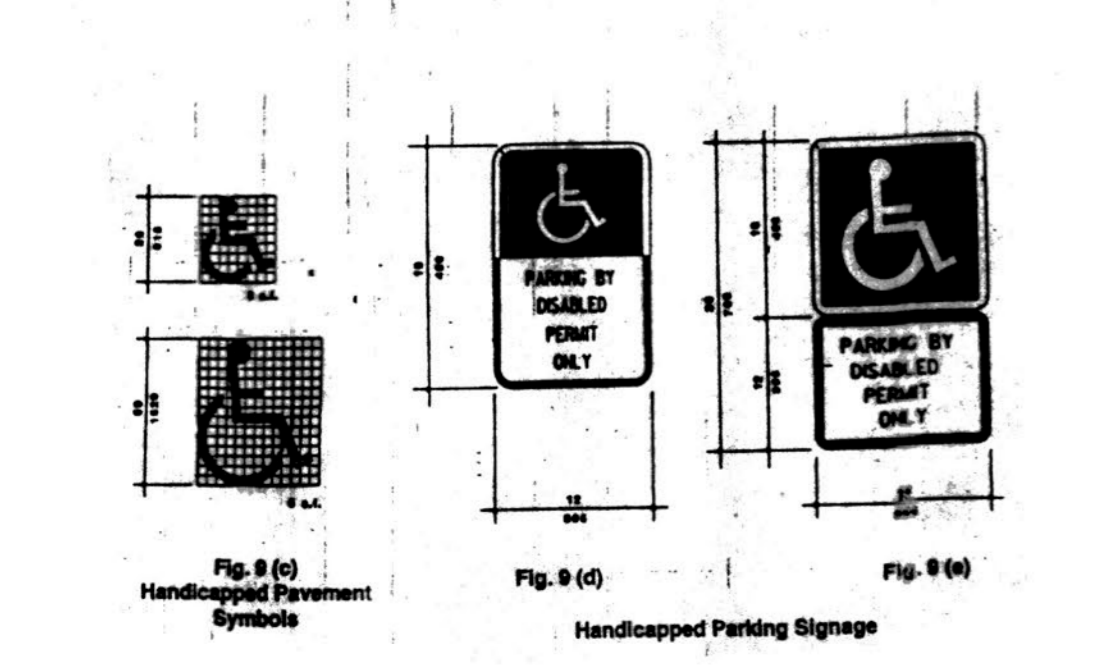
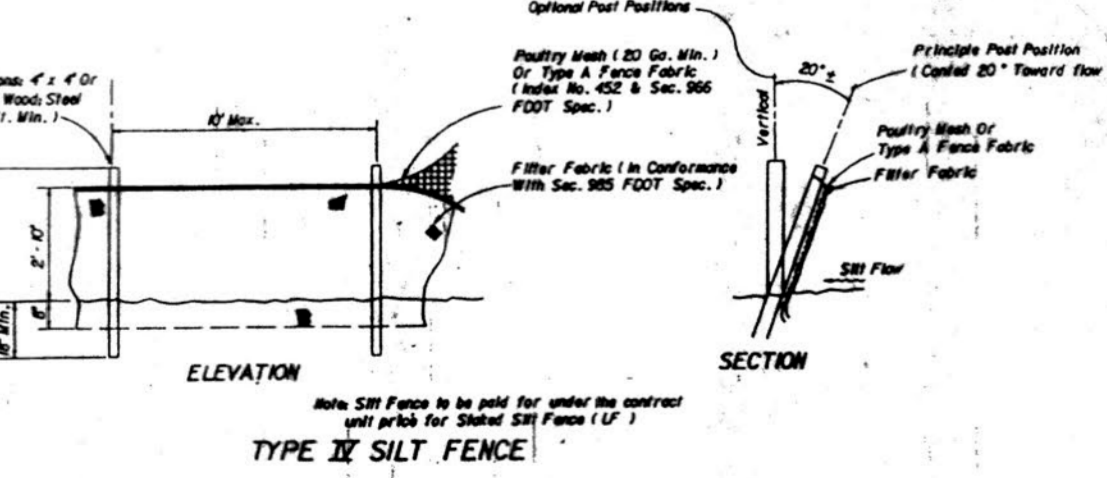
TYPICAL CONCRETE PAVEMENT SECTION



Internal roads: a) Note on plans: "Parking stalls shall be marked with white (paint or plastic)." b) Internal drives shall be constructed following Seminole County minimum criteria for commercial roadways: 2" asphalt wearing surface. Minimum 10" Subgrade stabilized to 75 psi / lbv, stabilization, an 8" base shall be compacted in two layers per F.D.O.T. AASHTO Spec. T-180.

Permit and bonds required: a) Note on Cover Sheet: "Contractor shall pay for and obtain a Seminole County right-of-way permit and/or underground utility permit and hold a pre-constitution conference before starting work. Contact Jackie Laracurte, Road Division, (407) 323-2500, Extension 5648, for information on setting your pre-constitution meeting, issuance of county permits and other requirements."

Note on plans: "Before commencing construction in the right-of-way, the contractor will contact the Seminole County Traffic Operations Engineer at 407-323-2500, Extension 5677. An M.O.T. shall be submitted at the pre-constitution conference."



Owner:
Oxford Terrace Inc.
851 S.R. 434 East
Suite 192
Longwood, FL 32750
Phone 407 331-0440
fax 407-331-0761
Contract: Alex Greenspoon

Contractor:
Coronation Construction
851 S.R. 434 East
Suite 192
Longwood, FL 32750
Phone 407 331-0440
fax 407-331-0761
Contract: Alex Greenspoon

Property Record Card



Parcel: **20-21-30-300-002C-0000**
 Property Address: **230 OXFORD RD FERN PARK, FL 32730**
 Owners: **SROA 230 FERN FL LLC**
 2026 Market Value \$5,944,389 Assessed Value \$5,944,389 Taxable Value \$5,944,389
 2025 Tax Bill \$81,313.30
 Mini Ware House property w/1st Building size of 2,231 SF and a lot size of 3.96 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-30-300-002C-0000
Property Address	230 OXFORD RD FERN PARK, FL 32730
Mailing Address	2751 S DIXIE HWY STE 450 WEST PALM BCH, FL 33405-1233
Subdivision	
Tax District	01:County Tax District
DOR Use Code	4802:Mini Ware House
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,944,389	\$5,944,389
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$5,944,389	\$5,944,389

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$81,313.30
Tax Bill Amount	\$81,313.30
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SROA 230 FERN FL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 30E
 BEG 838.85 FT W OF NE COR OF NW 1/4 OF
 NW 1/4 RUN S 372.38 FT W 475.88 FT N 01
 DEG 04 MIN 04 SEC E 372.38 FT E 474 FT TO
 BEG (4.06 AC)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,944,389	\$0	\$5,944,389
Schools	\$5,944,389	\$0	\$5,944,389
FIRE	\$5,944,389	\$0	\$5,944,389
ROAD DISTRICT	\$5,944,389	\$0	\$5,944,389
SJWM(Saint Johns Water Management)	\$5,944,389	\$0	\$5,944,389

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2019	\$5,021,000	09369/1447	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2015	\$4,874,300	08601/1656	Improved	No
SPECIAL WARRANTY DEED	4/1/2013	\$2,200,000	08006/1478	Improved	Yes

Land

Units	Rate	Assessed	Market
176,854 SF	\$8.68/SF	\$1,535,093	\$1,535,093

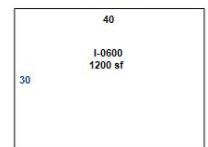
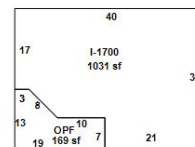
Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2231
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$321,611
Assessed	\$226,736

First Floor

First Floor

Second Floor



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	169

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	10500
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$996,261
Assessed	\$657,532

* Year Built = Actual / Effective

1-4800	390	
10500 sf		30

Sketch by Apex Media™

Building 2

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	11700
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,108,077
Assessed	\$731,331

* Year Built = Actual / Effective

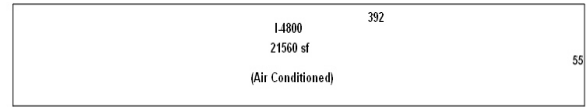
11700 sf	390	
1-4800		30

Sketch by Apex Media™

Building 3

Building Information	
#	4
Use	MASONRY PILASTER
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	21560
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$2,493,517
Assessed	\$1,757,929

* Year Built = Actual / Effective

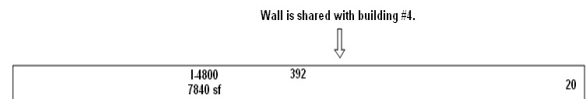


Sketch by Apex Media™

Building 4

Building Information	
#	5
Use	STEEL/PRE ENGINEERED.
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7840
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$727,573
Assessed	\$480,198

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 5

Permits				
Permit #	Description	Value	CO Date	Permit Date
00598	232 OXFORD RD: MECHANICAL - COMMERCIAL-System #2 [UNPLATTED]	\$7,880	2/21/2024	1/17/2024
07189	230 OXFORD RD: MECHANICAL - COMMERCIAL- [UNPLATTED]	\$5,000	2/21/2024	6/5/2023
00337	FACE CHANGE OUT	\$800		2/15/2016
04559	CHANGEOUT FACES ON MONUMENT SIGN	\$1,450		6/4/2013
04192	WALL SIGN W/ELECTRIC CHANGEOUT	\$2,175		5/21/2013
10044	FENCE/WALL	\$0		12/3/1999

10044	FENCE/WALL	\$16,961		12/1/1999
08874	MISC PLUMBING; PAD PER PERMIT 230 OXFORD RD 100	\$0		10/1/1999
03057	6' HIGH MASONRY WALL; PAD PER PERMIT 230 OXFORD RD	\$15,000		4/1/1999
00822	STORAGE WAREHOUSE; PAD PER PERMIT 230 OXFORD RD	\$160,800	1/24/2000	2/1/1999
09498	STORAGE WAREHOUSE BLDG A & B; PAD PER PERMIT 232 OXFORD RD	\$819,000	1/24/2000	12/1/1998
09494	OXFORD STORAGE BLDG C; PAD PER PERMIT 234 OXFORD RD	\$327,000	1/24/2000	12/1/1998
08306	DUMPSTER PAD; PAD PER PERMIT 230 OXFORD RD	\$1,000		10/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1999	48147	\$261,920	\$157,152
BLOCK WALL - SF	1999	180	\$2,497	\$1,498
6' CHAIN LINK FENCE - LIN FT	1999	1186	\$18,371	\$11,023
IRON FENCE - LIN FT	1999	144	\$2,252	\$1,351
GATE OPENER	1999	1	\$1,796	\$1,078
BLOCK WALL - SF	1999	1410	\$19,557	\$11,734
4' CHAIN LINK FENCE - LIN FT	1999	470	\$5,053	\$3,032
COMMERCIAL ASPHALT DR 2 IN	1999	20160	\$54,432	\$32,659

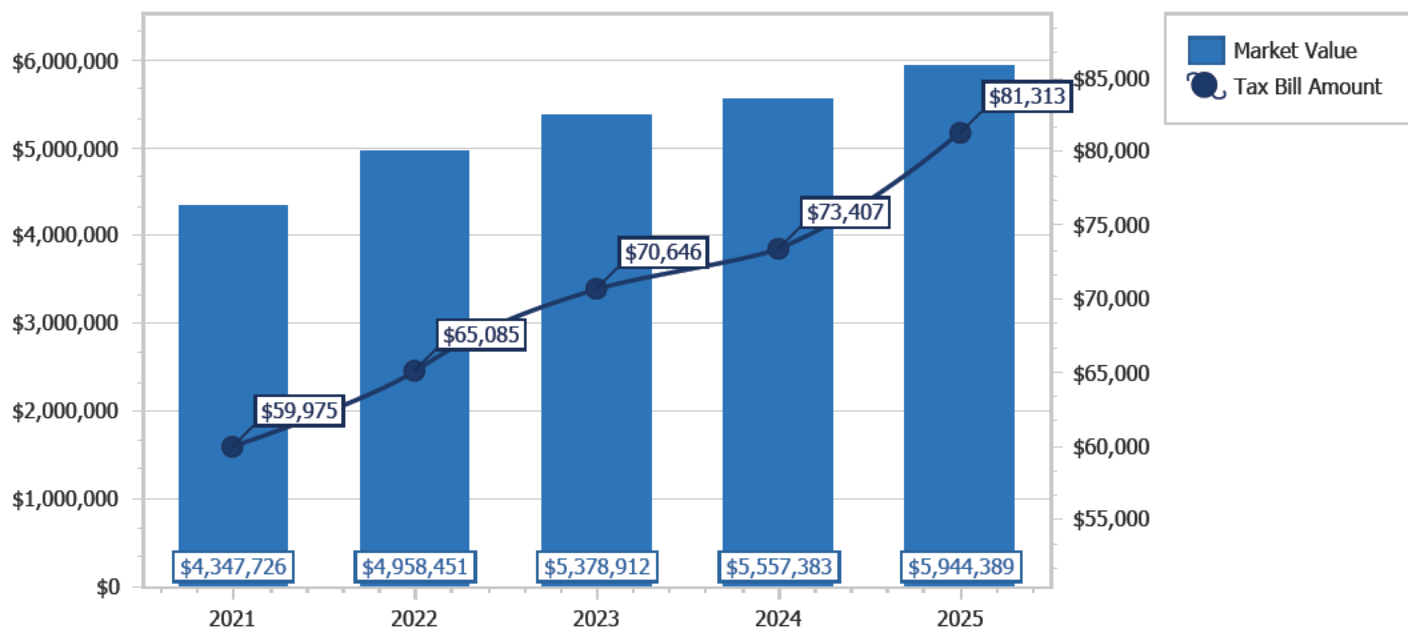
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	MXD
Description	Mixed Development

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 4/13/2026 4:59:36 PM
Project: 26-80000041
Credit Card Number: 49*****6410
Authorization Number: 781798
Transaction Number: 130426O10-62D0DC08-E8A8-4F41-A44E-FF0126978A36
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SROA FERN PARK - PRE-APPLICATION	PROJ #: 26-8000041
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/13/26	
RELATED NAMES:	EP KEVIN HEBERT	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	20-21-30-300-002C-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR PAVING IMPROVEMENTS ON 3.96 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF OXFORD RD, SOUTH OF FERN PARK RD	
NO OF ACRES	3.96	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF OXFORD RD, SOUTH OF FERN PARK BLVD	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ADAM ELIZAONDO LET'S PAVE 2907 BUTTERFIELD RD STE 110 OAK BROOK IL 60523 (224) 775-5438	KEVIN HEBERT MEI PARTNERS LLC 1035 S SEMORAN BLVD STE 1029 WINTER PARK FL 32792 (407) 920-6065	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

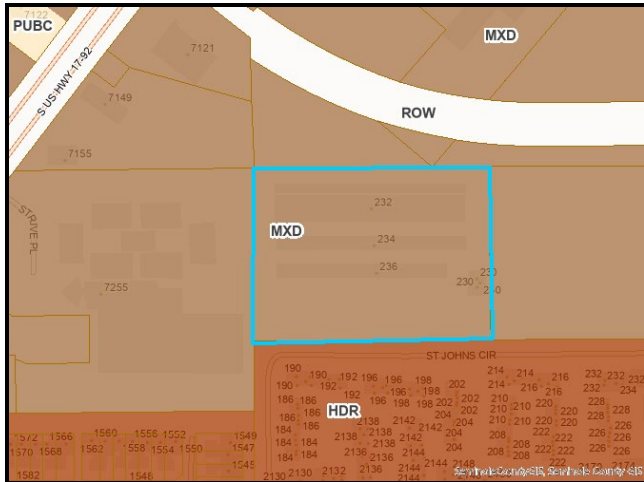
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

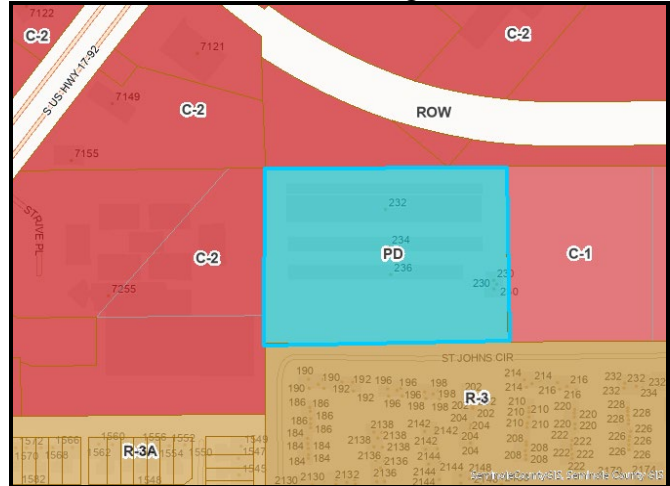
- The subject property has a Future Land Use of Mixed Development and a zoning designation of PD (Planned Development).
- This property is part of the Oxford Terrace Mini-Storage Planned Commercial Development approved on April 29, 1993.
- The proposed project will require a Site Plan application.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: MXD



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
3.	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.	Info Only
4.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
5.	Buffers and CPTED	Per the approved Developer's Commitment for the Oxford Terrace Mini Storage, a twenty-five (25) foot buffer is required on the south side of the property.	Info Only
6.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
7.	Buffers and CPTED	Additional buffers may be required based on staff review at time of Site Plan.	Info Only
8.	Building Division	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

9.	Comprehensive Planning	Site has a Future Land Use of MXD (Mixed Development). Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.	Info Only
10.	Environmental Services	According to our records, it appears as though there is no utility easement over the existing Seminole County owned fire hydrant and commercial water meters. Everything else on the site appears to be privately owned/maintained. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement so that we can begin the process to getting this completed. A signed/sealed sketch and legal description is all that we would require to be completed at this time as the rest of the process can take a while to complete. We require 15 ft wide utility easements along the centerline of our potable water mains/fire hydrants and 10 ft wide utility easements along the centerline of our potable water meters/service lines.	Info Only
11.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
12.	Planning and Development	This property is located Oxford Terrace Mini-Storage Planned Development and is subject to the provisions of the approved Development Order and Developer's Commitment Agreement.	Info Only
13.	Planning and Development	Per the approved Master Development Plan for the PD, the setbacks for structures are as follows. North: fifteen (15) feet, East: ten (10) feet, South: twenty-five (25) feet, West: ten (10) feet.	Info Only

14.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p> <p>The link to the Site Plan application is as follows: https://www.seminolecountyfl.gov/docs/default-source/pdf/site-plan-dredge-and-or-fill-02-2025433dc637-9d6e-424a-8c21-6dc7d4f3a76e.pdf?sfvrsn=f3ca1278_3</p>	Info Only
15.	Planning and Development	Per SCLDC Sec. 30.14.2.1 (d), the amount of open space required for a development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, minimum open space shall be twenty-five (25) percent of gross site area.	Info Only
16.	Planning and Development	The maximum building (structure) height is thirty-five (35) feet.	Info Only
17.	Planning and Development	Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only
18.	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_P_T15OULIRE)</p>	Info Only
19.	Planning and Development	The maximum Floor Area Ratio (FAR) value for the MXD Future Land Use (nonresidential properties) is 1.0.	Info Only
20.	Planning and Development	Outdoor storage of vehicles, merchandise, or materials is not a permitted use in the PD. Any proposed uses other than mini-storage/storage will be subject to a PD revision.	Info Only
21.	Planning and Development	The overall footprint of the proposed paved area should not exceed what was originally permitted for "building E" in the Developer's Commitment Agreement. The maximum square footage is 12,250 square feet.	Info Only
22.	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
23.	Public Safety - Fire Marshal	Please ensure existing fire department lanes, hydrants, fire department appliances, etc are maintained.	Info Only

	Public Works - Engineering	The site appears to have been altered since the initial PD, it must be demonstrated that the site has access rights to a public right of way.	
25.	Public Works - Engineering	Addition of impervious surface may adversely affect water retention and quality of site runoff, a detailed site plan including grading and drainage will be required to be submitted to and approved by Seminole County Development Services.	Info Only
26.	Public Works - Impact Analysis	No Review Required.	

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0403

Title:

LAVENDER WAY - REZONE

Project Number: 26-20000002

Project Description: Proposed Rezone from A-1 to PLI on 7.84 acres on the east side of Lavender Way, north of Red Bug Lake Rd

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

Parcel ID: 23-21-30-300-0070-0000+

BCC District: 1-Dallari

Applicant: Keith Welty (407) 665-2189

Consultant: N/A

22026-03

PM: Kaitlyn



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 202P
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-20000002
Received: 1/26/26
Paid: 1/27/26

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	TOTAL SSFLUA AND REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K 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: _____	
EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* ^{^^} (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<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:	Lavender Way		
PARCEL ID #(S):	23-21-30-300-0070-0000 23-21-30-300-0070-0000		
LOCATION:	3800 Lavender Way Casselberry, FL. 32707		
EXISTING USE(S):	01-Single Family/Vacant	PROPOSED USE(S):	Recreation
TOTAL ACREAGE:	7.84	BCC DISTRICT:	1-Dallari
WATER PROVIDER:	N/A Seminole County	SEWER PROVIDER:	N/A Seminole County
CURRENT ZONING:	A-1	PROPOSED ZONING:	PLI
CURRENT FUTURE LAND USE:	Recreation	PROPOSED FUTURE LAND USE:	Recreation

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Keith Welty	COMPANY:	Seminole County BCC
ADDRESS:	100 E. 1st Street		
CITY:	Sanford	STATE:	FL. ZIP: 32771
PHONE:	(407) 665-2189	EMAIL:	[REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Seminole County BCC		
ADDRESS:	1101 E 1st Street		
CITY:	Sanford	STATE:	FL. ZIP: 32771
PHONE:	407-665-7506	EMAIL:	N/A

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

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

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

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

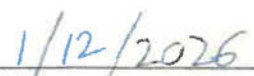
I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property.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

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

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



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



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, Richard E. Durr, Jr., the owner of record for the following described property [Parcel ID Number(s)] 23-21-30-300-0070-0000 / 23-21-30-300-0070-0000 hereby designates Keith Welty 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 type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

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

Date 1/12/26

[Signature]
Property Owner's Signature

Richard E. Durr, Jr.
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared RICHARD E. DURR, JR. (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 12 JANUARY, 2026



[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- Individual Corporation Land Trust
 Limited Liability Company Partnership Other (describe): Seminole County BCC

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

Date 1/12/2025

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 12 day of JANUARY, 2026, by RICHARD E. DURR, JR., who is personally known to me, or has produced _____ as identification



[Signature]
Signature of Notary Public

PATRICIA LYNN SMITH
Print, Type or Stamp Name of Notary Public

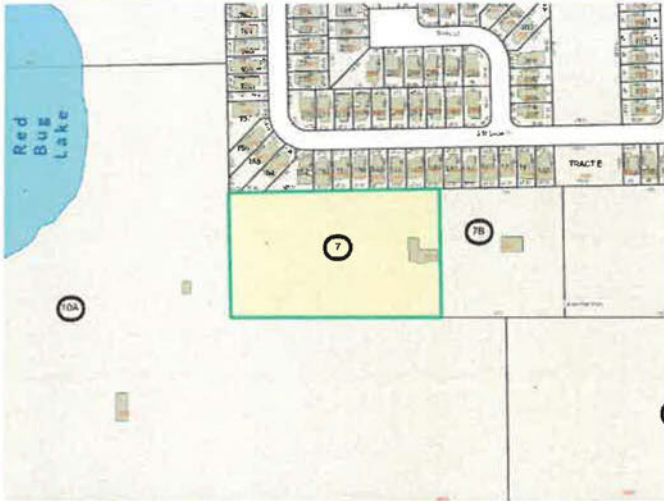
Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

Property Record Card



Parcel: 23-21-30-300-0070-0000
Property Address: LAVENDER WAY CASSELBERRY, FL 32707
Owners: SEMINOLE B C C
 2026 Market Value \$604,223 Assessed Value \$604,223 Taxable Value \$0
 2025 Tax Bill \$5,375.02 Tax Savings with Non-Hx Cap \$1,629.86
 The 4 Bed/2 Bath Single Family property is 2,160 SF and a lot size of 3.99 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0070-0000
Property Address	LAVENDER WAY CASSELBERRY, FL 32707
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	85-COUNTY (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$223,534	\$138,687
Depreciated Other Features	\$21,859	\$14,573
Land Value (Market)	\$358,830	\$358,830
Land Value Agriculture	\$0	\$0
Just/Market Value	\$604,223	\$512,090
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$193,340
P&G Adjustment	\$0	\$0
Assessed Value	\$604,223	\$318,750

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,004.88
Tax Bill Amount	\$5,375.02
Tax Savings with Exemptions	\$1,629.86

Owner(s)

Name - Ownership Type

SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
S 1/2 OF N 1/2 OF SW 1/4 OF
NE 1/4 (LESS E 805 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$604,223	\$604,223	\$0
Schools	\$604,223	\$604,223	\$0
FIRE	\$604,223	\$604,223	\$0
ROAD DISTRICT	\$604,223	\$604,223	\$0
SJWM(Saint Johns Water Management)	\$604,223	\$604,223	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/25/2025	\$100	10907/1490	Improved	No
WARRANTY DEED	9/25/2025	\$749,000	10907/1486	Improved	Yes
QUIT CLAIM DEED	12/1/2017	\$100	09065/0884	Improved	No
WARRANTY DEED	5/1/1998	\$100	03464/1840	Improved	No

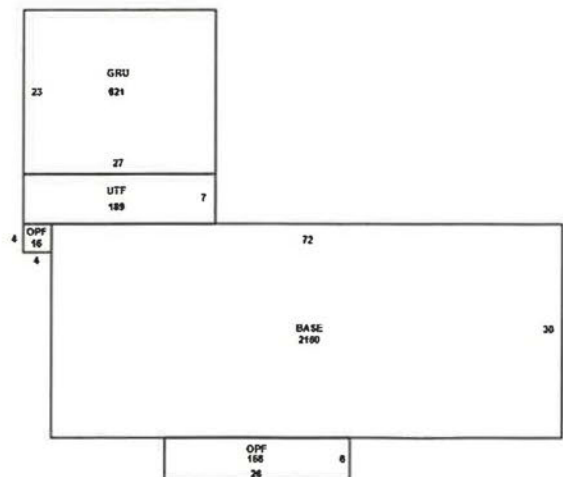
Land

Units	Rate	Assessed	Market
3.99 Acres	\$90,000/Acre	\$358,830	\$358,830

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969/2009
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	2160
Total Area (ft ²)	3142
Constuction	BRICK
Replacement Cost	\$236,544
Assessed	\$223,534

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE UNFINISHED	621
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	16
UTILITY FINISHED	189

Permits

Permit #	Description	Value	CO Date	Permit Date
18867	3800 LAVENDER WAY: DEMO RESIDENTIAL-Single Story Home	\$72,446		1/13/2026
05239	CELL TOWER/VERIZON; PAD PER PERMIT 3900 LAVENDER WAY	\$80,000		7/1/2010

Extra Features

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1950	1	\$5,000	\$3,000
POLE/BARNS/BELOW AVG	1969	1200	\$9,372	\$5,623
POLE/BARNS/BELOW AVG	1969	1160	\$9,060	\$5,436
FIREPLACE 1	1969	1	\$3,000	\$1,800
ACCESSORY BLDG 3	1979	1	\$10,000	\$6,000

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	REC
Description	Recreation

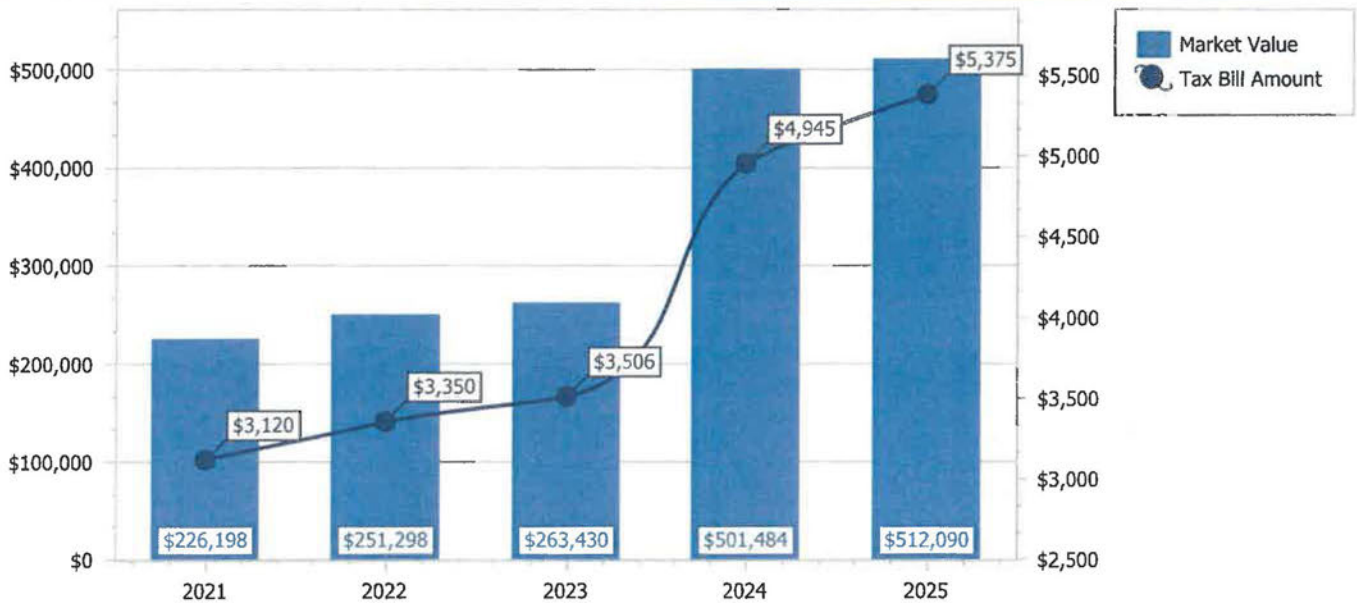
School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 59

Utilities	
Fire Station #	Station: 27 Zone: 275
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: **23-21-30-300-007C-0000**
 Property Address:
 Owners: **SEMINOLE B C C**
 2026 Market Value \$253,132 Assessed Value \$253,132 Taxable Value \$0
 2025 Tax Bill \$2,058.34 Tax Savings with Non-Hx Cap \$1,404.25
 Vacant Residential property has a lot size of 3.85 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-007C-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	85-COUNTY (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$253,132	\$253,132
Land Value Agriculture	\$0	\$0
Just/Market Value	\$253,132	\$253,132
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$166,578
P&G Adjustment	\$0	\$0
Assessed Value	\$253,132	\$86,554

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,462.59
Tax Bill Amount	\$2,058.34
Tax Savings with Exemptions	\$1,404.25

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SEMINOLE B C C

Legal Description

SEC 23 TWP 21S RGE 30E
E 490 FT OF S 1/2 OF N 1/2
OF SW 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$253,132	\$253,132	\$0
Schools	\$253,132	\$253,132	\$0
FIRE	\$253,132	\$253,132	\$0
ROAD DISTRICT	\$253,132	\$253,132	\$0
SJWM(Saint Johns Water Management)	\$253,132	\$253,132	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/25/2025	\$251,000	10907/1443	Improved	No
TRUSTEE DEED	8/13/2024	\$100	10691/1496	Improved	No
QUIT CLAIM DEED	12/1/2017	\$100	09065/0884	Vacant	No
WARRANTY DEED	5/1/1998	\$100	03464/1841	Vacant	No

Land

Units	Rate	Assessed	Market
2.53 Acres	\$100,000/Acre	\$253,000	\$253,000
1.32 Acres	\$100/Acre	\$132	\$132

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

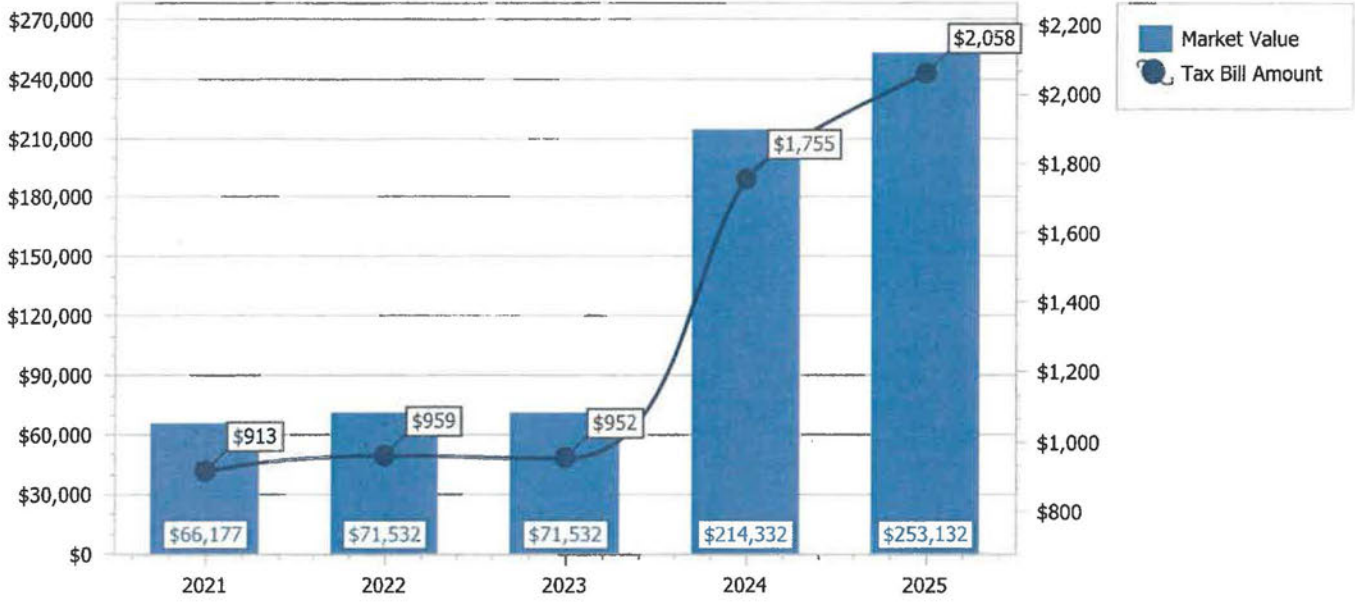
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	REC
Description	Recreation

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities	
Fire Station #	Station: 27 Zone: 275
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Prepared 1/27/26, 9:15:24
Program HTDFTAL
User ID BDCF03

Project Master Inquiry-(PZN200I001)
Screen detail for Program: PZ PZN200I, Receipts
Project 26-20000002

Project General Information

Project description: LAVENDER WAY - REZONE
Project type: PZ - REZONE (EXCL PD) REZ
Related case name: Z2026-03
Parcel ID# s-t-r-sb-bl-1t 23-21-30-300-0070-0000+
Project status: ACTIVE AC
PIN number: 6367
Application date: 1/26/2026
Planner assigned: KAITLYN APGAR KA2
Engineer assigned:
Accounting project:
Dwelling units: 0
Total square footage: 0
Building Permits notify: NONE
Permit process:
Project Address Map
3800 LAVENDER WAY CASSELBERRY, FL 327070000 .00 .00 X 23213030000700000 197114

Date	Time	Fee Description	Amount	Tender Method	User	Void
1/27/2026	8:52:04	REZONE TO COM, IND, OP/RP 14	3100.00	AB	BDCF03	
		Receipt total	3100.00			

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	LAVENDER WAY - REZONE	PROJ #: 26-2000002
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	1/26/26	
RELATED NAMES:	Z2026-03	
PROJECT MANAGER:	ANNIE SILLAWAY 407-665-7936	
PARCEL ID NO.:	23-21-30-300-0070-0000+	
NO OF ACRES	7.84	
BCC DISTRICT	1-Bob Dallari	
LOCATION	ON THE EAST SIDE OF LAVENDER WAY, NORTH OF RED BUG LAKE RD	
FUTURE LAND USE-	REC	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KEITH WELTY SEMINOLE COUNTY BCC 100 E 1ST ST SANFORD FL 32771 (407) 665-2189	N/A	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permitting will apply.	Info Only
2.	Building Division Daniel Losada	Separate permits are required for each building and standalone structures. Example: each new building, demolition of each building/structure, signage, fence/gates systems, retaining walls, dumpster enclosures, etc...	Info Only
3.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
4.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed rezone.	Info Only
5.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 3" PVC potable water main running along Lavender Way, southeast of parcel 23-21-30-300-007C-0000.	Info Only
6.	Environmental Services Maliha Rahman	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
7.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
8.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK	Info Only

		HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
9.	Planning and Development Annie Sillaway	Please provide a legal description of parcels 23-21-30-300-0070-0000, 23-21-30-300-010A-0000, 23-21-30-300-0090-0000, and 23-21-30-300-007C-0000.	Unresolved
10.	Planning and Development Annie Sillaway	The County initiated Rezone request will be required to go to two public hearings since the zoning map designation of a parcel involving 10 contiguous acres or more per the Florida Statute 125.66 (5)(b). 1st Step: Requires a recommendation from the Planning and Zoning Commission followed by two public hearing Board of County Commissioners. 2nd Step: A site plan may be required when the County is ready to do work on the subject properties.	Info Only
11.	Planning and Development Annie Sillaway	The owner authorization needs to be revised to include the additional parcels to the Rezone.	Unresolved
12.	Planning and Development Annie Sillaway	The Rezone will require the Applicant to put together a Community Meeting. Community Meeting Procedures Section 30.3.5.3: <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Unresolved
13.	Public Safety - Fire Marshal Matthew	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

	Maywald		
14.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
15.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
17.	Public Works - Impact Analysis Arturo Perez	No review required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Approved	Maya Athanas
Environmental - Impact Analysis	Review Complete Recommend Approval	Becky Noggle
Public Works - Engineering	Review Complete Recommend Approval	Andrew Broxton
Public Works - Impact Analysis	No Review Required	Arturo Perez
Natural Resources	Review Complete Recommend Approval	Sarah Harttung
Public Works - County Surveyor	Review Complete Recommend Approval	Raymond Phillips
Public Safety - Fire Marshal	Approved	Matthew Maywald
Environmental Services	Approved	Maliha Rahman
Building Division	Approved	Daniel Losada
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway

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

Printed: 4/30/26 11:20 AM

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/30/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie Sillaway
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0405

Title:

RIMEL - PRE-APPLICATION

Project Number: 26-80000043

Project Description: Proposed Subdivision for two lots on 50.91 acres in the A-5 zoning district on the northeast corner of Curryville Rd and Twilight Trl

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

Parcel ID: 36-21-32-300-0070-0000

BCC District: 1-Dallari

Applicant: David Axel (407) 325-1574

Consultant: N/A



PM Annie

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

PROJ. #: 26-80000043

RECEIVED AND PAID 04/14/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Rimel Plat w/out Preliminary Plan & Engineering	
PARCEL ID #(S): 36-21-32-300-006A-0000 & 36-21-32-300-0070-0000	
TOTAL ACREAGE: 50.91 gross /30.21 uplands	BCC DISTRICT: 1
ZONING: A-5	FUTURE LAND USE: R-5

APPLICANT

NAME: David E. Axel	COMPANY: Axel Real Estate, Inc.	
ADDRESS: 1757 W. Broadway St., Ste. 1		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 407-325-1574	EMAIL: [REDACTED]	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Divide parcel 6A & 7 into 4 lots from 2, or reconfigure both parcels and divide reconfigured parcel 7 into 3 lots, either way with no infrastructure, either using the Minor Plat process as per LDC 35.122 or Final Plat process as per 35.14 w/out filing preliminary plan or engineering.</u>				

STAFF USE ONLY

COMMENTS DUE: <u>04/24</u>	COM DOC DUE: <u>04/30</u>	DRC MEETING: <u>05/13/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION: <u>on the northeast corner of Curryville Rd and Twilight Trl</u>
W/S: <u>N/A</u>	BCC: <u>1: DALLARI</u>	



1757 W. Broadway Street, Suite 1
Oviedo, Florida 32765
(407) 366-6510
Fax (407) 359-5385
Toll Free (866) 366-6510

www.axelrealestate.com

Re: Rimel & 71945 Properties, Curryville Rd., Tax ID#s 35-21-32-302-001A-0000; 36-21-32-300-006A-0000 & 36-21-32-300-0070-0000

April 13, 2026

Seminole County Plan Desk
PlanDesk@sminolecountyfl.gov

Dear Sir or Madam,

I am working on behalf of Bonnie J. Rimel, personally and in her role as Manager of 71945, LLC, a Florida limited liability company, with respect to the properties referenced above. I would appreciate if both matters dealing with Parcels 6A and 7 can be handled by a single project manager to avoid confusion.

Attached please find the following:

- Aerial concept plan dated April 13, 2026, being used for all 3 applications.
- Lot 1A Lot Split Inquiry.
- Parcel 6A & 7 Reconfiguration Inquiry.
- Pre Application Inquiry for either reconfigured 7 alone of 6A & 7 combined.
- Executed Owner Authorization Form.

Below is the Narrative for each application:

Parcels 1A Lot Split Inquiry

Tax Parcel 35-21-32-302-001A-0000 consists of a 330' wide by 1,295' deep parcel, being 9.81 acres. It would be 1,320' deep, however, the south 25' has been dedicated or conveyed for the public right of way of Curryville Road.

Seminole County Comprehensive Plan Policy FLU 3.2.12 B states, in part, as follows:

“The County shall provide that lots or parcels of record, platted or unplatted with a zoning of A-3, A-5 or A-10 that have been or are reduced in size by the amount of land dedicated or conveyed for public road rights-of-way, shall be considered as if there had been no such reduction in size for purposes of land use consistency and dwelling unit yield determination. Furthermore, such dedication or conveyance shall not operate to divest property owners of any rights existing under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or any other vested property rights whenever such lots or parcels of record that qualified under Section 35.2(a) of the Land Development Code of Seminole County for subdividing prior to a Right of Way dedication or conveyance, have been or are reduced by twenty (20) percent or less in size by land dedicated or conveyed for public road

rights-of-way. Such lots or parcels can be subdivided consistent with that Section provided that one lot created shall meet the minimum lot size requirement of the applicable zoning district and the other lot shall have a buildable area equal to at least one acre located above the 100-year floodplain elevation. For example, a parcel (platted or unplatted) that was originally ten acres in size that now contains only 9.17 acres located above the 100-year floodplain elevation because, and solely because, land from the original parcel was dedicated or conveyed for a public road right-of-way, will be considered a ten acre parcel”

In accordance with the above policy, the property is proposed to be split into 2 parcels as depicted on the attached aerial concept plan follows:

- Lot 1: 5.00 acres with 30’ of frontage on Curryville Road.
- Lot 2: 4.81 acres with 300’ of frontage on Curryville Road.

Parcel 6A & 7 Reconfiguration Inquiry

It is proposed to reconfigure existing parcels 36-21-32-300-006A-0000 & 36-21-32-300-0070-0000. The original parcels are shown outlined in green and red on the attached concept while the reconfigured parcels are shown in orange and black. The following reconfigured parcels are proposed to be created:

- Reconfigured Parcel 6A being 42.66 acres gross and 22.17 acres net with 230’ of upland frontage on Curryville Road.
- Reconfigured Parcel 7 (being Lot 3) being 7.38 acres with 460’ of frontage on Curryville Road.

Pre Application Inquiry – Plat for either reconfigured Parcel 7 alone or Parcel 6A & 7 combined

It is proposed to plat Reconfigured Parcel 6A by itself into 3 Lots, or Reconfigured Parcel 6A along with Reconfigured Parcel 7 into 4 Lots, using the Minor Plat Process of LDC Section 35.122, or doing a Plat in accordance with LDC Section 35.14 with the requirements for Preliminary Plan or Development Plan. The lots to be created as follows:

- Lot 3 being reconfigured Parcel 7 if it is included.
- Lot 4 being 6.89 upland acres with 20’ of frontage on Curryville Road.
- Lot 5 being 7.9 upland acres with 20’ of frontage on Curryville Road.
- Lot 6 being 7.38 upland acres with 190’ of frontage on Curryville Road.

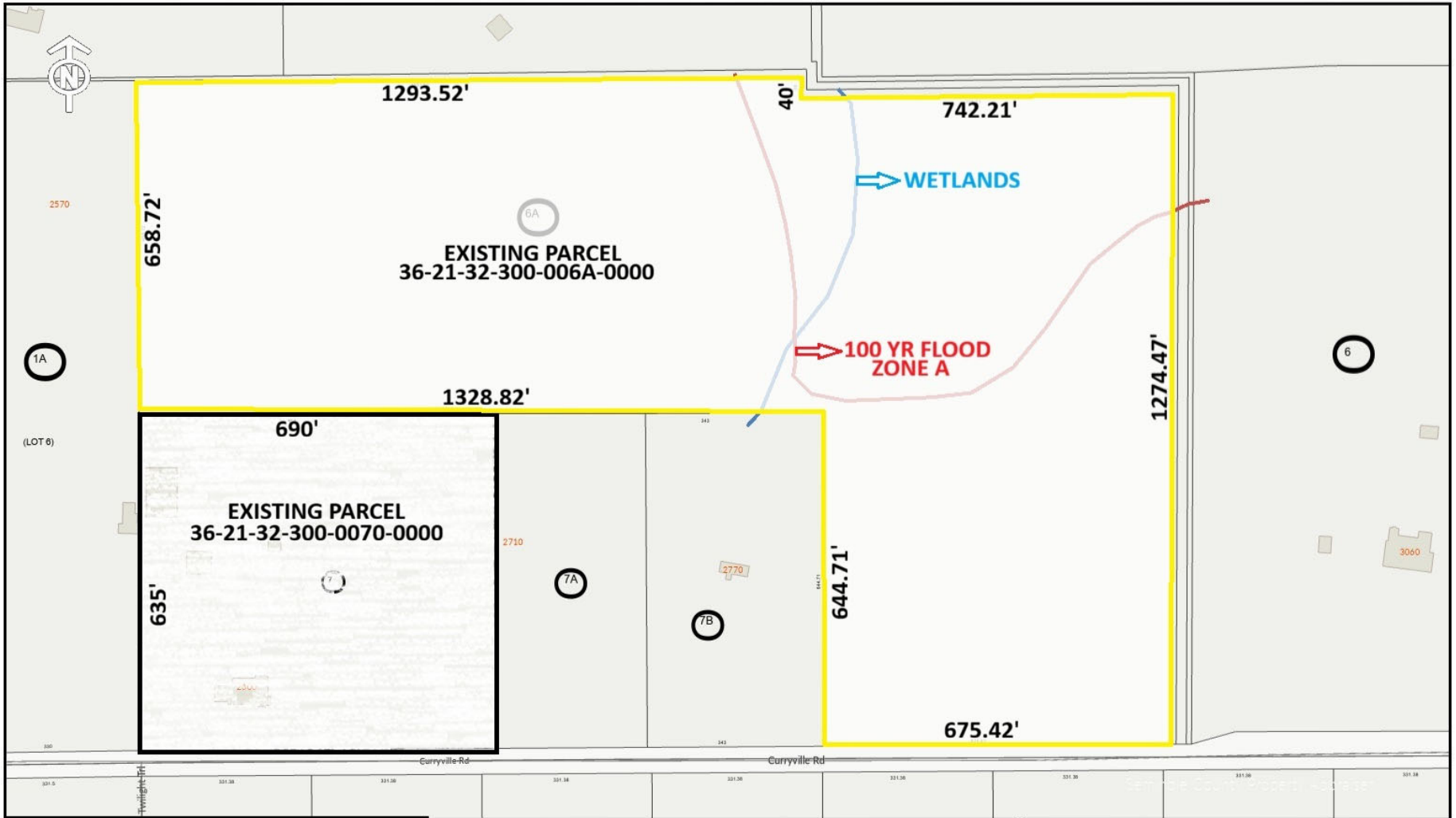
It is further intended that the south 965’ of the east 20’ of Lot 4 and the west 20’ of Lot 5 be a shared easement for ingress and egress sufficient for fire protection as well as a utility easement, which lands are intended to be subject to a Declaration of Easement rights, which Declaration will also allow the use of the easement area by Lot 6.

Please advise if there are any questions.

Sincerely,



David E. Axel

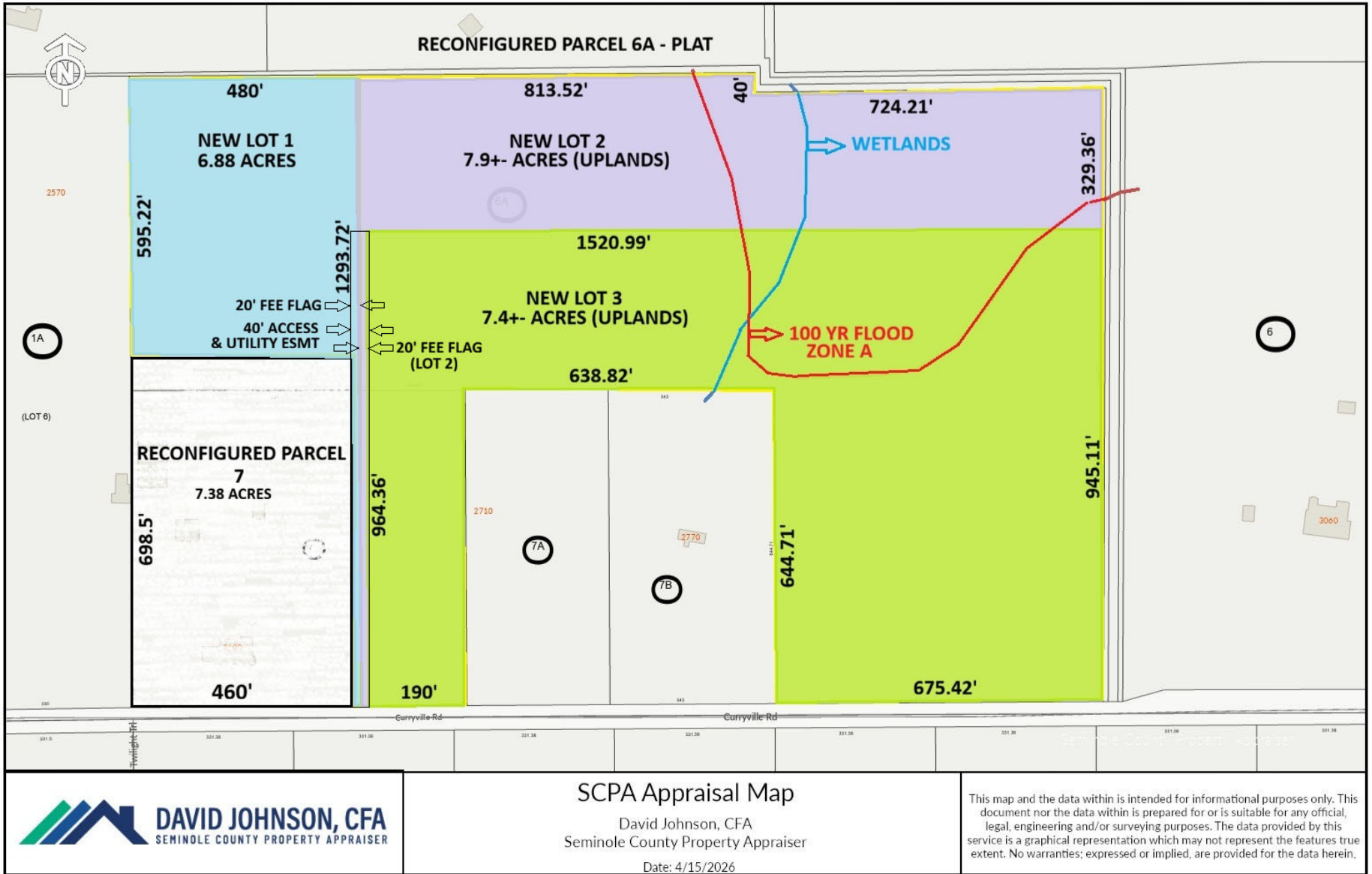


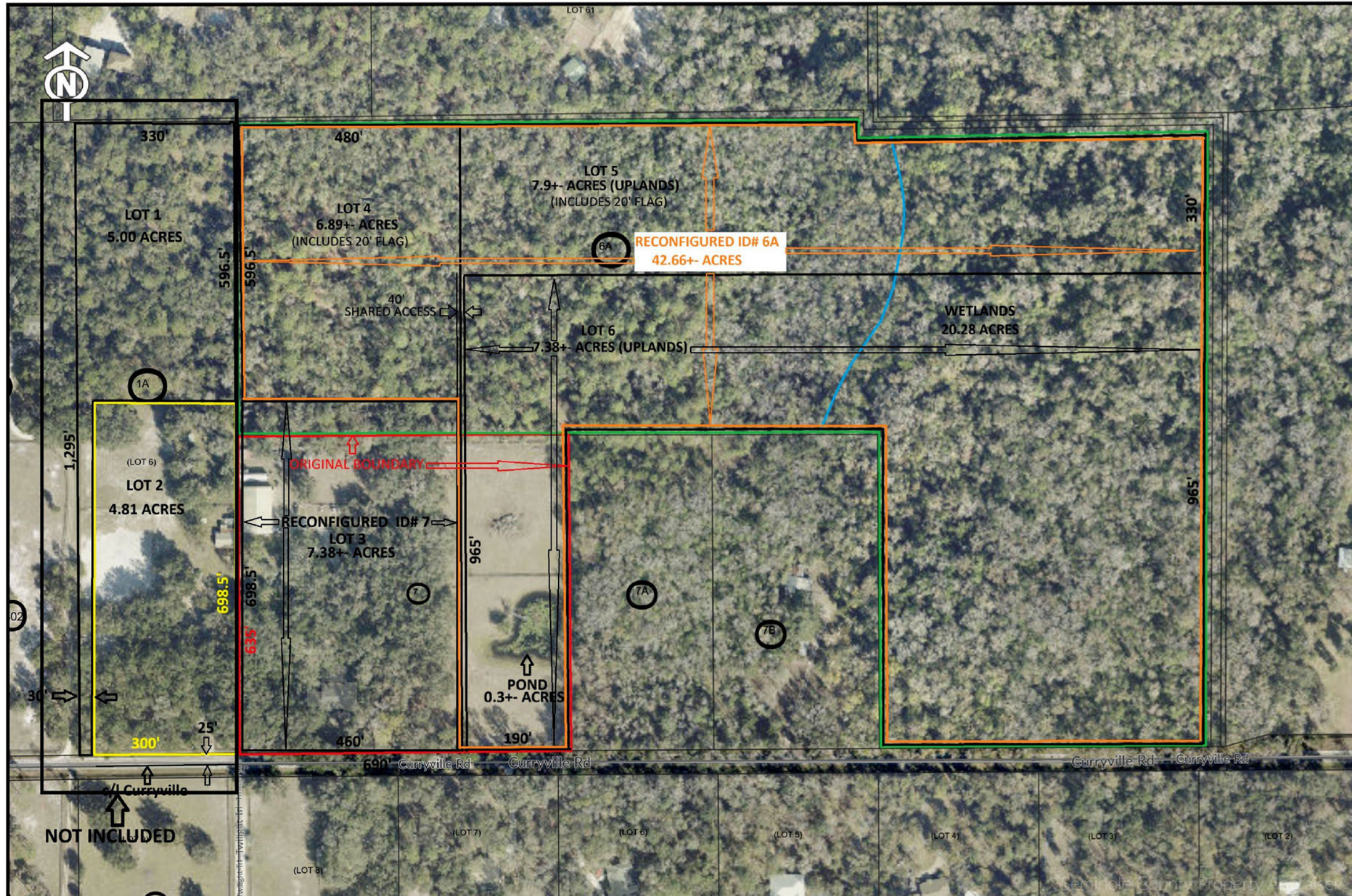
SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 4/15/2026

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SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 4/13/2026

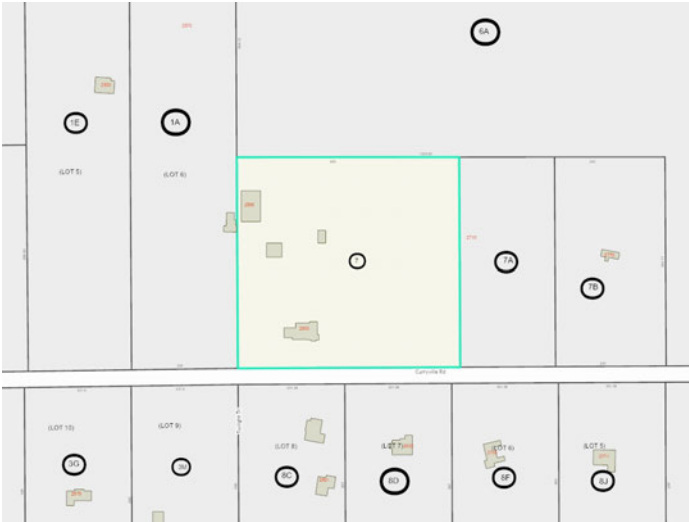
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Property Record Card



Parcel: **36-21-32-300-0070-0000**
 Property Address: **2600 CURRYVILLE RD CHULUOTA, FL 32766**
 Owners: **71945 LLC**
 2026 Market Value \$1,236,599 Assessed Value \$899,819 Taxable Value \$899,819
 2025 Tax Bill \$9,425.46 Tax Savings with Non-Hx Cap \$3,705.91
 The 4 Bed/4 Bath Grazing Land property is 3,437 SF and a lot size of 10.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-32-300-0070-0000
Property Address	2600 CURRYVILLE RD CHULUOTA, FL 32766
Mailing Address	2596 CURRYVILLE RD CHULUOTA, FL 32766-9153
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$759,412	\$752,793
Depreciated Other Features	\$82,787	\$68,292
Land Value (Market)	\$394,400	\$394,400
Land Value Agriculture	\$57,620	\$57,620
Just/Market Value	\$1,236,599	\$1,215,485
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$12,160
P&G Adjustment	\$0	\$0
Assessed Value	\$899,819	\$866,545

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,131.37
Tax Bill Amount	\$9,425.46
Tax Savings with Exemptions	\$3,705.91

Owner(s)

Name - Ownership Type
 71945 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 36 TWP 21S RGE 32E
W 690 FT OF S 1/2 OF NW 1/4 OF
NW 1/4 (LESS S 25 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$899,819	\$0	\$899,819
Schools	\$899,819	\$0	\$899,819
SJWM(Saint Johns Water Management)	\$899,819	\$0	\$899,819

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	12/1/2011	\$750,000	07700/0413	Improved	No
QUIT CLAIM DEED	12/1/2011	\$100	07689/0817	Improved	No
WARRANTY DEED	9/1/1995	\$244,000	02974/1486	Improved	Yes
WARRANTY DEED	8/1/1984	\$150,000	01569/1409	Improved	Yes

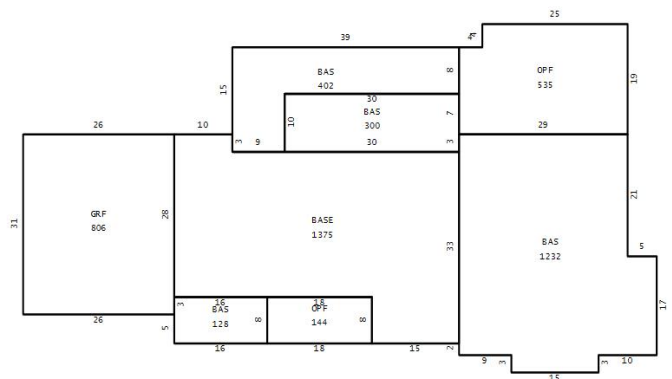
Land

Units	Rate	Assessed	Market
7.20 Acres	\$47,000/Acre Market, \$225/Acre AG	\$1,620	\$338,400
1 Acres	\$28,000/Acre	\$28,000	\$28,000
1 Acres	\$28,000/Acre	\$28,000	\$28,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969/1998
Bed	4
Bath	4.0
Fixtures	17
Base Area (ft ²)	1375
Total Area (ft ²)	4922
Constuction	CB/STUCCO FINISH
Replacement Cost	\$442,842
Assessed	\$394,129

* Year Built = Actual / Effective



Building 1

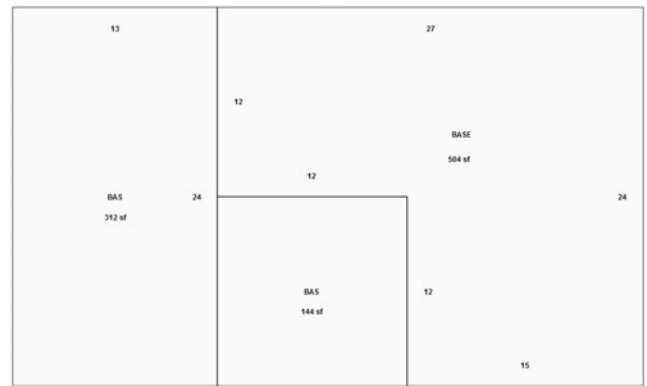
Appendages

Description	Area (ft ²)
BASE	402
BASE	300
BASE	1232
BASE	128
GARAGE FINISHED	806
OPEN PORCH FINISHED	535
OPEN PORCH FINISHED	144

Building Information

#	2
Use	BARNs/SHEDs
Year Built*	1964/1984
Bed	
Bath	
Fixtures	3
Base Area (ft ²)	504
Total Area (ft ²)	960
Constuction	CB/STUCCO FINISH
Replacement Cost	\$45,840
Assessed	\$36,214

* Year Built = Actual / Effective



Sketch by Apen Skanska

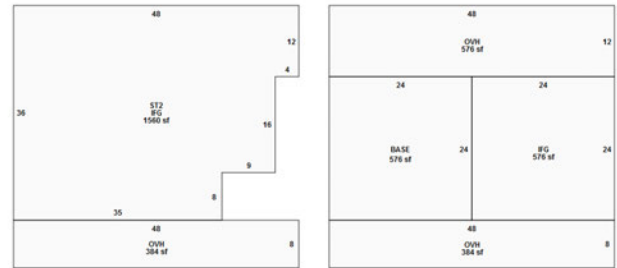
Building 2

Appendages

Description	Area (ft ²)
BASE	312
BASE	144

Building Information	
#	3
Use	BARNs/SHEDs
Year Built*	2000
Bed	0
Bath	0.0
Fixtures	5
Base Area (ft ²)	576
Total Area (ft ²)	4056
Constuction	CB/STUCCO FINISH
Replacement Cost	\$244,901
Assessed	\$220,411

* Year Built = Actual / Effective



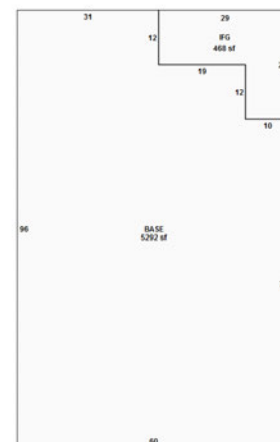
Sketch by Apen Sketch

Building 3

Appendages	
Description	Area (ft ²)
INTERIOR FINISH AVERAGE	576
INTERIOR FINISH AVERAGE	1560
OVERHANG	384
OVERHANG	576
OVERHANG	384

Building Information	
#	4
Use	BARNs/SHEDs
Year Built*	2001
Bed	0
Bath	0.0
Fixtures	3
Base Area (ft ²)	5292
Total Area (ft ²)	5760
Constuction	CORRUGATED METAL
Replacement Cost	\$130,913
Assessed	\$108,658

* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 4

Appendages

Description	Area (ft ²)
INTERIOR FINISH AVERAGE	468

Permits

Permit #	Description	Value	CO Date	Permit Date
09452	2600 CURRYVILLE RD: REROOF RESIDENTIAL-SCPA Parcel View	\$40,800		7/5/2019
17832	SCREEN ENCLOSURE	\$29,732		9/28/2005
07021	BURN PERMIT	\$0		7/1/2002
00306	POLE BARN	\$10,000		1/1/2000
06563	SWIMMING POOL	\$30,000		8/1/1998
04395	PRIVACY FENCE	\$37,000		6/1/1998
06081	WATER SOFTNER	\$1,600		9/1/1997
01164	ADD BEDROOM & EXPAND CARPORT	\$60,000		2/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
CONC UTILITY BLDG	1982	90	\$4,500	\$2,700
FIREPLACE 1	1964	1	\$3,000	\$1,800
BOAT DOCK 1	1995	1	\$3,000	\$1,800
POOL 3	1998	1	\$70,000	\$42,000
ELECTRIC HEATER - UNIT	1998	1	\$1,653	\$992
WATER FEATURE	1998	1	\$2,589	\$1,553
FIREPLACE 1	1998	1	\$3,000	\$1,800
IRON FENCE - LIN FT	1998	1775	\$27,761	\$16,657
IRON GATE - Lin Ft	1998	100	\$2,884	\$1,730
GATE OPENER	1998	2	\$3,592	\$2,155
SCREEN ENCL 3	2005	1	\$16,000	\$9,600

Zoning

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

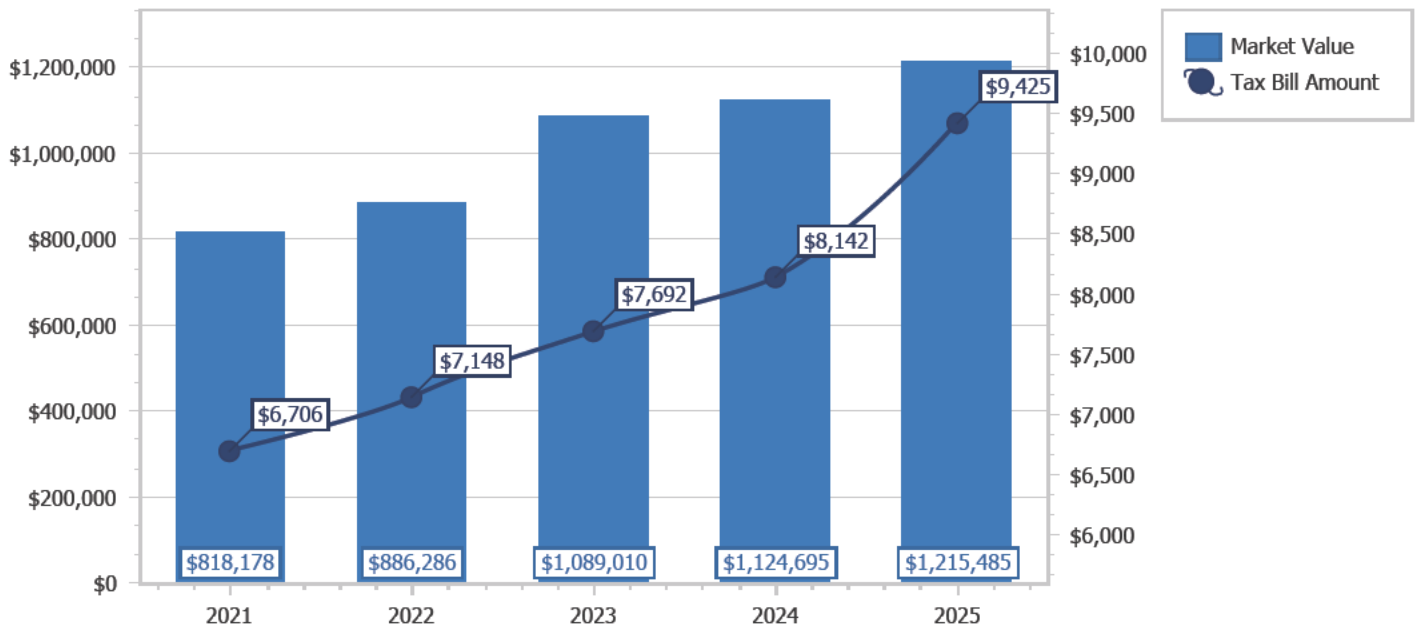
School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value History



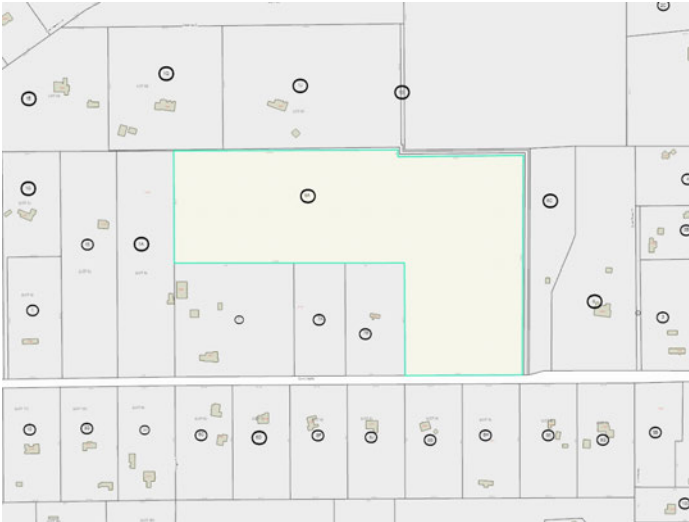
Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: **36-21-32-300-006A-0000**
 Property Address:
 Owners: **RIMEL, BONNIE**
 2026 Market Value \$569,440 Assessed Value \$205,203 Taxable Value \$205,203
 2025 Tax Bill \$2,411.31 Tax Savings with Non-Hx Cap \$3,740.58
 Grazing Land property has a lot size of 39.53 Acres

Parcel Location



Site View

Parcel Information

Parcel	36-21-32-300-006A-0000
Property Address	
Mailing Address	2600 CURRYVILLE RD CHULUOTA, FL 32766-9155
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	62:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$569,440	\$569,440
Land Value Agriculture	\$261,935	\$261,935
Just/Market Value	\$569,440	\$569,440
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$56,732	\$75,342
P&G Adjustment	\$0	\$0
Assessed Value	\$205,203	\$186,593

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,151.89
Tax Bill Amount	\$2,411.31
Tax Savings with Exemptions	\$3,740.58

Owner(s)

Name - Ownership Type
 RIMEL, BONNIE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 36 TWP 21S RGE 32E
 BEG NW COR RUN E 1293.52 FT S 40 FT
 E 724.21 FT S 1274.47 FT TO NLY R/W
 CURRYVILLE RD W 675.42 FT N 644.71
 FT W 1328.82 FT N 658.72 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$205,203	\$0	\$205,203
Schools	\$261,935	\$0	\$261,935
SJWM(Saint Johns Water Management)	\$205,203	\$0	\$205,203

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1998	\$128,500	03450/1902	Vacant	No

Land

Units	Rate	Assessed	Market
11 Acres	\$28,000/Acre Market, \$45/Acre AG	\$495	\$308,000
8.98 Acres	\$28,000/Acre	\$251,440	\$251,440
20 Acres	\$500/Acre	\$10,000	\$10,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

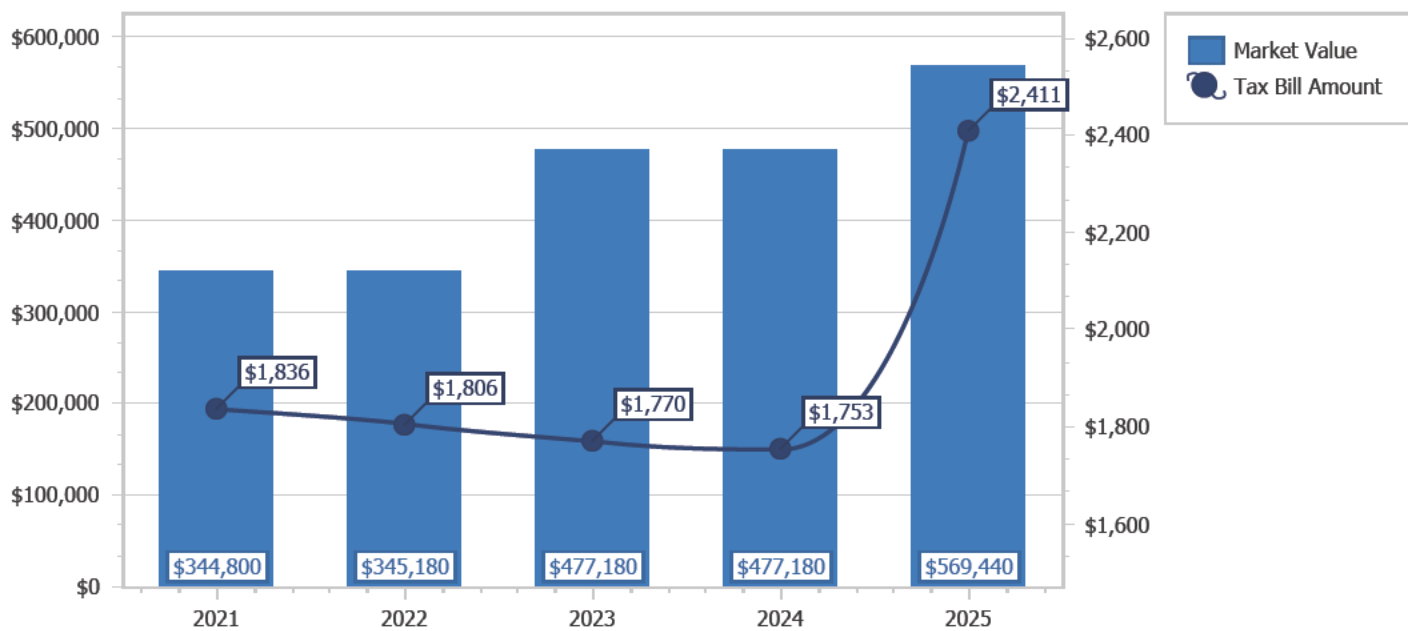
School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

Utilities

Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 4/15/2026 10:29:21 AM
Project: 26-80000043
Credit Card Number: 55*****1811
Authorization Number: 01592E
Transaction Number: 150426C1D-76BD6270-7CDC-410F-8F1D-92EF3A14359F
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	RIMEL - PRE-APPLICATION	PROJ #: 26-80000043
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/15/26	
RELATED NAMES:	EP DAVID AXEL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	36-21-32-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR TWO LOTS ON 50.91 ACRES IN THE A-5 ZONING DISTRICT ON THE NORTHEAST CORNER OF CURRYVILLED RD AND TWILIGHT TRL	
NO OF ACRES	50.91	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTHEAST CORNER OF CURRYVILLED RD AND TWILIGHT TRL	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
DAVID AXEL AXEL REAL ESTATE INC 1757 W BROADWAY ST OVIEDO FL 32765 (407) 325-1574	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Rural-5 and A-5 (Rural Agriculture) zoning.
- The proposed subdivision into four (4) lots would qualify for the Minor Plat process. The subject property is located within the East Rural Boundary; therefore, development must comply with the Rural Subdivision Standards in the SCLDC Sec 35.72.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Permitting Requirements for Any Future Proposed Construction, Demolition, or Land Development A standard building permit will be required for all future construction activities. Each separate building or standalone structure requires its own permit. Examples include but are not limited to: standalone buildings, accessory structures, dumpster enclosures, fence and gate systems, signage, access control systems, pools, and similar improvements. All construction must comply with the current edition of the Florida Building Code and all referenced standards in effect at the time of permit application. Floodplain applicability will be reviewed. Portions of this parcel may lie within a Special Flood Hazard Area; flood review and associated documentation will be required where applicable. Each parcel and each building/structure must be permitted separately, regardless of ownership or project phasing. Separate demolition permits are required for the demolition of each existing structure.	Info Only
2.	Comprehensive Planning David German	<p>Site has a FLU of Rural-5. Please note Future Land Use Policy FLU 3.5.2 Rural-5: - The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots... 2 Uses</p> <p>a. The Rural-5 Future Land Use Designation permits the following uses:</p> <p>b. Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres; Special Provisions:</p> <p>a. Travel trailer parks and campsites are permitted on a short term basis (established at time of approval), located in less densely populated areas having natural or man-made recreation facilities in the vicinity.</p> <p>b. Family subdivisions are allowed in this land use designation consistent with County policy.</p> <p>c. Fifty (50) percent of land within any clustered developments shall be interconnected open space and lot sizes shall be no smaller than one-half acre (21,780 square feet). Open space uses within a clustered development may include common open space land for the grazing of horses or farm animals belonging to</p>	Info Only

		owners of land within the development and riding trails.	
3.	Environmental Services Maliha Rahman	Seminole County Utilities does not have any objection to the proposed plat.	Info Only
4.	Environmental Services Maliha Rahman	The proposed lots are located outside of the urban service boundary for utilities, so potable water wells will be needed to service them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
5.	Environmental Services Maliha Rahman	The proposed lots are located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
6.	Environmental Services Maliha Rahman	The proposed lots are located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
7.	Natural Resources	According to the county wetland maps, wetlands are possibly located 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
8.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
9.	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
10.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection:	Info Only

		www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov 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: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	
11.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
12.	Planning and Development Annie Sillaway	The subject property has an A-5 (Rural Agriculture) zoning designation with an Rural-5 Future Land Use.	Info Only
13.	Planning and Development Annie Sillaway	The proposed subdivision of lots qualifies for the minor plat process per the SCLDC 35.122.	Info Only
14.	Planning and Development Annie Sillaway	The net buildable area of each new lot must be stated on the plat and each shall be a minimum of five (5) acres of net buildable area. Net buildable definition: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
15.	Planning and Development Annie Sillaway	The setbacks for the A-5 (Rural Agriculture) zoning are: Front: Fifty (50) feet Side: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
16.	Planning and Development Annie Sillaway	INFORMATIONAL: Your mortgage may be affected by subdividing your property.	Info Only
17.	Planning and Development Annie Sillaway	Parcels 36-21-32-300-006A-0000 and 36-21-32-300-0070-0000 are both within the 2000 tax roll.	Info Only
18.	Planning and Development Annie Sillaway	Sec. 35.72. - Rural subdivision standards. On those properties assigned the A-3, A-5 or A-10 zoning classifications, the following subdivision standards apply. These standards are in addition to the other standards of Chapter 35, Part 6 of this Code except where the rural subdivision standards expressly replace the standards above. (a)Private streets. Residential streets must be developed in accordance with the minimum residential standards for street cross sections, open drainage, as prescribed in	Info Only

		<p>the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code. Alternative proposals may be submitted for review and, if found to be appropriate and in accordance with the purposes of this part, the Planning and Zoning Commission may recommend and the Board may approve the proposal and waive the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code in whole or in part.</p> <p>(b) Lots. To the maximum extent practical, subdivisions must be designed to preserve the rural character of the area by locating lots and buildings to retain natural features of the site including, but not limited to, specimen trees and wooded areas and by minimizing any negative impacts and alteration of natural features.</p> <p>(c) Sidewalks (or pedestrian ways) and gutters. Sidewalks, curbs and gutters are not required and may be permitted on one side of the roadway only in order to provide access to schools, parks or bus stops.</p> <p>(d) Street lighting. No street lighting may be provided other than lighting at intersections, along walkways, at entryways, between buildings and in parking areas where required for safety or when required by State law. one (1) net buildable acre in size. These lots must be located adjacent to the existing primary residence to the maximum extent feasible.</p>	
19.	Planning and Development Annie Sillaway	<p>Sec. 35.122 - Minor plat approval; criteria. (a) When a parcel of record exists on the effective date of this section, the Planning and Development Director or her or his designee may waive the requirements of this Code relating to conceptual and development plans and may permit the submission and approval of final plans and final plat in accordance with sections 35.14, 35.44 and 35.61 if the following criteria are met:</p> <p>(1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and</p> <p>(2) Each created lot shall have a minimum lot frontage of twenty feet (20').</p> <p>(3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and</p>	Info Only

		<p>(4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and</p> <p>(5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and</p> <p>(6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.</p> <p>(b) A parcel of land may receive the benefit of the minor plat process on only one (1) occasion and a replat of the subject property shall not be processed under the provision of section 35.182.</p>	
20.	Planning and Development Annie Sillaway	Per Sec. 35.68. - Water and sewer. Individual wells and septic tanks may be allowed according to Section 35.64(b)(1) of this Chapter. Also, wells and septic tanks must have a minimum separation of seventy-five (75) feet from each other. Septic tanks and their drain fields must have a minimum separation of at least seventy-five (75) feet from the mean-high-water mark of any water body.	Info Only
21.	Planning and Development Annie Sillaway	The subject property is located within the East Rural Boundary.	Info Only
22.	Planning and Development Annie Sillaway	When creating new lots all existing structures must meet the building setbacks from the newly created parcel lines required in the A-5 zoning district.	Info Only
23.	Planning and Development Annie Sillaway	When subdividing to create a new lot, if that lot contains an existing accessory structure, the subdivision cannot be legally completed unless the accessory structure is removed or a principal structure is constructed on the site. Per Sec. 30.6.2 (b) In no event shall an accessory building, boat dock, or structure be established prior to the principal use to which it is accessory.	Info Only
24.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
25.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only

	Annie Sillaway		
26.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
28.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
31.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
32.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
33.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
34.	Public Safety - Fire Marshal Matthew Maywald	If the access to lot 1 and 2 is through an easement, the fire access easement maintenance agreement shall be filled out and submitted to county attorney for review and then recorded by the county. This shall be minimum 20 ft wide.	Info Only
35.	Public Safety - Fire Marshal Matthew Maywald	Driveways to SFR shall be minimum 12 ft wide, access easements and roads shall be minimum 20 ft wide.	Info Only
36.	Public Works - Engineering Andrew Broxton	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
37.	Public Works -	The proposed project is located within the Puzzle Lake	Info Only

	Engineering Andrew Broxton	drainage basin.	
38.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. The eastern portions of proposed new lots 2 and 3 have hydric soils.	Info Only
39.	Public Works - Engineering Andrew Broxton	At building permit a detailed grading plan for each lot will be required. Each lot will be required to hold water quality.	Info Only
40.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
41.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope north east.	Info Only
42.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to the wetland that discharges to Puzzle Lake.	Info Only
43.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
44.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwm.com .	Info Only
45.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
46.	Public Works - Engineering Andrew Broxton	Proposed new lots 1, 2 and 3 will be required to share a single access in order to meet 200' separation requirements for driveways intersecting local roads.	Info Only
47.	Public Works - Impact Analysis Arturo Perez	No Review Required for Five (5) residential lots.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-7334 abroxton@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0406

Title:

COMMERCIAL OFFICE - PRE-APPLICATION

Project Number: 26-80000045

Project Description: Proposed Site Plan for a mobile office trailer on 0.46 acres in the C-2 zoning district located on the northeast corner of Country Club Rd and W Airport Blvd

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

Parcel ID: 35-19-30-300-0160-0000

BCC District: 5-Herr

Applicant: Shiani Bautista (389) 246-6659

Consultant: N/A



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

PROJ. #: 26-80000045
 RECEIVED AND PAID 04/16/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	
PARCEL ID #(S):	
TOTAL ACREAGE:	BCC DISTRICT: 5: HERR
ZONING:	FUTURE LAND USE: COM

APPLICANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	[REDACTED]

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____				

STAFF USE ONLY

COMMENTS DUE: 04/24	COM DOC DUE: 04/30	DRC MEETING: 05/13/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the northwest corner of Country Club Rd and W Airport Blvd
W/S: CITY OF SANFORD	BCC: 5: HERR	

DETAILED NARRATIVE OF PROPOSED USE

Parcel ID: 35-19-30-300-0160-0000

The proposed use consists of one 20' x 8' mobile office to serve as a small commercial administrative office on the subject property. The office is intended to support general business functions associated with permitted business activity on the site.

Business Use

The business use is limited to a small commercial administrative office for general office activities, including scheduling, recordkeeping, communications, customer and vendor coordination, file maintenance, and related administrative support functions. The proposed office use is intended to remain low in intensity and office-based in nature.

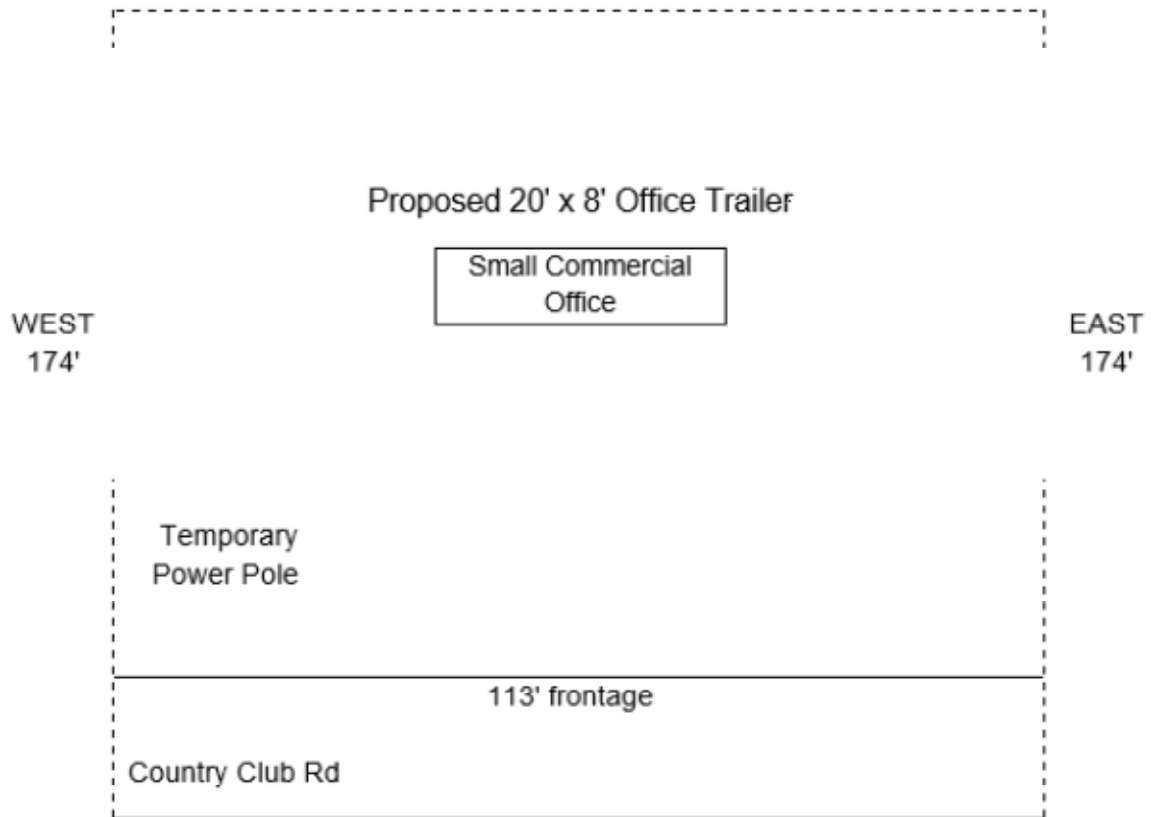
The office is expected to have approximately 1 employee on site during normal business hours. Anticipated hours of operation are generally Monday through Friday, from 9:00 a.m. to 5:00 p.m., with only occasional limited activity outside those hours when needed for administrative purposes.

Visitor traffic is expected to be limited and primarily occasional in nature. The proposed use is intended to function as a small office presence on the property rather than as a high-traffic commercial operation.

The property is currently vacant, fenced, and has existing vehicular access. Temporary electrical service is available. The mobile office is proposed as a practical office structure and will be installed and anchored in compliance with applicable County requirements.

Preliminary Site Sketch

NORTH



Suggested note for submission:

Proposed trailer location is preliminary and intended only for conceptual pre-application review. Final location will be adjusted as needed to comply with County requirements.

Property Record Card



Parcel: **35-19-30-300-0160-0000**
 Property Address:
 Owners: **BAUTISTA, IANI**
 2026 Market Value \$106,276 Assessed Value \$106,276 Taxable Value \$106,276
 2025 Tax Bill \$1,161.89
 Vac General-Commercial property has a lot size of 0.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-19-30-300-0160-0000
Property Address	
Mailing Address	814 E HARBOUR CT OCOE, FL 34761-3116
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$106,276	\$84,940
Land Value Agriculture	\$0	\$0
Just/Market Value	\$106,276	\$84,940
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$106,276	\$84,940

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,161.89
Tax Bill Amount	\$1,161.89
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 BAUTISTA, IANI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 30E
 BEG 844.2 FT N + 140 FT E
 OF SW COR RUN E 113 FT N
 174 FT W 113 FT S 174 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$106,276	\$0	\$106,276
Schools	\$106,276	\$0	\$106,276
FIRE	\$106,276	\$0	\$106,276
ROAD DISTRICT	\$106,276	\$0	\$106,276
SJWM(Saint Johns Water Management)	\$106,276	\$0	\$106,276

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/21/2025	\$125,000	10921/1898	Vacant	Yes
WARRANTY DEED	4/1/2025	\$100	10806/1097	Improved	No
WARRANTY DEED	12/1/2008	\$70,000	07113/1982	Improved	Yes
WARRANTY DEED	8/1/1998	\$100	03484/0399	Improved	No
PROBATE RECORDS	8/1/1998	\$100	03474/1370	Improved	No

Land

Units	Rate	Assessed	Market
20,243 SF	\$5.25/SF	\$106,276	\$106,276

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
01239	2644 COUNTRY CLUB RD: ELECTRICAL - COMMERCIAL-	\$1,500		3/26/2026
07095	2644 COUNTRY CLUB RD: FENCE/WALL COMMERCIAL-Commercial chain-link fence	\$4,700		12/2/2025
05189	2614 COUNTRY CLUB RD: DEMO RESIDENTIAL-	\$0		4/13/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed

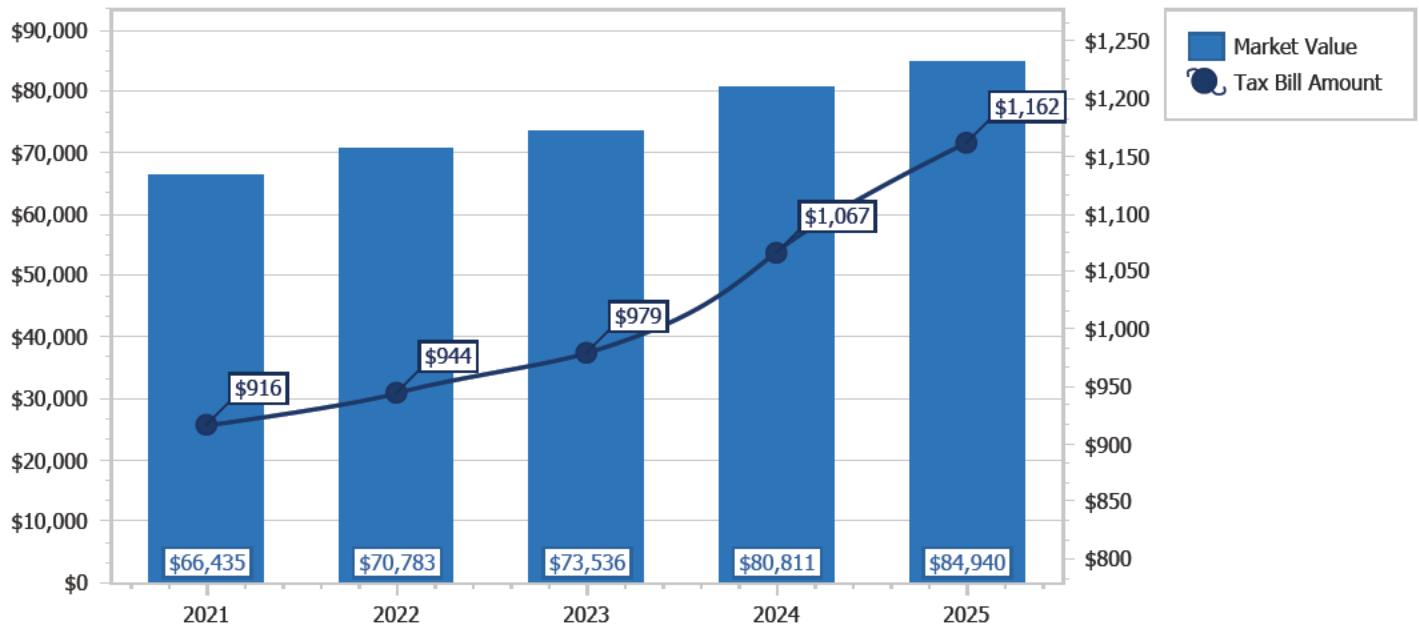
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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

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

Receipt Details

Date: 4/16/2026 11:45:25 AM
Project: 26-80000045
Credit Card Number: 54*****7100
Authorization Number: 016237
Transaction Number: 160426O3A-A9B19137-5925-4795-A8B6-C12271FFB5B4
Total Fees Paid: 52.50


Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

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

PROJECT NAME:	COMMERCIAL OFFICE - PRE-APPLICATION	PROJ #: 26-80000045
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/16/26	
RELATED NAMES:	EP SHIANI BAUTISTA	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	35-19-30-300-0160-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MOBILE OFFICE TRAILER ON 0.46 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF COUNTRY CLUB RD AND W AIRPORT BLVD	
NO OF ACRES	.46	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTHWEST CORNER OF COUNTRY CLUB RD AND W AIRPORT BLVD	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
SHIANI BAUTISTA LOTZONE LLC 301 HARBOUR PL TAMPA FL 33602 (389) 246-6659 	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

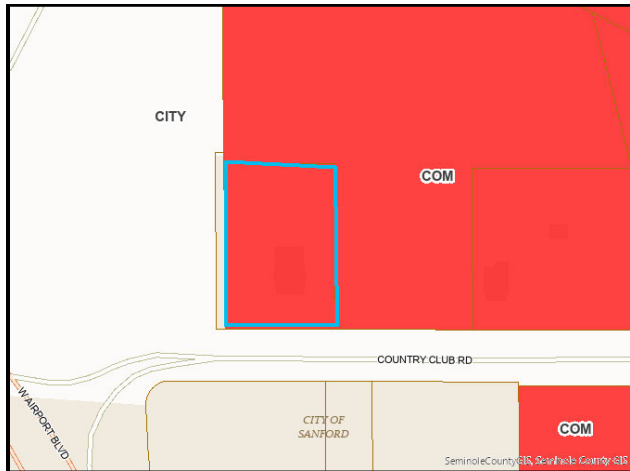
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

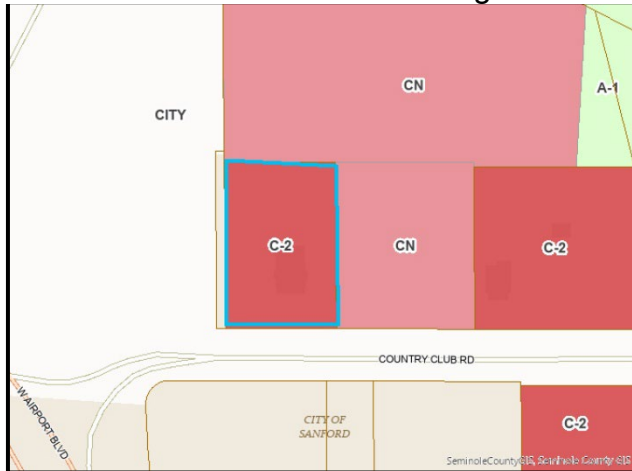
- The subject property has a Future Land Use of Commercial and a zoning designation of C-2 (General Commercial).
- The use of the property as an office is permitted in the C-2 zoning district.
- This property is contiguous to the City of Sanford. It is strongly recommended to reach out to the City for coordination of utilities and potential for annexation, if applicable.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: MXD



Zoning: C-2



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	For calculating buffers, Airport Road is considered a collector road.	Info Only
2.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S30_14.16GEPRALLAAR	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers	Info Only
4.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S30_14.18LAPLIRPLSURE	Info Only
5.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S30_14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec.	Info Only

		30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	
6.	Buffers and CPTED	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
7.	Buffers and CPTED	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
8.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	Buffers and CPTED	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
11.	Buffers and CPTED	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
12.	Buffers and CPTED	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has	Info Only

		a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
13.	Buffers and CPTED	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Buffers and CPTED	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
15.	Buffers and CPTED	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
16.	Buffers and CPTED	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
17.	Buffers and CPTED	f the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
18.	Buffers and CPTED	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
19.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

20.	Building Division	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
21.	Building Division	Separate demolition permits are required for the demolition of each existing structure.	Info Only
22.	Building Division	- The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
23.	Comprehensive Planning	COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan: - The maximum intensity permitted in this designation is 0.35 floor area ratio. Uses A Neighborhood convenience store; B Community, regional and subregional shopping centers; C Colleges, universities, business and technical schools; D Retail sales, restaurants and commercial services; E Highway oriented businesses and outdoor advertising; F Amusement and commercial recreation within an enclosed building; G Adult and child care facilities, including evening and night facilities ; H Public and private elementary schools, middle schools, and high schools; I Hotels and motels; and J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Special Provisions A. To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred. B. Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding	Info Only

		neighborhoods. C. A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Based on this, the use appears consistent with the COM Future Land Use.	
24.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
25.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
26.	Natural Resources	According to the county wetland maps, wetlands are possibly located on the north edge of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
27.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
28.	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
29.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps.	Info Only

		Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	
30.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
31.	Natural Resources	Note that if any trees are proposed to be removed an Arbor Permit will be required.	Info Only
32.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
33.	Planning and Development	Per the C-2 zoning district and Commercial Future Land Use the following regulations apply: Maximum Floor Area Ratio (F.A.R.) is 0.35 Minimum required open space is 25%, and Maximum building height is thirty-five (35) feet. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands	Info Only
34.	Planning and Development	Per SCLDC Sec. 30.14.2.2 Nonresidential Open Space, Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only

35.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for General Commercial, Non Retail are as follows: 1 space/ 2 employees Plus 1 space / company vehicle	Info Only
36.	Planning and Development	<p>Please see Sec. 30.11.6 for off street parking space design: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT11PALORE_S30.11.6_DEOREPASP</p> <ul style="list-style-type: none"> • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. 	Info Only
37.	Planning and Development	<p>Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT11PALORE_S30.11.7_MIDEST</p>	Info Only
38.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	Info Only

39.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOL_ADECO_CH30ZORE_PT15OULIRE)	Info Only
40.	Planning and Development	The proposed use of an office is permitted in C-2 Zoning District designation.	Info Only
41.	Planning and Development	The setbacks for the C-2 zoning district are: twenty-five (25) feet Front Yard, ten (10) feet Rear yard, and Side/Side Street yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.	Info Only
42.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
43.	Planning and Development	Please advise, any outdoor storage of merchandise and/or materials shall be permitted only in an enclosed or fenced area.	Info Only
44.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Info Only
45.	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
46.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
47.	Public Safety - Fire Marshal	Fire department access 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

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 Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north across private property.	Info Only
50.	Public Works - Engineering	The property is adjacent to Country Club Rd which is classified as an urban minor collector road. A left turn is required for access to the property. Existing driveway does not conform to required 50' inbound radius and 35' outbound radius for non-residential development.	Info Only
51.	Public Works - Engineering	The proposed project is located within the Sanford drainage basin.	Info Only
52.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or known drainage issues exist, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
54.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation from driveway to Airport Blvd is required to be 330' on a Collector or Arterial roadway.	Info Only
55.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
56.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
57.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrvmd.com .	Info Only
58.	Public Works - Engineering	Please note at site plan ADA access to the right of way and parking spaces will be required.	Info Only

59.	Public Works - Impact Analysis	No Review Required.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0407

Title:

GOODWILL NORTH HUB - PRE-APPLICATION

Project Number: 26-80000046

Project Description: Proposed PD Amendment for a retail store on 14.32 acres located on the east side of N US Hwy 17-92, north of Ronald Reagan Blvd

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

Parcel ID: 14-20-30-5WM-0000-001B

BCC District: 2-Zembower

Applicant: Larry Gaboury (407) 335-5029

Consultant: Kelly Kleppin (407) 227-2724



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

PROJ. #: 26-80000046

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	
PARCEL ID #(S):	14-20-30-5WM-0000-001B
TOTAL ACREAGE:	BCC DISTRICT:
ZONING:	PD FUTURE LAND USE: PD

APPLICANT

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

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____				

STAFF USE ONLY

COMMENTS DUE: 4/24	COM DOC DUE: 4/30	DRC MEETING: 5/13
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the east side of N US Hwy 17-92, north of Ronald Reagan Blvd
W/S: Seminole County	BCC: 2: Zembower	



April 16, 2026

Seminole County Planning & Development Division
1101 E. First Street
Sanford, FL 32771

RE: Goodwill Industries of Central Florida

Goodwill Industries of Central Florida is prepared to purchase 14 +/- acres portion of Lot 1 at Reagan Center PD, Parcel ID 14-20-30-5WM-0000-001B (Formerly Flea World). As a condition of this purchase, we would like to request consideration of an amendment to the PD to allow C-3 Permitted Use for Warehouse & Distribution.

The proposed building is Mixed-Use building, including 2 commercial retail stores, office space, and warehouse/distribution. The primary commercial use will face the frontage on 17-92. The remainder of the uses will be located behind the primary commercial portion on the north portion of lot 1.

Goodwill Industries is prepared to meet all county codes & regulations for this parcel. Please reference the enclosed site plan and an image of our prototypical primary retail facility. Similar retail stores can be found in Winter Garden, Lake Nona, Viera, Orlando, & Holly Hill (under construction)

Regards,

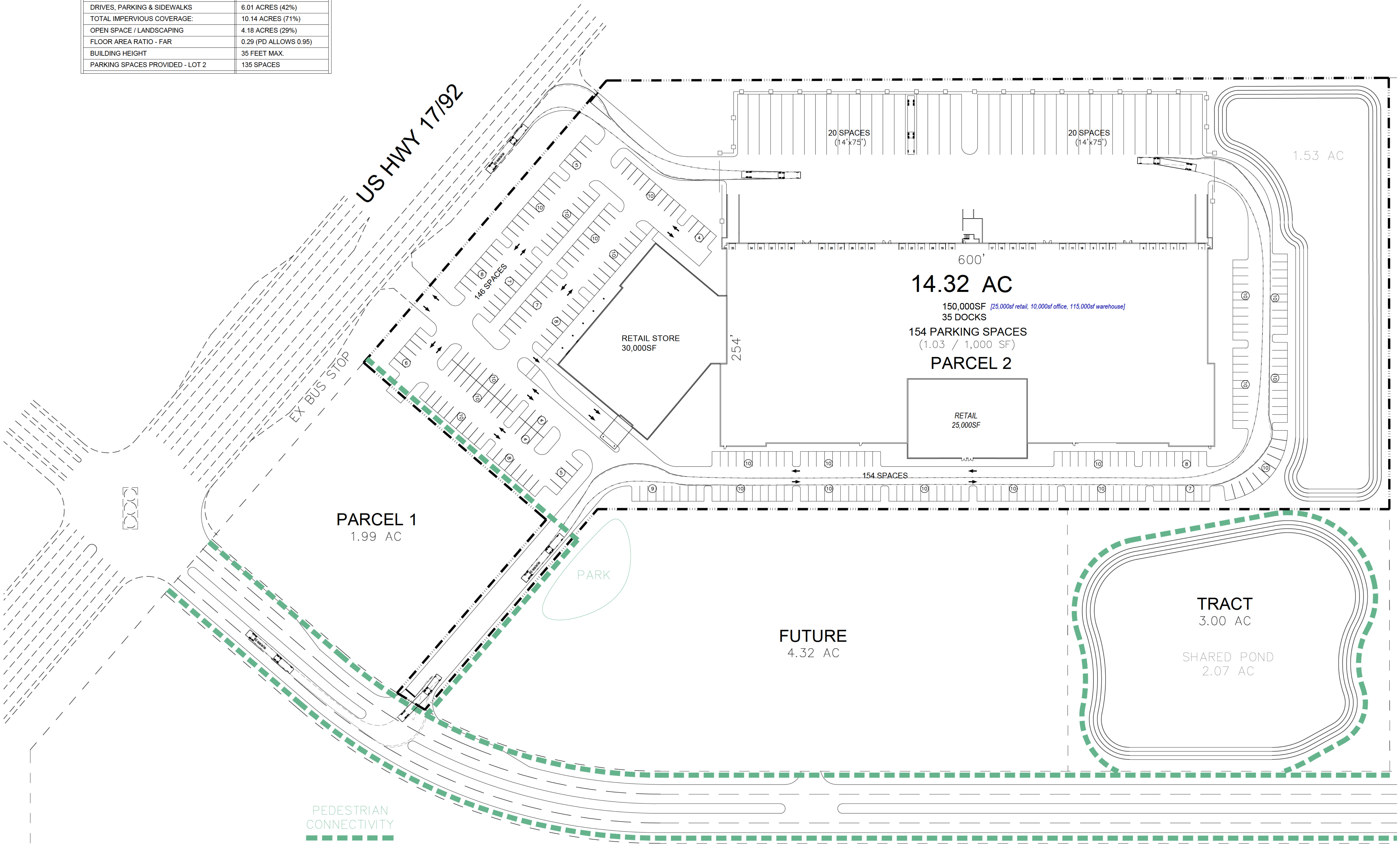
Kelly A. Kleppin, AIA
Architect, Senior Project Manager

Enclosures:

cc: Goodwill Industries of Central Florida.

SITE DATA ANALYSIS PARCELS 2 & 3

SITE ACREAGE	14.32 ACRES (100%)
TOTAL BUILDING DENSITY	180,000 S.F. (29%)
DRIVES, PARKING & SIDEWALKS	6.01 ACRES (42%)
TOTAL IMPERVIOUS COVERAGE:	10.14 ACRES (71%)
OPEN SPACE / LANDSCAPING	4.18 ACRES (29%)
FLOOR AREA RATIO - FAR	0.29 (PD ALLOWS 0.95)
BUILDING HEIGHT	35 FEET MAX.
PARKING SPACES PROVIDED - LOT 2	135 SPACES



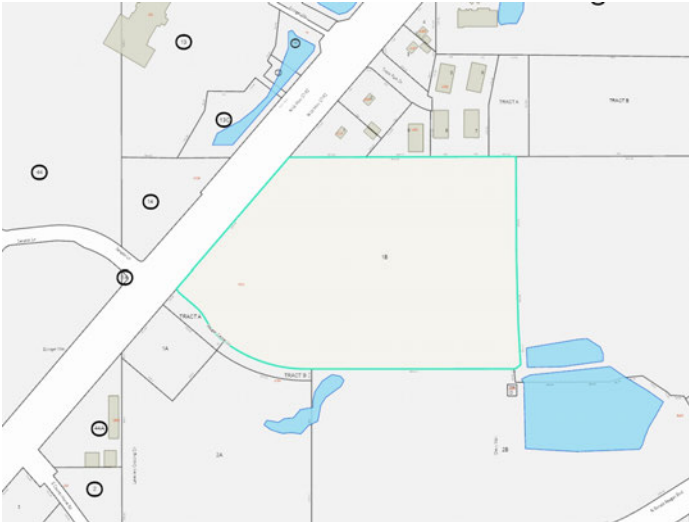
PEDESTRIAN
CONNECTIVITY

Property Record Card



Parcel: 14-20-30-5WM-0000-001B
Property Address: N US HWY 17-92 SANFORD, FL 32773
Owners: FOUNDATION RE HOLDINGS LLC
 2026 Market Value \$12,060,450 Assessed Value \$12,060,450 Taxable Value \$12,060,450
 2025 Tax Bill \$0.00
 Vacant Comm-Pud property has a lot size of 25.90 Acres

Parcel Location



Site View

Parcel Information

Parcel	14-20-30-5WM-0000-001B
Property Address	N US HWY 17-92 SANFORD, FL 32773
Mailing Address	C/O BOYS & GIRLS CLUBS OF CENTRAL FL ADMIN SERVICES CENTER 101 E COLONIAL DR ORLANDO, FL 32801-1201
Subdivision	REAGAN CENTER
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$12,060,450	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$12,060,450	\$0
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$12,060,450	\$0

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 REAGAN CENTER PLAT BOOK 91 PAGES
72-73

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$12,060,450	\$0	\$12,060,450
Schools	\$12,060,450	\$0	\$12,060,450
FIRE	\$12,060,450	\$0	\$12,060,450
ROAD DISTRICT	\$12,060,450	\$0	\$12,060,450
SJWM(Saint Johns Water Management)	\$12,060,450	\$0	\$12,060,450

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
-----------	------	-------------	-------------	-----------	------------

Land

Units	Rate	Assessed	Market
999,999 SF	\$11.45/SF	\$11,449,989	\$11,449,989
46,312 SF	\$11.45/SF	\$530,272	\$530,272
1.83 Acres	\$500/Acre	\$915	\$915
1 Lot	\$79,274/Lot	\$79,274	\$79,274

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Winter Springs

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: 357
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

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

Receipt Details

Date: 4/16/2026 2:18:16 PM
Project: 26-80000046
Credit Card Number: 43*****5720
Authorization Number: 032124
Transaction Number: 160426C2A-B3AA1D0F-5032-49AF-984A-B044064F836C
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	GOODWILL NORTH HUB - PRE-APPLICATION	PROJ #: 26-80000046
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/16/26	
RELATED NAMES:	EP KELLY KLEPPIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	14-20-30-5WM-0000-001B	
PROJECT DESCRIPTION	PROPOSED PD AMENDMENT FOR A RETAIL STORE ON 14.32 ACRES LOCATED ON THE EAST SIDE OF N US HWY 17-92, NORTH OF RONALD REAGAN BLVD	
NO OF ACRES	14.32	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF N US HWY 17-92, NORTH OF RONALD REAGAN BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
LARRY GABOURY GOODWILL INDUSTRIES OF CENTRA LFLORIDA 7531 S ORANGE BLOSSOM TRL ORLANDO FL 32809 (407) 335-5029	KELLY KLEPPIN SLAM COLLABORATIVE 150 N ORANGE AVE STE 420 ORLANDO FL 32801 (407) 227-2724	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

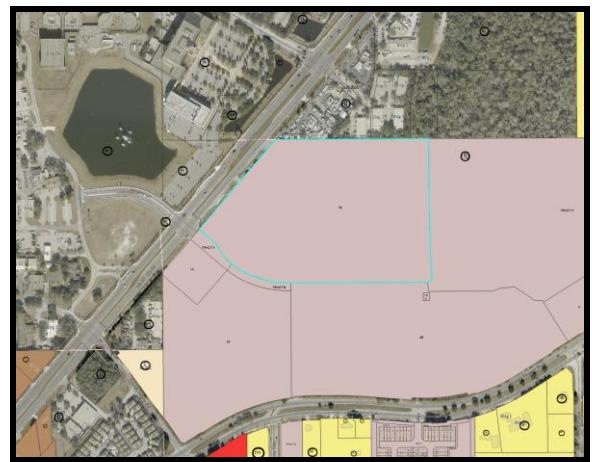
- The subject property has a Future Land Use of Planned Development with a PD (Planned Development) zoning designation.
- The proposed use of a warehouse/distribution center is considered to be Industrial in nature per the Seminole County Land Development Code. The existing entitlements for the Reagan Center PD do not permit Industrial uses; therefore, development of a warehouse/distribution center requires approval of a Future Land Use Map Amendment and PD Major Amendment Rezone by the Board of County Commissioners. Please note that Staff does not support Industrial uses within the Reagan Center PD.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of a rezoning to Planned Development.	Info Only
6.	Buffers and CPTED Annie Sillaway	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 Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
8.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Building Division Daniel Losada	The number of accessible parking spaces must be in accordance with the Florida Accessibility Code.	Info Only
11.	Building Division Daniel Losada	Proposed walkway must be fully compliant with the Florida Accessibility Code.	Info Only
12.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of each existing structure.	Info Only
13.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
14.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD and/or FLU amendment.	Info Only
15.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial	Info Only

		roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	
16.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main southeast of the parcel. There is an existing utility easement present to connect.	Info Only
17.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC gravity main southeast of the parcel. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our gravity main system.	Info Only
18.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
20.	Environmental Services Maliha Rahman	Be advised that N US HWY 17-92 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
21.	Natural Resources Jim Potter	According to the county wetland maps, wetlands are located 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	Info Only

		a qualified environmental scientist. **	
22.	Natural Resources Jim Potter	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
23.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
24.	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. It is understood that there was previously a conservation easement placed over a portion of the site. The wetlands determination is still required.	Info Only
25.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov 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: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
26.	Planning and Development Annie Sillaway	The permitted uses under Tract 1 are: Professional and Medical Office, Hotels and Commercial uses permitted under CN (Restricted Neighborhood Commercial), CS (Convenience Commercial), C-1 (Retail Commercial), and C-2 (General Commercial) zoning classifications. Senior Living Continuum of care consisting of assisted living facilities and independent living facilities. Outdoor farmers market, sidewalk sales, or similar type of outdoor use with vendors, including outdoor community events. Special Exception uses for CN (Restricted Neighborhood Commercial), CS (Convenience Commercial), C-1 (Retail Commercial), and C-2 (General Commercial) zoning classifications may be permitted by the Board of County Commissioners in accordance with Seminole County Land Development Code.	Info Only
27.	Planning and Development Annie Sillaway	Maximum allowable Floor Area Ratio (F.A.R.) for the PD is 0.95.	Info Only
28.	Planning and	Professional Office: Maximum of 275,000 square feet	Info Only

	Development Annie Sillaway	Medical Office: Maximum of 110,000 square feet, General Commercial Retail: 880,000 square feet, Hotel: Maximum of 120,000 square feet with a maximum of 200 rooms, Senior Living Continuum of Care consisting of assisted living facilities and independent living facilities*: Maximum of 200 beds - *A Traffic Impact Analysis will be required at time of Final Development Plan review for the use of Senior Living Continuum of Care consisting of assisted living facilities and independent living facilities.	
29.	Planning and Development Annie Sillaway	Pedestrian walking paths will be constructed around each retention pond and all walking paths will provide park benches where practical, spaced periodically along the route.	Info Only
30.	Planning and Development Annie Sillaway	Each Tract, as developed, will provide pedestrian connectivity between Tracts and uses to promote a walkable mixed use community.	Info Only
31.	Planning and Development Annie Sillaway	All project signage must comply with the Land Development Code of Seminole County. A master sign plan will be established for each Tract at time of Final Development Plan.	Info Only
32.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
33.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments- services/development-services/planning- development/development-processes- requirements/index.shtml	Info Only
34.	Planning and Development Annie Sillaway	The PD Major Amendment is considered as a Rezone from PD (Planned Development) to PD (Planned Development).	Info Only

		<p>1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take 6 months depending on the review and agenda date deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. (Per Sec. 30.8.5.9 - after the approval of the Final Development Plan, the Applicant has 8 years from the date of approval of the Master Development Plan to submit for a PSP or Final Engineering Plan for construction).</p> <p>3rd step (only required if platting is proposed) is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- the PSP would expire after 2 years from the date of approval shall lapse. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension). The PSP would expire after 2 years from the date of approval to submit Final Engineering).</p> <p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, should not be submitted until the 1st step has been scheduled for BCC.</p> <p>Step 4 Final Engineering Plan: Approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2&3 are under review.</p> <p>Step 5 Final Plat (only required if platting is proposed): The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	
35.	Planning and Development Annie Sillaway	The Maximum Allowable building heights are as follows: Professional and Medical Office - Seventy (70) feet, General Commercial and Retail - Thirty-five (35) feet, Senior Living Continuum of Care consisting of Assisted Living facilities and Independent Living	Info Only

		facilities - Forty -five (45) feet, Hotel - Seventy (70) feet, four (4) stories.	
36.	Planning and Development Annie Sillaway	The PD Perimeter boundary building setback is twenty-five (25) feet. Internal tract/lot setbacks will be determined at Final Development Plan.	Info Only
37.	Planning and Development Annie Sillaway	On-street parking shall be permitted with a minimum parking stall of ten (10) feet by twenty-two (22) feet. All parking will comply with the Seminole County Land Development Code Sec. 30.11.3.	Info Only
38.	Planning and Development Annie Sillaway	<p>The PD must provide a minimum of twenty-five (25) percent common usable open space. The minimum overall required open space is 27.53 acres.</p> <p>An open space bank will be established at the time of the first phase of development and will be included in the Developer's Commitment Agreement. Based on the Phase 1 DCA for Tract 2 multi-family portion of the development the open space is as follows:</p> <p>Gross Site Area for Entire PD: 110.13 acres, Required Open Space for Entire PD: 110.13 x 0.25= 27.53,</p> <p>Gross Site Area for Multi-family Phase 1 Tract 2 (Lot 2A) = 16.63 acres, Open Space required: 4.15 acres, Open Space Provided*: 7.75 acres.</p> <p>*Open Space provided from Retention Pond, Landscape Buffers and Open Area and Clubhouse/Pool/Amenity Center. Open Space may be shared between Tracts throughout the project if pedestrian connectivity via walkways, bikeways, and trails, are provided to create common usable open space.</p>	Info Only
39.	Planning and Development Annie Sillaway	Outdoor Lighting will comply with the Seminole County Land Development Code and exterior lighting shall promote Dark Sky Lighting practices.	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
42.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
43.	Public Safety -	"All the following items shall be acknowledged and	Info Only

	Fire Marshal Matthew Maywald	added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
44.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Lake Jesup drainage basin.	Info Only
45.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. The north-eastern corner of the site has poorly drained hydric soils.	Info Only
46.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge and volume for the 25-year,24-hour storm event.	Info Only
47.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
48.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to wetland that is associated with the Six Mile Creek.	Info Only
49.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
50.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only

51.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
52.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
53.	Public Works - Engineering Andrew Broxton	The property is adjacent to Reagan Center Ln which is classified as a local road. Reagan Center Ln is currently scheduled to be improved according to the PD for Reagan Center. Access for the future use parcel, will need to conform with the proposed development to the south access. The proposed driveway connection off of Reagan Center Ln will have to be evaluated to ensure appropriate spacing and queueing from US Hwy 17-92.	Info Only
54.	Public Works - Engineering Andrew Broxton	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
55.	Public Works - Engineering Andrew Broxton	Use of the preexisting middle access immediately north of the bus stop is not approved by the PD and would not be allowed.	Info Only
56.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required if the new net external trip generation is more than 50 Peak Hour Trips.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-665-5716 aperez@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-7334 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0408

Title:

MAT COAST PROPERTIES - PRE-APPLICATION

Project Number: 26-80000047

Project Description: Proposed Land Use Amendment from COM to LDR and Rezone from C-1 to R-1 for one lot on 0.17 acres located on the east side of Broadway, north of E SR 46

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

Parcel ID: 33-19-31-507-0000-1670

BCC District: 5-Herr

Applicant: Luis Velez (407) 963-2830

Consultant: N/A



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

PROJ. #: 26-80000047

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 2471 Broadway - MAT COAST Properties
 PARCEL ID #(S): 33-19-31-507-0000-1670
 TOTAL ACREAGE: 0.17 BCC DISTRICT: 5: dler
 ZONING: C1 FUTURE LAND USE: RI Com

APPLICANT

NAME: Luis Velez COMPANY: MAT COAST Properties LLC
 ADDRESS: 2471 Broadway
 CITY: Sanford STATE: FL ZIP: 32721
 PHONE: 407-963-2830 EMAIL: [REDACTED]

CONSULTANT

NAME: N/A COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

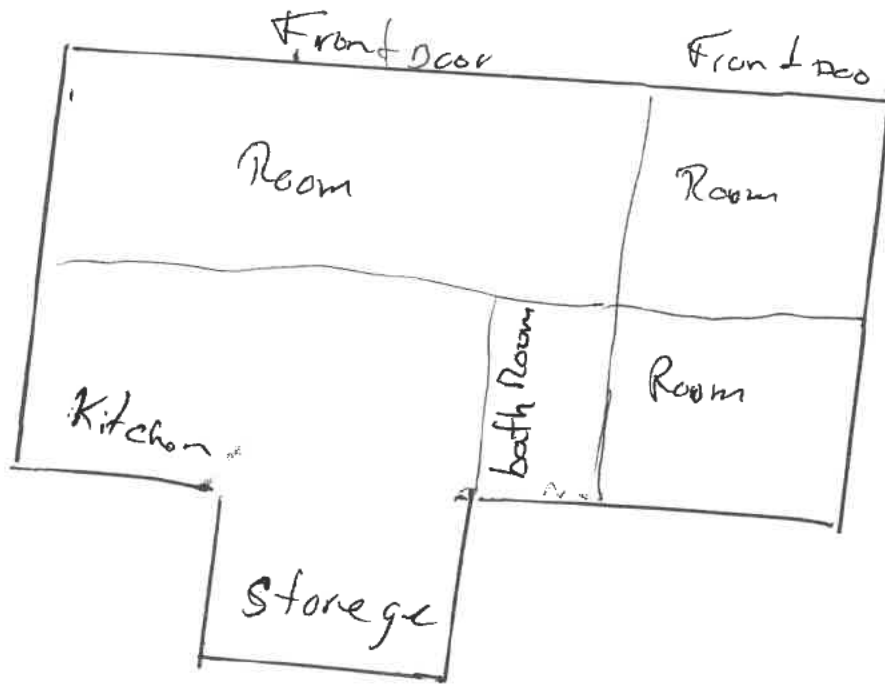
PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
 Description of proposed development: convert to a residential use.
Rezone C1 to RI

STAFF USE ONLY

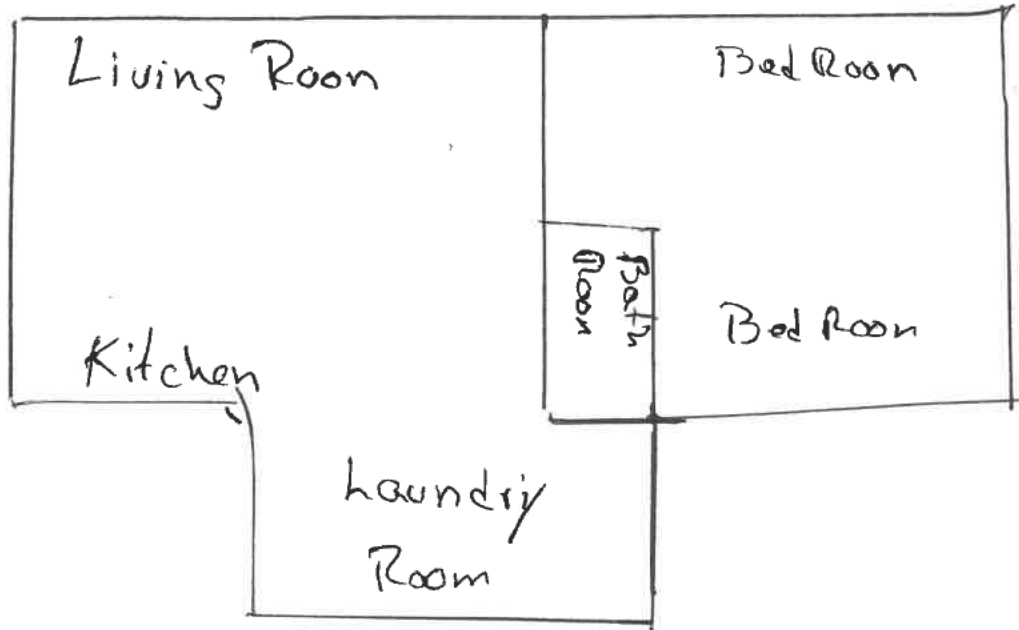
COMMENTS DUE: 5/1 COM DOC DUE: 5/7 DRC MEETING: 5/13
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: C-1 FLU: Com LOCATION: on the east side of Broadway, north of E SR 46
 W/S: Midway CANAAN BCC: 5: dler

2471 Broadway Sanford



EXISTING site Plan

2471 Broadway Sanford



PROPOSED SITE PLAN

DATE: 4/21/26

By: Luis Velez

Property Record Card



Parcel: **33-19-31-507-0000-1670**
 Property Address: **2471 BROADWAY SANFORD, FL 32771**
 Owners: **MAT COAST PROPERTIES LLC**
 2026 Market Value \$151,445 Assessed Value \$144,643 Taxable Value \$144,643
 2025 Tax Bill \$1,860.85 Tax Savings with Non-Hx Cap \$99.80
 Restaurant property w/1st Building size of 780 SF and a lot size of 0.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-19-31-507-0000-1670
Property Address	2471 BROADWAY SANFORD, FL 32771
Mailing Address	PO BOX 621095 OVIEDO, FL 32762-1095
Subdivision	PACKARDS 1ST ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	21:Restaurant
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$102,545	\$94,433
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$48,900	\$48,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$151,445	\$143,333
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$6,802	\$11,839
P&G Adjustment	\$0	\$0
Assessed Value	\$144,643	\$131,494

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,960.65
Tax Bill Amount	\$1,860.85
Tax Savings with Exemptions	\$99.80

Owner(s)

Name - Ownership Type
MAT COAST PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 1/2 OF LOT 167 + ALL LOT 168 J O PACKARDS
1ST ADD TO MIDWAY PB 2 PG 104

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$144,643	\$0	\$144,643
Schools	\$151,445	\$0	\$151,445
FIRE	\$144,643	\$0	\$144,643
ROAD DISTRICT	\$144,643	\$0	\$144,643
SJWM(Saint Johns Water Management)	\$144,643	\$0	\$144,643

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/29/2023	\$160,000	10559/1427	Improved	Yes
WARRANTY DEED	11/16/2021	\$125,000	10147/0516	Improved	No
WARRANTY DEED	10/15/2020	\$85,000	09734/1336	Improved	Yes
WARRANTY DEED	7/1/2007	\$100	06749/1664	Improved	No

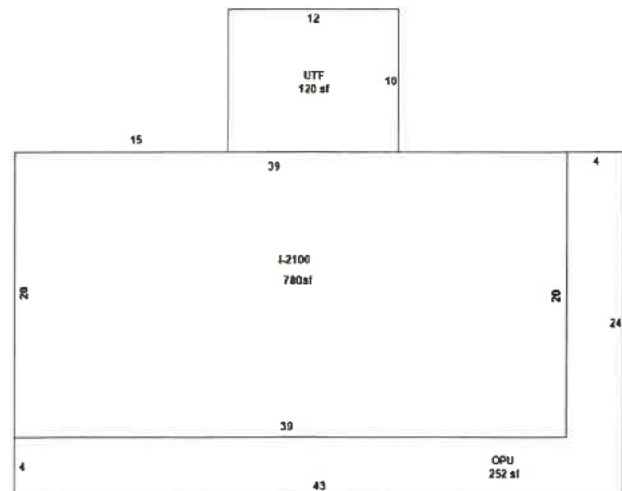
Land

Units	Rate	Assessed	Market
6,000 SF	\$8.15/SF	\$48,900	\$48,900

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1970/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	780
Total Area (ft ²)	
Construction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$143,420
Assessed	\$102,545

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH UNFINISHED	252
UTILITY FINISHED	120

Permits				
Permit #	Description	Value	CO Date	Permit Date
13794	2471 BROADWAY : REROOF COMMERCIAL-Concrete blocks [PACKARDS 1ST ADD TO MIDWA]	\$14,600		9/20/2024
03486	2471 BROADWAY : FENCE/WALL COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA]	\$25,000		3/18/2024
04828	3 EXIT LIGHTS; PAD PER PERMIT 2471 BROADWAY	\$105		6/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed

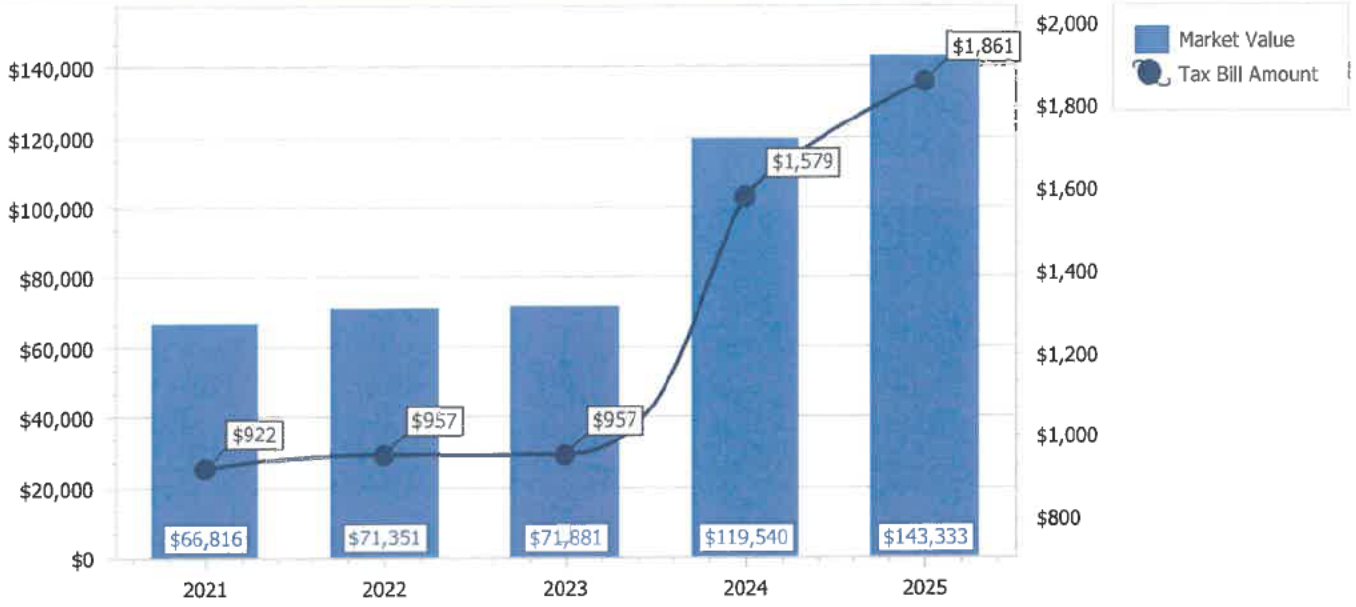
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 4/21/2026 11:49:11 AM
Project: 26-80000047
Credit Card Number: 43*****9364
Authorization Number: 188733
Transaction Number: 210426O2D-F48C1D13-D35A-470B-B712-7E1A76077D09
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	MAT COAST PROPERTIES - PRE-APPLICATION	PROJ #: 26-80000047
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/21/26	
RELATED NAMES:	EP LUIS VELEZ	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	33-19-31-507-0000-1670	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FROM COM TO LDR AND REZONE FROM C-1 TO R-1 FOR ONE LOT ON 0.17 ACRES LOCATED ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
NO OF ACRES	0.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE EAST SIDE OF BROADWAY, NORTH OF E SR 46	
FUTURE LAND USE-	COM	
SEWER UTILITY	MIDWAY CANAAN UTILITIES	
WATER UTILITY	MIDWAY CANAAN UTILITIES	
APPLICANT:	CONSULTANT:	
LUIS VELEZ MAT COAST PROPERTIES 2471 BROADWAY SANFORD FL 32771 (407) 963-2830 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

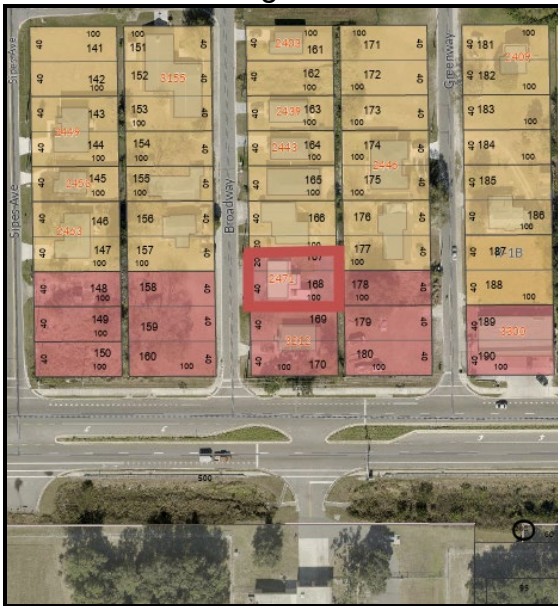
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

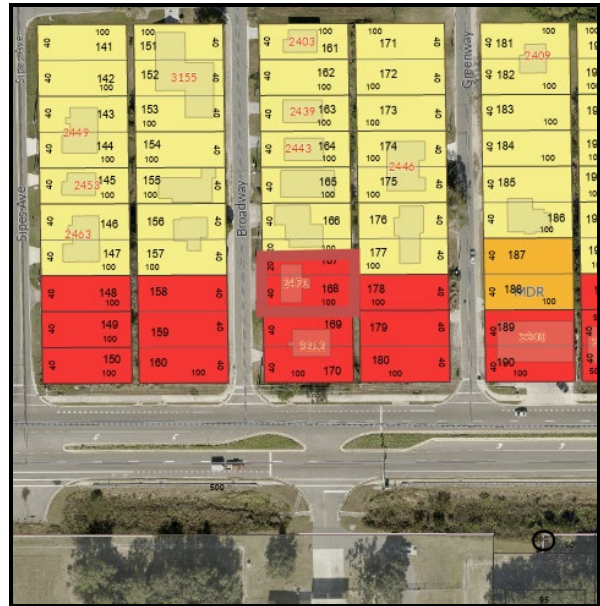
- Site currently is zoned C-1 and has a Future Land Use of COM. A proposed single-family dwelling is not consistent with the zoning and FLU. A Rezone to **R-1B** and **Future Land Use Amendment to MDR** will be required to meet the minimum lot size and requirements for the zoning district with the existing lot configuration.
- Gravel and paving must be removed from front yard. A permit to install a residential driveway will be required.

PROJECT AREA ZONING AND AERIAL MAPS

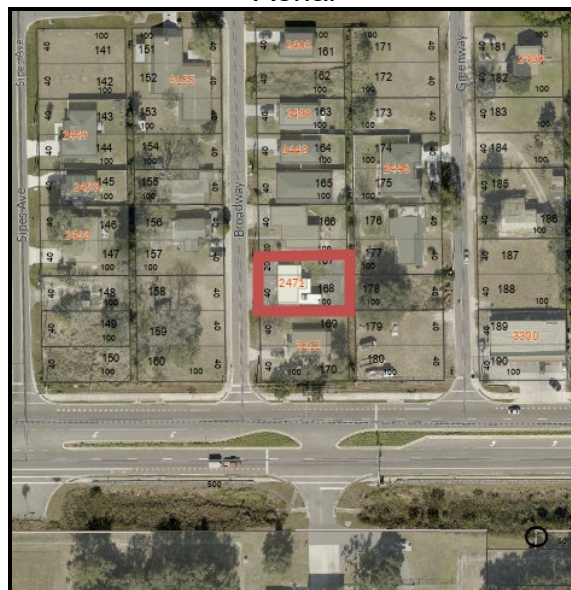
Zoning: C-1



Future Land Use: COM



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No buffers required based on proposal of a single family home.	Info Only
2.	Building Division	- This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure.	Info Only
3.	Building Division	- Standard building permitting will apply.	Info Only
4.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- Any necessary or proposed modifications must be properly permitted.	Info Only
6.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Comprehensive Planning	Site is located in the Sanford JPA area. <i>Site will require communication with City of Sanford</i> per the Joint Planning Agreement and may receive comments from the City as needed.	Info Only
8.	Comprehensive Planning	Site is located in the Airport Avigation Easement, Airport Accident Potential Hazard Area and the Airport Noise Contour between the 60-65 DNL noise level area.	Info Only
9.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only

10.	Comprehensive Planning	<p>Site has a Future Land Use of COM as per Policy FLU 5.3.3 Commercial allows the following uses:</p> <p>Uses</p> <p>A Neighborhood convenience store;</p> <p>B Community, regional and subregional shopping centers;</p> <p>C Colleges, universities, business and technical schools;</p> <p>D Retail sales, restaurants and commercial services;</p> <p>E Highway oriented businesses and outdoor advertising;</p> <p>F Amusement and commercial recreation within an enclosed building;</p> <p>G Adult and child care facilities, including evening and night facilities ;</p> <p>H Public and private elementary schools, middle schools, and high schools;</p> <p>I Hotels and motels; and</p> <p>J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. The proposed use of residential home is not consistent with the COM FLU and will require a Future Land Use Amendment to MDR.</p>	Info Only
11.	Comprehensive Planning	Medium Density Residential (MDR) Future Land Use (FLU) allows for a maximum density of 10 dwelling units per net buildable acre, or 12 dwelling units with affordable housing per policy HSG 3.3.	Info Only
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Midway Canaan Utilities to service it. No review required.	Info Only
13.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
14.	Planning and Development	<p>SETBACKS: The setbacks for the R-1B zoning district are: 20ft Front Yard, 25ft Rear yard, 7.5ft Side Yard, 15ft Side Street.</p> <p>The minimum lot size is 6,700sq ft and the width at building line must be 60ft or greater.</p>	Info Only

		The minimum house size is 450sq ft.	
15.	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Rezone and Future Land Use Amendment. A potential zoning and FLU for the site are R-1B zoning and a Future Land Use of MDR. Setbacks and all required site modifications will need to meet the standards of these districts.	Info Only
16.	Planning and Development	Site currently has a zoning of C-1 and a Future Land Use of COM.	
17.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
18.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
19.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
20.	Planning and Development	Community Meeting Procedures Section 30.49. – 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.	Info Only

		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).	
21.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit).	Info Only
22.	Public Safety - Fire Marshal	Change of use will require building permits through SC building department.	Info Only
23.	Public Works - Engineering	Gravel and paving must be removed from front yard. A permit to install a residential driveway will be required.	Info Only
24.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 8, 2026, in order to place you on the Wednesday, May 13, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0409

Title:

125 MONROE RD - PRE-APPLICATION

Project Number: 26-80000048

Project Description: Proposed Special Exception for grocery store and smoke shop on 0.26 acres in the C-1 zoning district located on the northeast corner of Monroe Rd and W 1st St

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

Parcel ID: 28-19-30-503-0000-0110

BCC District: 5-Herr

Applicant: Jyothy Venugopal (321) 578-0900

Consultant: N/A



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

PROJ. #: **26-80000048**
 RECEIVED AND PAID 04/22/2026
 PM Hilary

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <i>Questions before buying a property - pls see attached letter</i>	
PARCEL ID #(S): <i>28-19-30-503-0000-0110</i>	
TOTAL ACREAGE: <i>0.26 AC</i>	BCC DISTRICT: <i>Seminole</i>
ZONING: <i>C1</i>	FUTURE LAND USE: <i>Indian grocery store</i>

APPLICANT

NAME: <i>Jyothy Venugopal</i>	COMPANY: <i>N/A</i>
ADDRESS: <i>1708 Olamash Ct</i>	
CITY: <i>Sanford</i>	STATE: <i>FL</i> ZIP: <i>32771</i>
PHONE: <i>321 578 0900</i>	EMAIL: [REDACTED]

CONSULTANT

N/A

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <i>Please see the attached letter with questions before buying a commercial property</i>				

STAFF USE ONLY

COMMENTS DUE: <i>05/01</i>	COM DOC DUE: <i>05/07</i>	DRC MEETING: <i>05/13/2026</i>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <i>C-1</i>	FLU: <i>HIPTI</i>	LOCATION: <i>on the northeast corner of Monroe Rd and W 1st St</i>
W/S: <i>SEMINOLE/SANFORD</i>	BCC: <i>5: HERR</i>	

Dear Planning and Development Division,

My name is Jyothy Venugopal, and my number is 321-578-0900. The letter is regarding my interest in a commercial building, 125 Monroe Rd, Sanford, FL, 32771. I have some questions regarding this building because I am interested in buying this property. However, before buying this building, I would like to have some questions answered and would like to submit a pre-application.

My questions are:

- The plan for the primary business for this building is an Indian grocery store, is that allowed?
- The building has two different rooms with each own entrances. Is it possible for a second business to be started in the future of the other section of the building? And, the second business might be a liquor store or a smoke shop, is that allowed?
- Due to the building being old, how do I know if the parking spots, bathrooms, and anything to do with the property is up to the city codes and standards before I invest money into this property?
- In the future, what is the procedure for adding a drive thru to the building?
- What is the procedure to add extra parking spaces around the building?
- Are there any other building code restrictions that I need to be aware of before purchasing this building?

Having these questions will be very beneficial and appreciated. Thank you.

Sincerely,

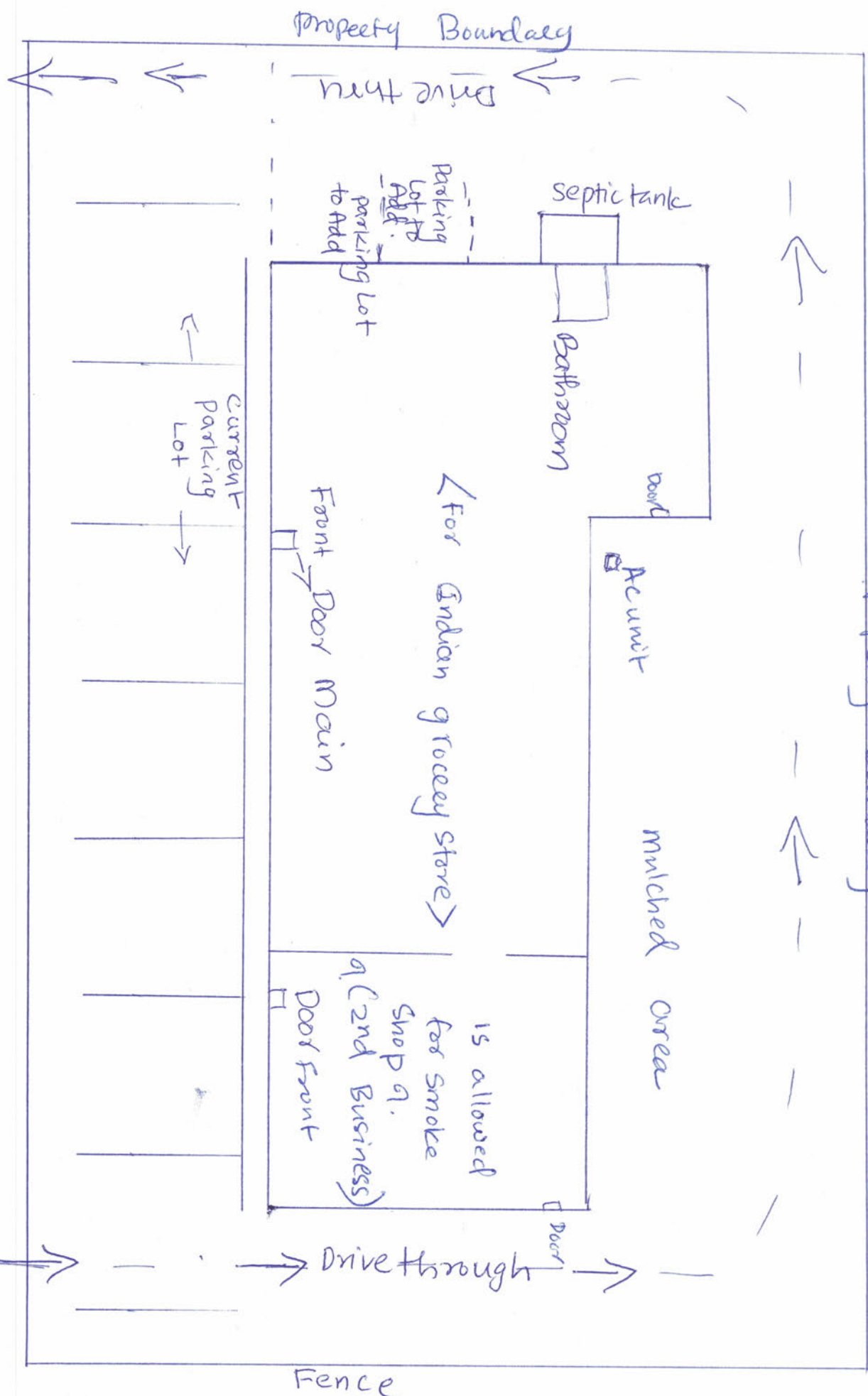
Jyothy Venugopal

Jyothy
4/22/26

Site Sketch of Proposal

Address
125 Monroe Road, Sanford, FL-32771

Property Boundary



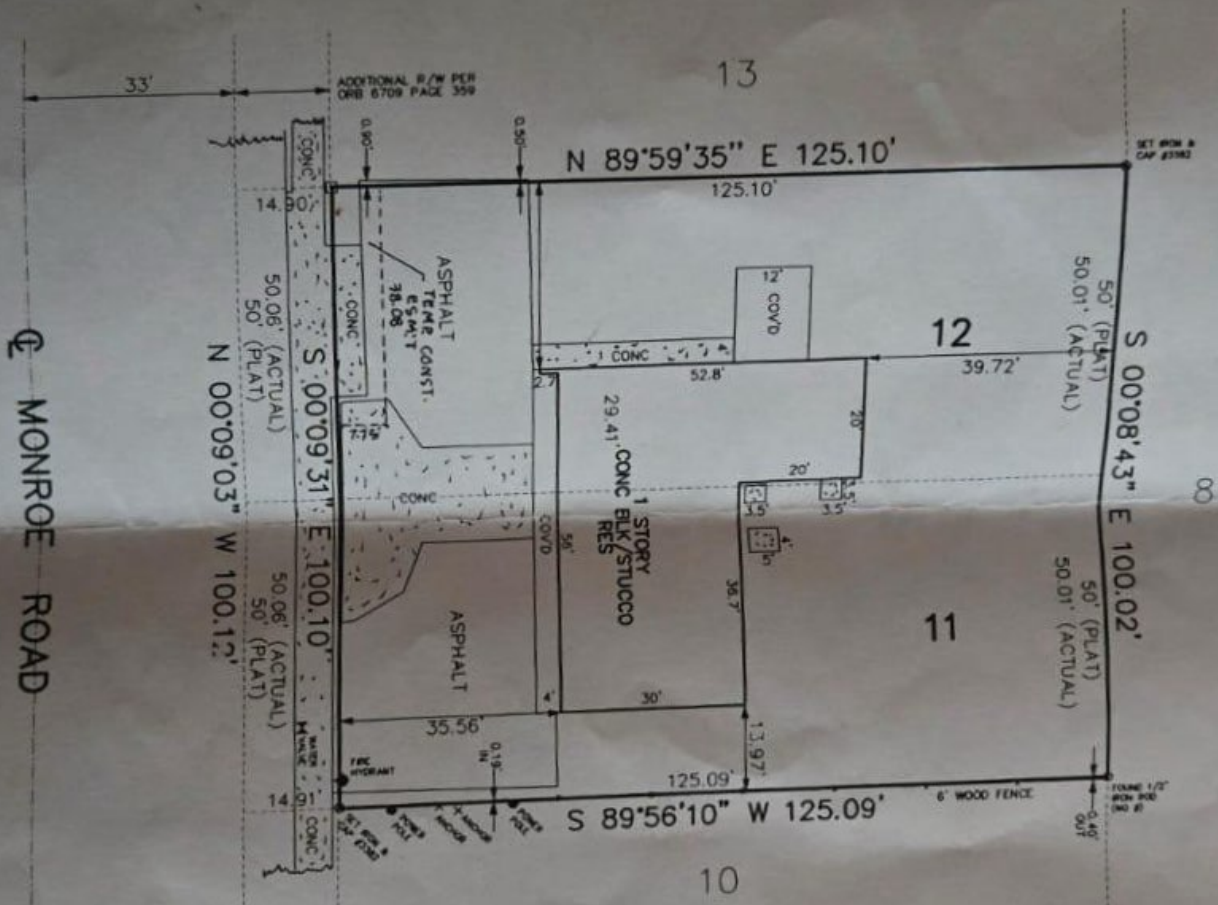
Monroe Road

PLAT OF "BOUNDARY" SURVEY

for
 JOSEPH W. & DONIELLE DEITZ and GEORGE W. & SUSAN B. TASHJIAN
 Legal Description

Lots 11 and 12, A. J. PETERSON SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 10, Page 60, of the Public Records of Seminole County, Florida; LESS AND EXCEPT that parcel taken by Order of Taking recorded May 30, 2007, in Official Records Book 6709, Page 359, Public Records of Seminole County, Florida.

SCALE AS NOTED



SCALE: 1" = 30'

SURVEY NOTES:

- 1) The street address of the above-described property is 125 Monroe Road.
- 2) The structure on the above-described property lies in a Flood Zone X.

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 427.027 of the Florida Statutes.

<p>REVISIONS:</p>	<p><i>R. Blair Kitner</i> KITNER SURVEYING, INC. R. BLAIR KITNER - P.L.S. NO. 3382 Post Office Box 923, Sanford, FL 32772-0823 (407) 322-2000</p>	<p>CERTIFIED CORRECT TO:</p> <p>WINSTON SINGH GEORGE W. & SUSAN B. TASHJIAN JOSEPH W. & DONIELLE DEITZ HUTCHISON, MAMELE & COOVER, P.A. COMMONWEALTH LAND TITLE INSURANCE CO.</p>
<p>PROJECT NO: 10-61</p>	<p>SURVEY DATE: 17 MARCH 2010</p>	<p>214</p>

Property Record CardA



Parcel: **28-19-30-503-0000-0110**
 Property Address: **125 MONROE RD SANFORD, FL 32771**
 Owners: **SINGH, WINSTON**
 2026 Market Value \$241,471 Assessed Value \$138,145 Taxable Value \$138,145
 2025 Tax Bill \$2,133.90 Tax Savings with Non-Hx Cap \$668.12
 Stores General-One Story property w/1st Building size of 1,710 SF and a lot size of 0.29 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	28-19-30-503-0000-0110
Property Address	
Mailing Address	2809 WALDENS POND CV LONGWOOD, FL 32779-7037
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$111,057	\$98,637
Depreciated Other Features	\$4,824	\$2,592
Land Value (Market)	\$125,590	\$103,612
Land Value Agriculture	\$0	\$0
Just/Market Value	\$241,471	\$204,841
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$103,326	\$79,255
P&G Adjustment	\$0	\$0
Assessed Value	\$138,145	\$125,586

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,802.02
Tax Bill Amount	\$2,133.90
Tax Savings with Exemptions	\$668.12

Owner(s)A

Name - Ownership Type
 SINGH, WINSTON

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOTS 11 & 12 (LESS RD)
 A J PETERSON SUBD
 PB 10 PG 60

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$138,145	\$0	\$138,145
FIRE	\$138,145	\$0	\$138,145
SJWM(Saint Johns Water Management)	\$138,145	\$0	\$138,145

SalesA

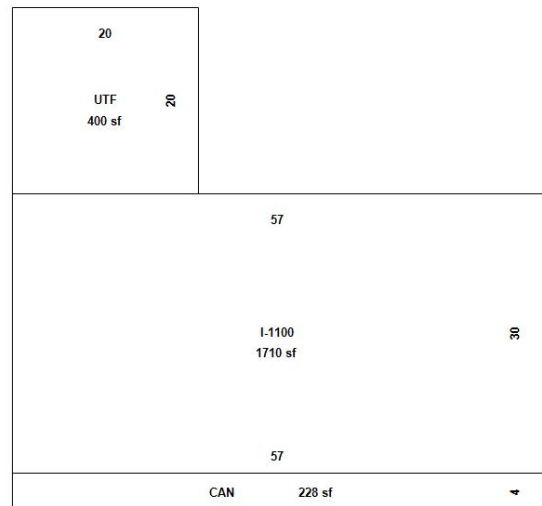
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/1989	\$30,000	02069/1618	Improved	No

LandA

Units	Rate	Assessed	Market
12,559 SF	\$10/SF	\$125,590	\$125,590

Building InformationA

#	1
Use	MASONRY PILASTER
Year Built*	1960/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1710
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$182,810
Assessed	\$111,057



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
CANOPY	228

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08792	REROOF	\$9,400		8/26/2008

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	2400	\$8,040	\$4,824

ZoningA

Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

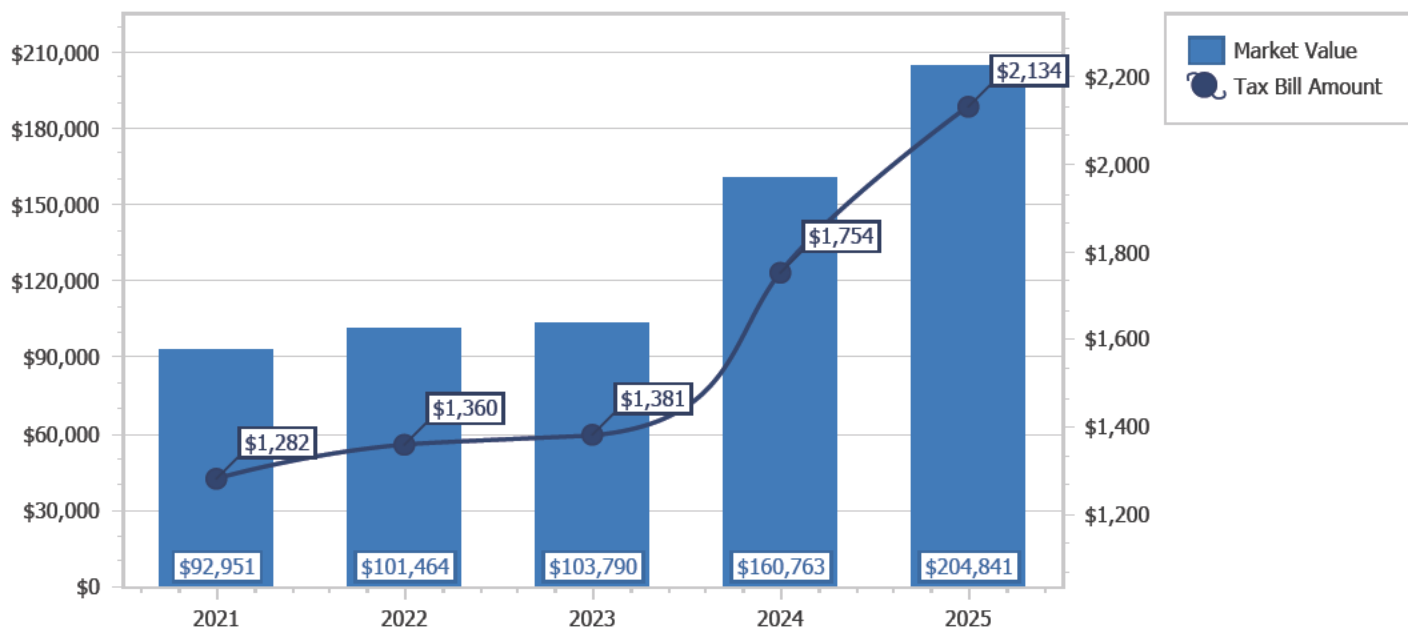
Political RepresentationA

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

UtilitiesA

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

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 4/22/2026 11:24:19 AM
Project: 26-80000048
Credit Card Number: 60*****3377
Authorization Number: 02221P
Transaction Number: 220426C1A-E3911BDC-EE9D-4F40-836C-0CF118F214DE
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	125 MONROE RD - PRE-APPLICATION	PROJ #: 26-8000048
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/22/26	
RELATED NAMES:	EP JYOTHY VENUGOPAL	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	28-19-30-503-0000-0110	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR GROCERY STORE AND SMOKE SHOP ON 0.26 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF MONROE RD AND W 1ST ST	
NO OF ACRES	0.26	
BCC DISTRICT	5-HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE NORTHEAST CORNER OF MONROE RD AND W 1ST ST	
FUTURE LAND USE	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JYOTHY VENUGOPAL 1708 OLAMARSH CT SANFORD FL 32771 (321) 578-0900	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is in the C-1 (Retail Commercial) zoning district.
- The property's Future Land Use is designated as Higher Intensity Planned Development - Target Industry, and it is located within the North I-4 High Industry and Urban Center & Corridor Overlay. Since the site falls within the Urban Center & Corridor Overlay, uses such as a grocery store and smoke shop are not permitted.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Floor Area Ratio (FAR) 2. Height (feet) 3. Hours of Operation
3	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
4	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
5	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
6	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE
7	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4

9	Buffers and CPTED	<p>Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.</p>
10	Building Division	<p>- To address the questions noted on your application from the Building Department side, please see the comments below. Other departments may provide additional requirements.</p> <ol style="list-style-type: none"> 1) An Indian grocery store is allowed by code. *See other departments for additional restrictions or requirements. 2) The mentioned occupancies are similar according to the FBC. If one side of the building is separated from the other by a wall without an opening, parts of the building will need to be brought up to code. 3) If this is the original permitted construction, the building would be regulated under the Florida Existing Building Code. Under the 2023 Florida Building Code Existing Building, the triggers for accessibility upgrades are: <ul style="list-style-type: none"> - A change of occupancy classification - A change of use - Alterations requiring permits - Additions... 4) Adding a drive-thru requires a permit and may trigger bringing other parts of the building/site into compliance with the current Florida Building Code. 5) Adding parking spaces will trigger bringing the site up to code. The site must meet all requirements of the Florida Accessibility Code. 6) Other departments may have additional restrictions or requirements. Please follow up with them for any further comments.
11	Building Division	<p>- Type of use and size of building may require fire sprinklers and fire alarms.</p>
12	Building Division	<p>-Permitting Requirements for Future Proposed Construction or Demolition- - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....</p>

13	Building Division	- All alterations will require an approved building permit prior to commencing work.
14	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.
15	Comprehensive Planning	For Target Industry Uses, please note Policy FLU 7.3.3 Target Industries: The Board of County Commissioners shall define Target Industries and the specific businesses offering high wage jobs by adopting specific recruitment and retention guidelines. A catalogue listing the specific companies that fit the profile of targeted Industries shall be continually maintained (see Exhibit FLU: Target Industry Uses). Based on this, the proposed uses of smoke shop and grocery store are not consistent with the Target Industry Uses required for HIPTI as outlined in Policy FLU 7.3.3 Target Industries and in Future Land Use Exhibit 36.
16	Comprehensive Planning	Site has a Future Land Use of HIPTI (High Intensity Planned Development - Target Industry).
17	Comprehensive Planning	Per Policy FLU 4.5.1 Higher Intensity Planned Development (HIP) General Uses and Intensities: Performance Standards and Allowable Uses: The County shall apply Performance standards through the Planned Development rezoning process to implement this Policy and its requirement that HIP development will be undertaken consistent with standards that protect the character of surrounding neighborhoods while encouraging the development of employment-based uses. Such standards address, but are not limited to, the following criteria in the Higher Intensity Planned Development future land use designation: building setbacks or build-to lines, buffers, landscaping, building heights and step-backs, access, parking, lighting, signage, and hours of operation. Buffering standards will be required in Development Orders based on the intensity of the proposed new or redevelopment use versus the intensity of the existing use to be protected, and may include those detailed in the Bufferyards provisions of the Seminole County Land Development Code, or unique landscaping and buffering standards addressing specific characteristics of surrounding neighborhoods, in order to ensure compatibility with adjacent land uses.
18	Comprehensive Planning	Per Future Land Use Element, Exhibit 9: Seminole County Future Land Use Designations and Allowable Zoning Classification for HIPTI, the DU/AC is 50; the minimum is 20 DU/AC when abutting residential density. The FAR (floor area ratio) abutting single-family residence area is 0.35 and the FAR all other areas is 1.5.
19	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.

20	Comprehensive Planning	Site is located in North I-4 Corridor HIP-TI Area. Please note Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: To maintain adequate lands for target industry in close proximity to and high visibility from major interchanges, the HIPTI area comprises: - Commercial uses located adjacent to the Seminole Towne Center Mall, at major roadway intersections, which are defined as collector and arterial intersections, or as an accessory use or a use supportive of the Target Industry and which is located either within a principal office structure or on-site within walking distance of the Target Industry and occupying a lesser square footage than the Target Industry; - Infill commercial uses on parcels less than one acre along major collector and arterial roads, when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development; and Additional uses for HIPTI are listed in Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards; however, since this site is located in the Urban Centers and Corridors overlay, this would not apply per Policy FLU 4.5.3(6): "In addition, for those parcels located east of I-4 and north of State Road 46, and not included within a mile radius of the SunRail station and not within the Urban Centers and Corridors Overlay District." The proposed use is not consistent with the HIPTI FLU, North I-4 Corridor Overlay or the Urban Centers and Corridors overlay.
22	Environmental Services	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands.
23	Environmental Services	This development is not within Seminole County's sanitary sewer service area. Please coordinate with the City of Sanford to service this development.
24	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
25	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.
26	Environmental Services	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.

27	City of Sanford	On behalf of the City of Sanford Pretreatment Program: If the facility converts from septic to sewers, and if there will be any type of cooking/beverage prep and/or catering/warming onsite, an appropriately sized grease interceptor(s) will be required. Include grease interceptor capacity calculation on any submitted plans and if the PDI sizing method will be used, please utilize a one minute drain time. Grease interceptor(s) must be accessible for inspection/cleaning at all times and can't be situated in parking spaces or the drive thru. This also includes minimizing landscaping around manholes. A two way cleanout must be included before/after each grease interceptor(s). Include City grease interceptor spec on plans. All fixtures that have the potential to be impacted by oils/greases including sinks, floor drains, dishwashers, mop sinks, hand sinks (outside of restrooms) bar sinks etc. are required to connect the grease interceptor(s). Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions.
28	Planning and Development	The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is in the C-1 (Retail Commercial) zoning district.
29	Planning and Development	The property's Future Land Use is designated as Higher Intensity Planned Development - Target Industry, and it is located within the North I-4 High Industry and Urban Center & Corridor Overlay. Since the site falls within the Urban Center & Corridor Overlay, uses such as a grocery store and smoke shop are not permitted.
30	Public Safety - Fire Marshal	Change of use and building alterations shall require appropriate building permits.
31	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
32	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
33	Public Works - Engineering	The modifications to the site mentioned (additional parking and drive-thru) will require a site plan with detailed grading, paving and drainage plans to be submitted to and approved by Seminole County Development Services.
45	Public Works - Engineering	The area of the site has known drainage issues. Addition of any impervious surface will require a detailed drainage plan to bring drainage system to current county regulations; and retain water quality and volume of discharge.
47	Public Works - Impact Analysis	No Review Required.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Maliha Rahman (407) 665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Andrew Broxton (407) 665-7334 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 8, 2026, in order to place you on the Wednesday, May 13, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0410

Title:

BUSINESS OFFICE - PRE-APPLICATION

Project Number: 26-80000049

Project Description: Proposed Special Exception for office use on 0.32 acres in the RP zoning district located on the west side of Old Howell Branch Rd, north of Aloma Ave

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

Parcel ID: 35-21-30-300-0330-0000

BCC District: 1-Dallari

Applicant: Robert Kyle (407) 924-3244

Consultant: N/A



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

PROJ. #: ~~26-27000045~~
 26-80000049
 RECEIVED 04/23/2026

PM: Kaitlyn

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	Business office located at 5150 Old Howell Branch Rd Winter Park FL		
PARCEL ID #(S):	35-21-30-300-0330-0000		32-792
TOTAL ACREAGE:	.32	BCC DISTRICT:	1
ZONING:	R.P.	FUTURE LAND USE:	MDR

APPLICANT

NAME:	Robert Kyle	COMPANY:	Launchpad67
ADDRESS:	3185 Ash Parks Loop		
CITY:	Winter Park	STATE:	FL
PHONE:	407-924-3244	ZIP:	32792
		EMAIL:	[REDACTED]

CONSULTANT

NAME:	N/A	COMPANY:	
ADDRESS:			
CITY:		STATE:	
PHONE:		ZIP:	
		EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: *Would like to use the property as a home office for my business. Only employees would be on-site. It will not be open to the public or do any commerce.*

STAFF USE ONLY

COMMENTS DUE:	5/1	COM DOC DUE:	5/7	DRC MEETING:	5/13
<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:	Agenda: 5/8			
ZONING:	RP	FLU:	MDR	LOCATION: on the west side of Old Howell Branch Rd, 230 north of Aloma Ave	
W/S:	Seminole County	BCC:	1: Dallari		

Narrative for my desired Special Exception for 5150 Old Howell Branch Road:

I am the Operator of two Chick-fil-A restaurants, one in Winter Springs and one in Winter Park. I am adding a playground to my Winter Springs location, which will replace our current meeting and storage space.

5150 Old Howell Branch Road is almost half-way between my restaurants, so it is convenient to both. We would have small leadership meetings, training and orientations for new team members there. All of these would be attended by, at most, 10 or less team members.

This property will not be open to the public and we will do no commerce out to the building. We are investing in fresh paint, shutters and landscaping to make the property much more attractive for our team and the community.

I am requesting a special exception to use this property for an office and not for residential.

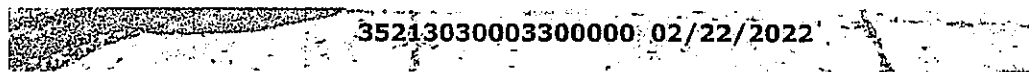
If additional information is needed, I can be reached at 407-924-3244

Robert Kyle

Images for Parcel #35-21-30-300-0330-0000



Street View - View in New Window



Property Record Card



Parcel: **35-21-30-300-0330-0000**
 Property Address: **5150 OLD HOWELL BRANCH RD WINTER PARK, FL 32792**
 Owners: **LAUNCHPAD67 LLC**
 2026 Market Value \$426,160 Assessed Value \$331,350 Taxable Value \$331,350
 2025 Tax Bill \$4,737.05 Tax Savings with Non-Hx Cap \$990.22
 Mixed Commercial/Residential property w/1st Building size of 2,108 SF and a lot size of 0.32 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0330-0000
Property Address	5150 OLD HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	3185 ASH PARK LOOP WINTER PARK, FL 32792
Subdivision	
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$235,302	\$233,366
Depreciated Other Features	\$14,458	\$8,925
Land Value (Market)	\$176,400	\$176,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$426,160	\$418,691
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$94,810	\$117,464
P&G Adjustment	\$0	\$0
Assessed Value	\$331,350	\$301,227

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,727.27
Tax Bill Amount	\$4,737.05
Tax Savings with Exemptions	\$990.22

Owner(s)

Name - Ownership Type
 LAUNCHPAD67 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 30E
 BEG 30.38 FT W OF NE COR
 OF S 3/4 OF SW 1/4 OF SE
 1/4 RUN W 150 FT S 110.69
 FT E 150 FT N 110.67 FT TO
 BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$331,350	\$0	\$331,350
Schools	\$426,160	\$0	\$426,160
FIRE	\$331,350	\$0	\$331,350
ROAD DISTRICT	\$331,350	\$0	\$331,350
SJWM(Saint Johns Water Management)	\$331,350	\$0	\$331,350

Sales

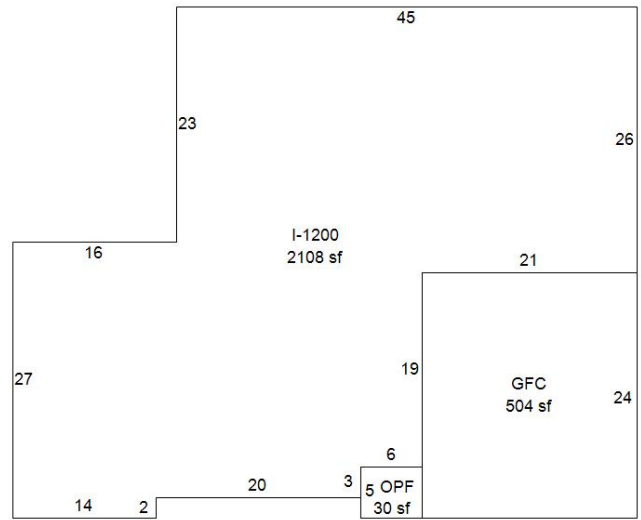
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/9/2026	\$610,000	11018/1385	Improved	No
WARRANTY DEED	11/22/2019	\$360,000	09489/0147	Improved	Yes
WARRANTY DEED	4/1/2001	\$100	04066/1663	Improved	No
WARRANTY DEED	8/1/1996	\$150,000	03116/1616	Improved	No
ADMINISTRATIVE DEED	3/1/1993	\$100	02556/1646	Improved	No
PROBATE RECORDS	10/1/1992	\$100	02492/0390	Improved	No

Land

Units	Rate	Assessed	Market
16,800 SF	\$10.50/SF	\$176,400	\$176,400

Building Information	
#	1
Use	COMM/RES
Year Built*	1964/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2108
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$280,958
Assessed	\$235,302

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED C.B.S.	504
OPEN PORCH FINISHED	30

Permits

Permit #	Description	Value	CO Date	Permit Date
12569	REROOF	\$7,220		12/31/2014
03458	CONFERENCE ROOM, PATIO, & SCREEN ROOM; KENDALL CERAMICS LAB; PAD PER PERMIT 5150 OLD HOWELL BRANCH RD	\$35,000	9/21/1999	4/1/1999
03415	REROOF	\$3,500		5/1/1996
04918	CONVERT SFR TO DENTAL LAB	\$5,000	8/25/1994	7/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1994	2204	\$13,775	\$8,265
COMM: CARPORT	1994	800	\$6,904	\$4,142
COMM: ALUM SCREEN PORCH W/CONC FL	1999	180	\$2,520	\$1,512
PATIO CONC	1999	165	\$898	\$539

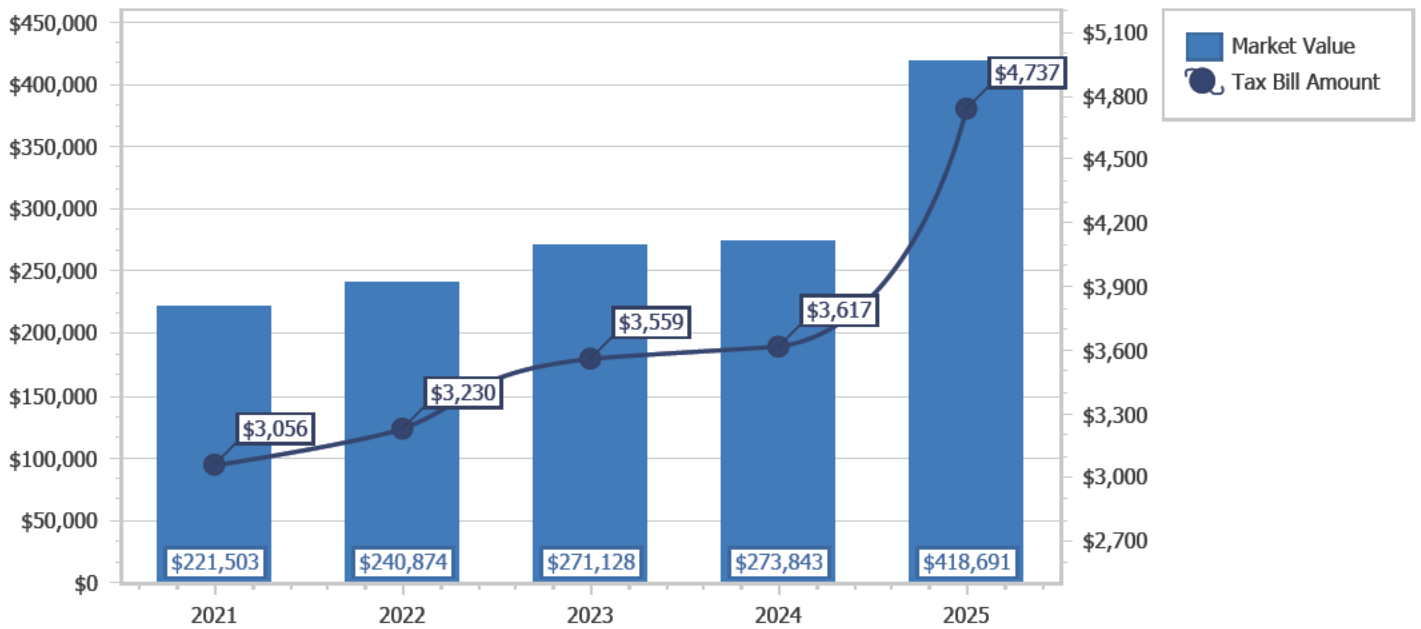
Zoning	
Zoning	RP
Description	Residential Professional
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 4/23/2026 4:56:31 PM
Project: 26-80000049
Credit Card Number: 41*****6064
Authorization Number: 95969D
Transaction Number: 230426O3A-7B93C311-EE84-4E8F-A7A4-AF202EA7292E
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	BUSINESS OFFICE - PRE-APPLICATION	PROJ #: 26-80000049
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/24/26	
RELATED NAMES:	EP ROBERT KYLE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7936	
PARCEL ID NO.:	35-21-30-300-0330-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR OFFICE USE ON 0.32 ACRES IN THE RP ZONING DISTRICT LOCATED ON THE WEST SIDE OF OLD HOWELL BRANCH RD, NORTH OF ALOMA AVE	
NO OF ACRES	0.32	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	RP	
LOCATION	ON THE WEST SIDE OF OLD HOWELL BRANCH RD, NORTH OF ALOMA AVE	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ROBERT KYLE LAUNCHPAD 67 3185 ASH PARK LOOP WINTER PARK FL 32792 (407) 924-3244 [REDACTED]	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

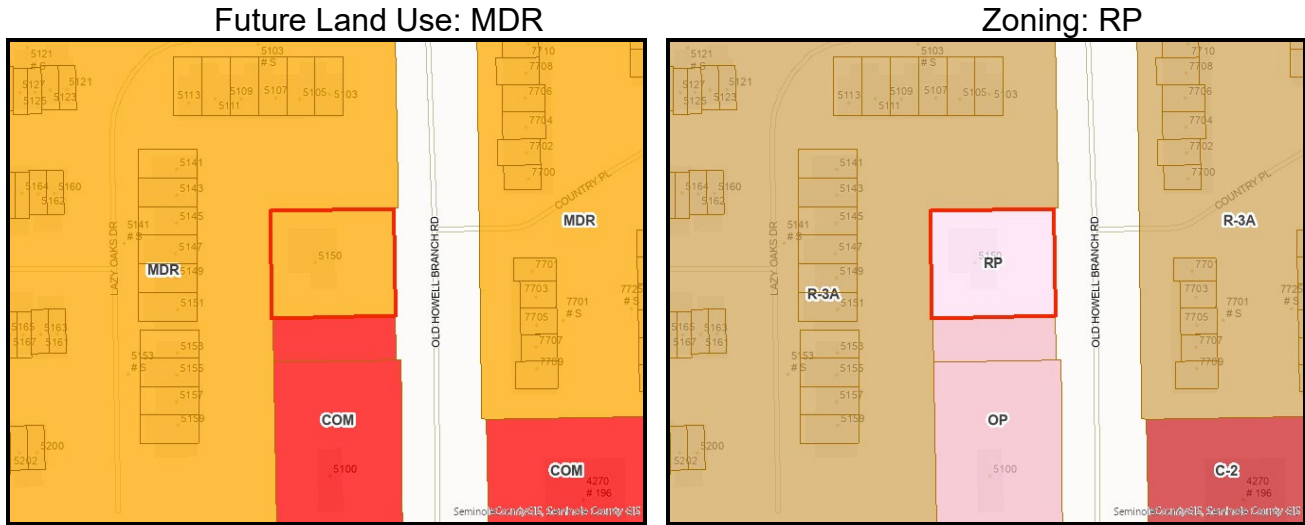
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications.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

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

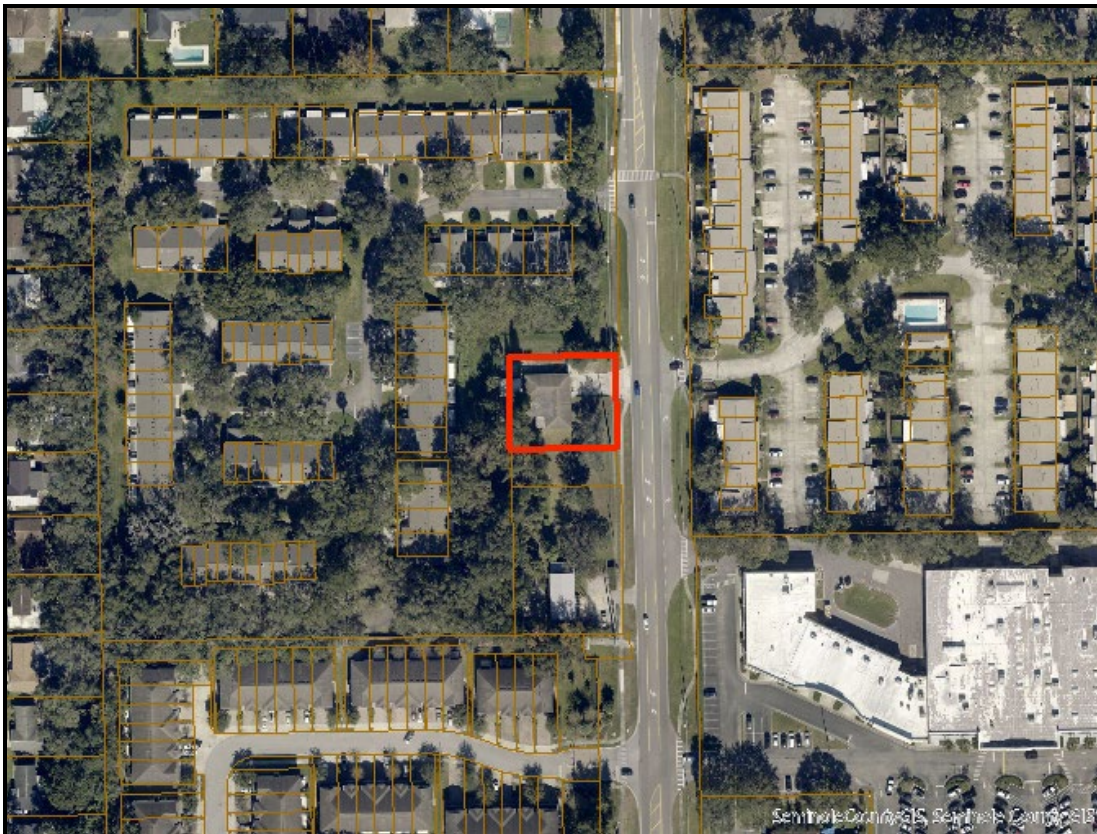
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Medium Density Residential and a zoning designation of RP (Restricted Professional).
- The proposed project will require a Site Plan application.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSU_RE	Info Only
3.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
5.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.	Info Only

6.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties and roadways will be estimated per guidelines in the code (vacant vs developed and category of road). See the link for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.7REBU</p> <p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</p>	Info Only
7.	Buffers and CPTED	For the purpose of buffer calculation, Old Howell Road is considered a collector road.	Info Only
8.	Building Division	- Any necessary or proposed modifications must be properly permitted.	Info Only
9.	Building Division	- Standard building permit will apply for future proposed construction or demolition	Info Only
10.	Comprehensive Planning	Site has a Medium Density Residential (MDR) Future Land Use. The purpose and intent of this land use designation is to provide for a range of residential uses at a maximum density of 10 dwelling units per net buildable acre and allow for the conversion of existing residential units to residential professional office uses in the Residential Professional zoning classification. This land use should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Uses - Single family detached residences,	Info Only

		patio homes, duplexes, multi-family units, mobile home parks/manufactured housing parks and factory built modular units at a maximum density of 10 dwelling units per net buildable acre; - Missing Middle housing typologies (except for live/work units), as defined in the Introduction Element at a maximum density of 10 dwelling units per net buildable acre; - Conversion of existing residential units to residential professional offices; - Public elementary schools, public middle schools, and public high schools; and - Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities and publicly owned parks and recreational areas. Based on this, the proposed use appears consistent with the MDR FLU and needs to also be compatible with the underlying zoning.	
11.	Environmental Services	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water/sewer demands are required, connections may need to be upsized to meet new demands.	Info Only
12.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a pressurized 6" PVC force main running along the east side of Old Howell Branch Rd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
13.	Environmental Services	This development does not have an existing sewer account with the county and appears to be serviced by an existing onsite septic system. This existing onsite septic system is required to be abandoned within 90 days following the connection of this development to Seminole County sewer per the requirements of Chapter 62-6.011, F.A.C. To apply for an onsite sewage treatment and disposal system (OSTDS) permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information.	Info Only
14.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only

15.	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>	Info Only
16.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
17.	Planning and Development	<p>Setbacks for the RP zoning district are as follows: Front yard- twenty-five (25) feet Side yard- ten (10) feet Rear yard- thirty (30) feet</p>	Info Only
18.	Planning and Development	<p>The proposed use is considered a Special Use in the RP (Residential Professional) Zoning District. The use of the property as a dental lab was approved via DO #94-102 on July 20, 1994. The likeness in use and lesser intensity proposed meets the intent of the approved DO. A new Site Plan will still be required.</p>	Info Only

19.	Planning and Development	<p>Required open space is twenty-five (25) percent.</p> <p>Open space shall be subject to the following provisions: 30.14.2.2 Nonresidential Open Space.</p> <p>(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.</p> <p>(b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.</p> <p>(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.</p> <p>(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p>	Info Only
20.	Planning and Development	Maximum building height is thirty-five (35) feet.	Info Only

21.	Planning and Development	Parking requirements are as follows: General Business / Retail / Office First 10,000 sq. ft.: 4 spaces / 1,000 sq. ft. Above 10,000 sq. ft.: 3 spaces / 1,000 sq. ft.	Info Only
22.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
23.	Planning and Development	The following is a link to the Site Plan application: https://www.seminolecountyfl.gov/docs/default-source/pdf/site-plan-dredge-and-or-fill-02-2025433dc637-9d6e-424a-8c21-6dc7d4f3a76e.pdf?sfvrsn=f3ca1278_3	Info Only
24.	Public Safety - Fire Marshal	Change of use from SFR to business will require appropriate building permits.	Info Only
25.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
28.	Public Works - Engineering	Based on change of use, additional parking may be required.	Info Only
29.	Public Works - Engineering	Use of the site as a commercial office will require the addition of ADA compliant parking and pedestrian access to the right of way.	Info Only
30.	Public Works - Engineering	Addition of impervious surface to the site may require on site retention and a detailed drainage plan will need to be submitted to Development Services for site plan review.	Info Only
31.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0411

Title:

ORANGE BLVD - PRE-APPLICATION

Project Number: 26-80000044

Project Description: Proposed Rezone from A-1 to C-2 for a commercial development on 7.32 acres located on the north side of SR 46, west of Orange Blvd

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

Parcel ID: 25-19-29-300-002B-0000+

BCC District: 5-Herr

Applicant: Drew Hill (407) 365-5775

Consultant: Robert Ziegenfuss (407) 271-8910



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

PROJ. #: 26-80000044
 PM: Hilary
 REC'D: 4/16/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: 5650 Orange Blvd
 PARCEL ID #(S): 25-19-29-300-002B-0000 & 25-19-29-300-0020-0000
 TOTAL ACREAGE: 7.32 +/- BCC DISTRICT: 5
 ZONING: A-1 Agricultural FUTURE LAND USE: Office & SE

APPLICANT

NAME: Drew Hill COMPANY: Hill / Gray Seven LLC
 ADDRESS: 415 S Orlando Avenue
 CITY: Winter Park STATE: FL ZIP: 32789
 PHONE: EMAIL: [REDACTED]

CONSULTANT

NAME: Robert Ziegenfuss COMPANY: Z Development Services
 ADDRESS: 1201 E Robinson Street
 CITY: Orlando STATE: FL ZIP: 32801
 PHONE: EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: _____
 Would like to rezone the parcel to C-2 in order to do a commercial development.
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 4/24 COM DOC DUE: 4/30 DRC MEETING: 5/13

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: SE/ Off LOCATION: on the north side of SR 46, west of Orange Blvd
 W/S: Seminole County BCC: 5: Herr



April 15, 2026

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

RE: Pre-application Meeting - 25-19-29-300-002B-0000 & 25-19-29-300-0020-0000

To Whom It May Concern,

We are proposing to rezone the two parcels referenced above from A-1 (Agricultural 1Ac) to C-2 (General Commercial District) in order to do a commercial development project. The project would consist of 7.32 +/- Acres, with a combination of retail and QSR buildings, with a total building area of 49,248 sf.

Please feel free to contact me for additional information or with questions.

Sincerely,

Julie Farr
PM Government Relations

**1201 E. Robinson St.
Orlando, Florida 32801**

Phone: (407) 271-8910

Providing **civil engineering** services with an emphasis on **client satisfaction**
www.zdevelopmentsservices.com

PARCEL AREA: 318,729 SF / ±7.32 AC
 JURISDICTION: SEMINOLE COUNTY
 ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
 BUILDING AREA: 49,248 SF
 F.A.R. = 49,248 / 318,729 = 0.15
 MAX. IMPERVIOUS = 75%
 PERVIOUS: 84,231 SF (26.4%)
 IMPERVIOUS: 234,498 SF (73.6%)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH, W SR 46)	25 FT	63.5 FT
SIDE (EAST, ORANGE BLVD)	0 FT	84.9 FT
SIDE (WEST, CENTER RD)	10 FT	48.7 FT
REAR (NORTH)	10 FT	174.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (SOUTH, W SR 46)	15 FT	7.0 FT MIN. (VARIES)
SIDE (EAST, ORANGE BLVD)	15 FT	14.8 FT MIN. (VARIES)
SIDE (WEST, CENTER RD)	10 FT	20.8 FT MIN. (VARIES)
REAR (NORTH)	25 FT	15.0 FT MIN. (VARIES)

LEGEND

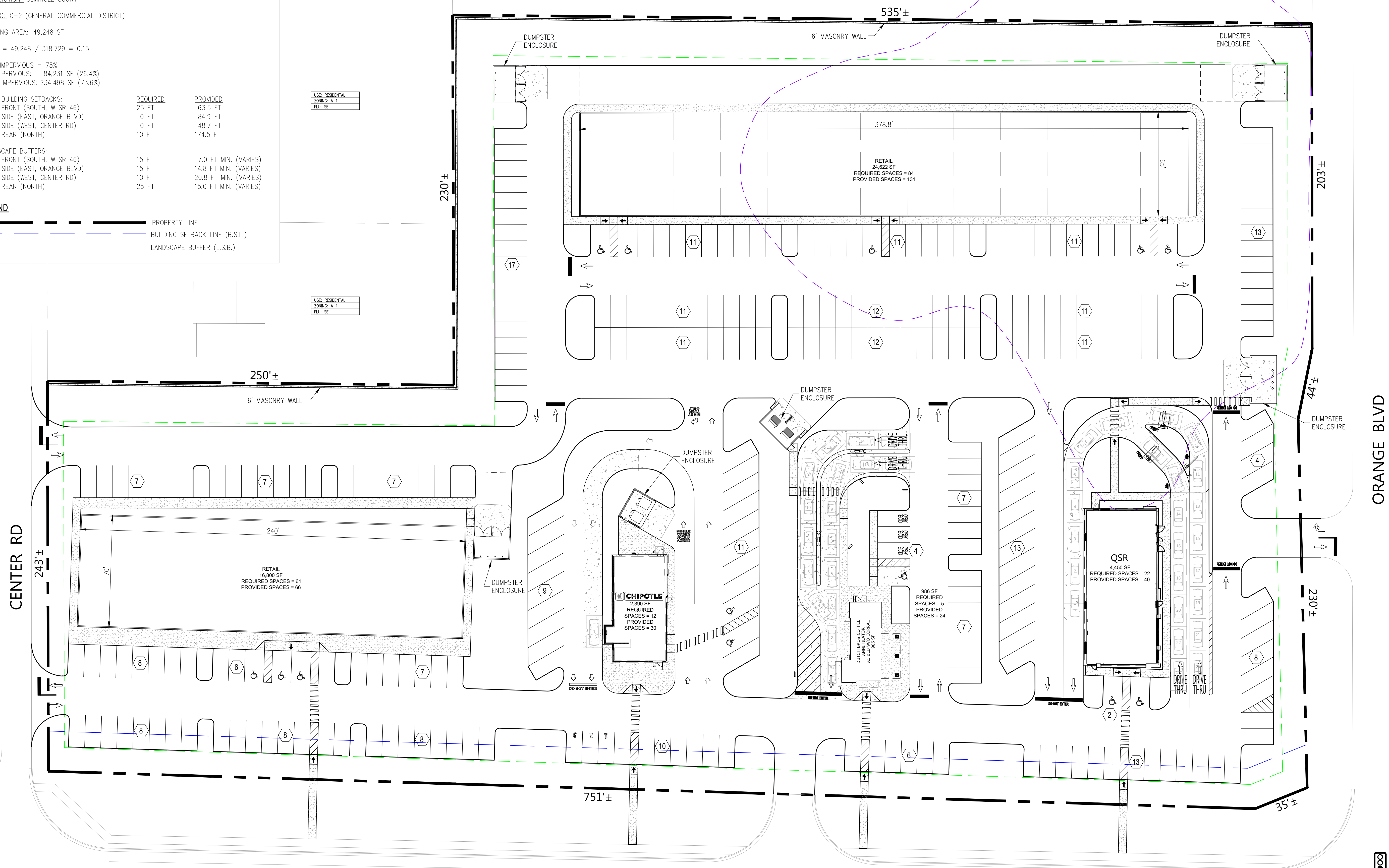
- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L.)
- LANDSCAPE BUFFER (L.S.B.)

USE: RESIDENTIAL
 ZONING: A-1
 FLU: SE

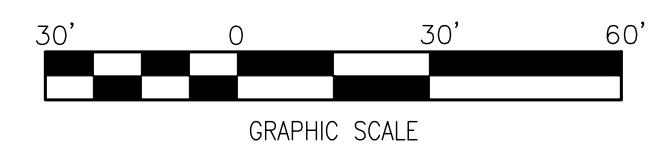
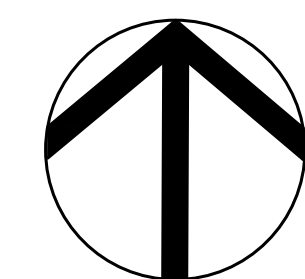
USE: RESIDENTIAL
 ZONING: A-1
 FLU: SE

USE: VAC RESIDENTIAL
 ZONING: A-1
 FLU: SE

USE: RESIDENTIAL
 ZONING: A-1
 FLU: SE



CONCEPTUAL SITE PLAN



REVISION	DATE

RETAIL DEVELOPMENT
 5650 ORANGE BLVD
 SANFORD, FLORIDA

DATE: 04/07/26
 DRAWN: LH
 CHECKED: RZ

CP1
 PROJECT NO: 2026.184

Z DEVELOPMENT SERVICES
 CIVIL ENGINEERING CONSULTANTS
 CA 29354
 1201 E. ROBINSON STREET
 ORLANDO, FL 32801
 PH: (407) 271-8910

Property Record Card



Parcel: **25-19-29-300-002B-0000**
 Property Address: **121 N CENTER RD SANFORD, FL 32771**
 Owners: **AGRICULTURE WAY LLC**
 2026 Market Value \$406,108 Assessed Value \$406,108 Taxable Value \$406,108
 2025 Tax Bill \$1,947.95 Tax Savings with Non-Hx Cap \$1,635.16
 The 3 Bed/2 Bath Single Family property is 1,431 SF and a lot size of 1.43 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-19-29-300-002B-0000
Property Address	121 N CENTER RD SANFORD, FL 32771
Mailing Address	1432 AVILA AVE DELTONA, FL 32725-4726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$118,708	\$119,590
Depreciated Other Features	\$1,800	\$1,200
Land Value (Market)	\$285,600	\$210,875
Land Value Agriculture	\$0	\$97,721
Just/Market Value	\$406,108	\$331,665
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$74,304
P&G Adjustment	\$0	\$0
Assessed Value	\$406,108	\$144,207

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,583.11
Tax Bill Amount	\$1,947.95
Tax Savings with Exemptions	\$1,635.16

Owner(s)

Name - Ownership Type
 AGRICULTURE WAY LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E S 482 FT OF N 1157
 FT OF W 250 FT OF E 1/2 OF GOVT LOT 1 LYING
 N OF SR RD 46

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$406,108	\$0	\$406,108
Schools	\$406,108	\$0	\$406,108
FIRE	\$406,108	\$0	\$406,108
ROAD DISTRICT	\$406,108	\$0	\$406,108
SJWM(Saint Johns Water Management)	\$406,108	\$0	\$406,108

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2018	\$100	09120/0125	Vacant	No
WARRANTY DEED	6/1/1996	\$201,500	03090/0807	Improved	No
QUIT CLAIM DEED	5/1/1988	\$100	01965/1103	Improved	No
WARRANTY DEED	1/1/1987	\$86,000	01811/1472	Improved	No

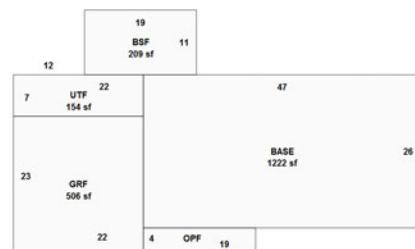
Land

Units	Rate	Assessed	Market
1.43 Acres	\$200,000/Acre	\$285,600	\$285,600

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1966/1985
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1222
Total Area (ft ²)	2167
Constuction	CONC BLOCK
Replacement Cost	\$141,471
Assessed	\$113,177

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
BASE SEMI FINISHED	209
GARAGE FINISHED	506
OPEN PORCH FINISHED	76
UTILITY FINISHED	154

Building Information

#	2
Use	BARNs/SHEDS
Year Built*	1966
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	729
Total Area (ft ²)	972
Constuction	CORRUGATED METAL
Replacement Cost	\$13,827
Assessed	\$5,531

Diagram showing building layout with areas: 27 OVH 243 sf, 27, and BASE 729 sf.

Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OVERHANG	243

Permits

Permit #	Description	Value	CO Date	Permit Date
11363	REROOF	\$7,485		11/14/2008

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1966	1	\$3,000	\$1,800

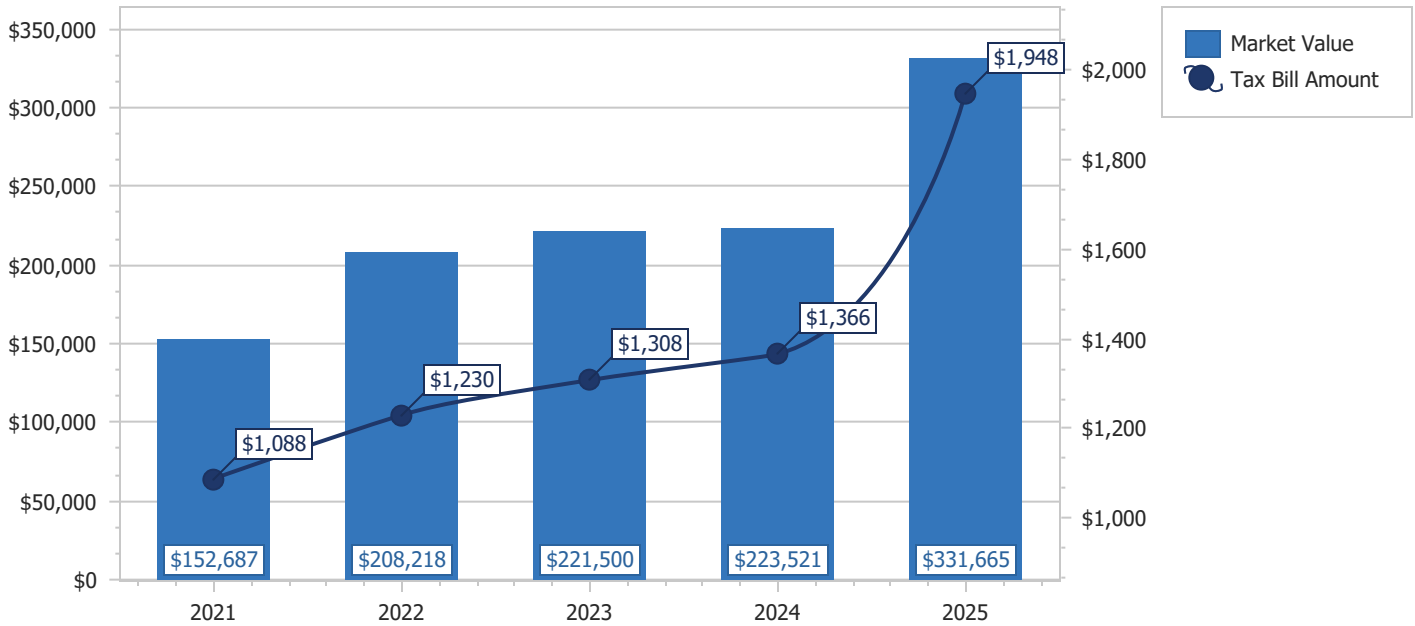
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: **25-19-29-300-0020-0000**
 Property Address: **5650 ORANGE BLVD SANFORD, FL 32771**
 Owners: **AGRICULTURE WAY LLC**
 2026 Market Value \$1,635,857 Assessed Value \$1,635,857 Taxable Value \$1,635,857
 2025 Tax Bill \$5,999.45 Tax Savings with Non-Hx Cap \$6,824.37
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,220 SF and a lot size of 5.90 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-19-29-300-0020-0000
Property Address	5650 ORANGE BLVD SANFORD, FL 32771
Mailing Address	1432 AVILA AVE DELTONA, FL 32725-4726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$443,486	\$438,888
Depreciated Other Features	\$13,171	\$11,254
Land Value (Market)	\$1,179,200	\$736,875
Land Value Agriculture	\$0	\$121,367
Just/Market Value	\$1,635,857	\$1,187,017
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$31,468
P&G Adjustment	\$0	\$0
Assessed Value	\$1,635,857	\$540,041

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,823.82
Tax Bill Amount	\$5,999.45
Tax Savings with Exemptions	\$6,824.37

Owner(s)

Name - Ownership Type
 AGRICULTURE WAY LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
S 712 FT OF N 1157 FT OF GOVT LOT 1
LYING N OF ST RD 46 (LESS RD & W 300 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,635,857	\$0	\$1,635,857
Schools	\$1,635,857	\$0	\$1,635,857
FIRE	\$1,635,857	\$0	\$1,635,857
ROAD DISTRICT	\$1,635,857	\$0	\$1,635,857
SJWM(Saint Johns Water Management)	\$1,635,857	\$0	\$1,635,857

Sales

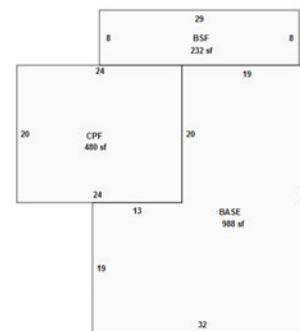
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2018	\$100	09120/0125	Vacant	No
WARRANTY DEED	6/1/1996	\$201,500	03090/0807	Improved	No
QUIT CLAIM DEED	4/1/1988	\$100	01952/0956	Improved	No
WARRANTY DEED	12/1/1987	\$400,000	01919/0125	Improved	No

Land

Units	Rate	Assessed	Market
5.90 Acres	\$200,000/Acre	\$1,179,200	\$1,179,200

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1946/1970
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	988
Total Area (ft ²)	1700
Constuction	SIDING GRADE 3
Replacement Cost	\$107,259
Assessed	\$68,378



Building 1

* Year Built = Actual / Effective

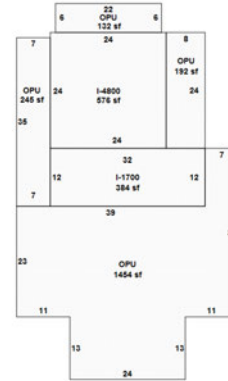
Appendages

Description	Area (ft ²)
BASE SEMI FINISHED	232
CARPORT FINISHED	480

Building Information

#	2
Use	WOOD BEAM/COLUMN
Year Built*	1954
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$124,324
Assessed	\$49,730

* Year Built = Actual / Effective



Sketch by Open Sketch

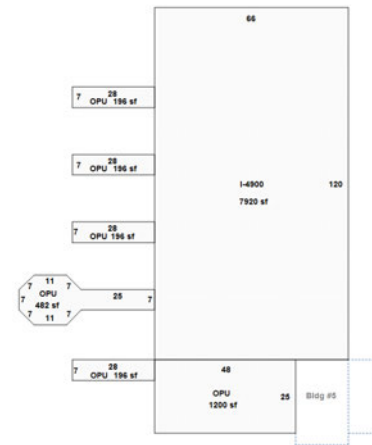
Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH UNFINISHED	245
OPEN PORCH UNFINISHED	1454
OPEN PORCH UNFINISHED	192
OPEN PORCH UNFINISHED	132

Building Information	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1997
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7920
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$310,618
Assessed	\$212,773

* Year Built = Actual / Effective



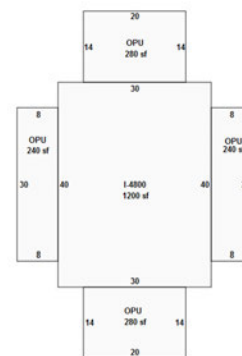
Sketch by Open Sketch

Building 3

Appendages	
Description	Area (ft ²)
OPEN PORCH UNFINISHED	1200
OPEN PORCH UNFINISHED	196
OPEN PORCH UNFINISHED	196
OPEN PORCH UNFINISHED	196
OPEN PORCH UNFINISHED	482
OPEN PORCH UNFINISHED	196

Building Information	
#	4
Use	WOOD BEAM/COLUMN
Year Built*	1997
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1200
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$103,089
Assessed	\$70,616

* Year Built = Actual / Effective



Sketch by Open Sketch

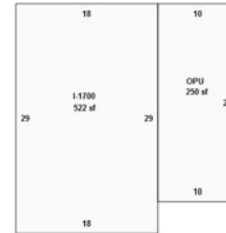
Building 4

Appendages

Description	Area (ft ²)
OPEN PORCH UNFINISHED	280
OPEN PORCH UNFINISHED	240
OPEN PORCH UNFINISHED	240
OPEN PORCH UNFINISHED	280

Building Information

#	5
Use	WOOD BEAM/COLUMN
Year Built*	1997
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	522
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$61,298
Assessed	\$41,989



Shared by Aspen Sketch

Building 5

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH UNFINISHED	250

Permits

Permit #	Description	Value	CO Date	Permit Date
06857	REROOF	\$9,639		7/14/2014
02210	PLUMBING; PAD PER PERMIT 5600 ORANGE BLVD	\$0		3/1/2000
07680	CHANGE A/C & HEAT EQUIPMENT & ELECTRIC	\$2,400		9/1/1999
02550	NEW SERVICE 200 AMP	\$0		4/1/1997
00886	ADD 2 BATHROOMS TO BARN	\$9,000		2/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1954	120	\$1,759	\$1,055
WALKS CONC COMM	1997	1440	\$7,834	\$4,700

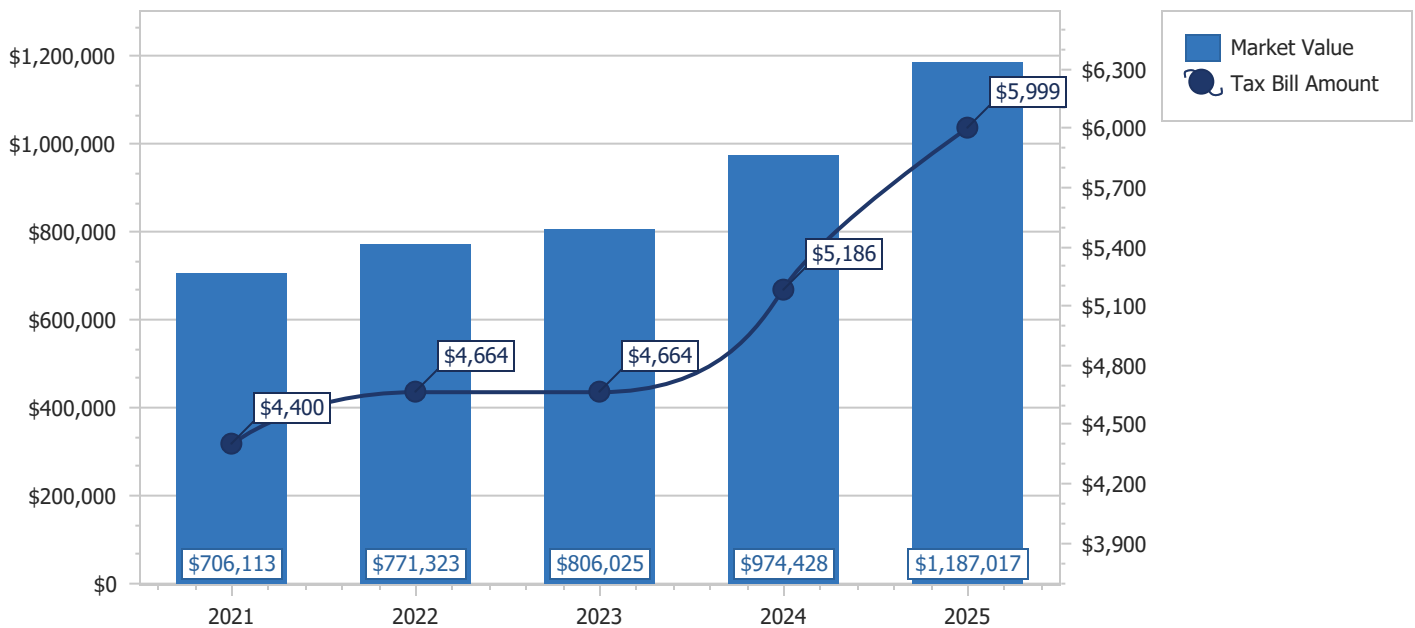
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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

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

Receipt Details

Date: 4/16/2026 8:55:41 AM
Project: 26-80000044
Credit Card Number: 55*****0468
Authorization Number: 01634Q
Transaction Number: 160426C2B-C03B4D52-095A-4254-95CB-8A5938FC3BF7
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	ORANGE BLVD - PRE-APPLICATION	PROJ #: 26-8000044
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/16/26	
RELATED NAMES:	EP ROBERT ZIEGENFUSS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	25-19-29-300-002B-0000+	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-2 FOR A COMMERCIAL DEVELOPMENT ON 7.32 ACRES LOCATED ON THE NORTH SIDE OF SR 46, WEST OF ORANGE BLVD	
NO OF ACRES	7.32	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF SR 46, WEST OF ORANGE BLVD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DREW HILL HILL/GRAY SEVEN LLC 415 S ORLANDO AVE WINTER PARK FL 32789 (407) 365-5775	ROBERT ZIEGENFUSS Z DEVELOPMENT SERVICES 1201 E ROBINSON ST ORLANDO FL 32801 (407) 271-8910	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

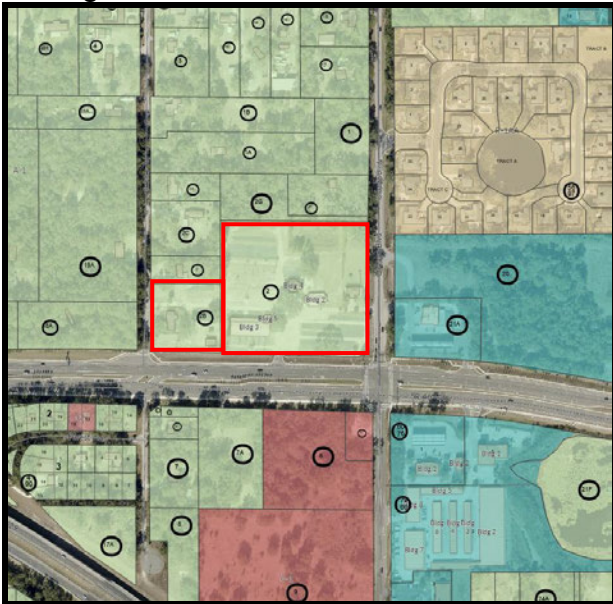
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

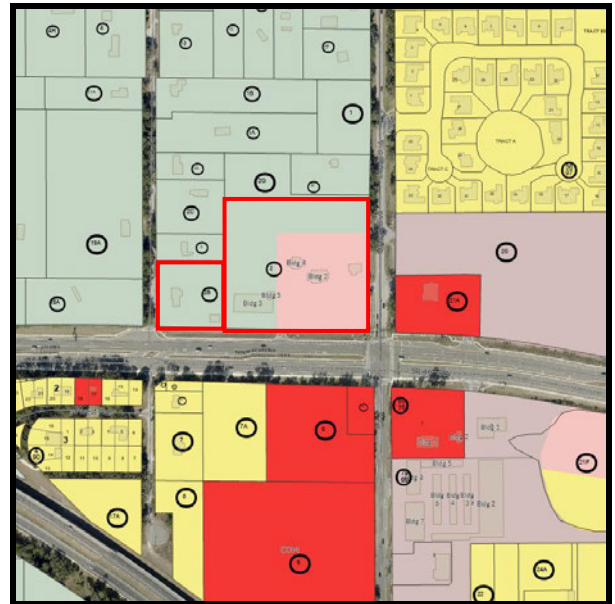
- The subject property has a Future Land Use designation of Suburban Estates and Office and is in the A-1 (Agriculture) zoning district.
- This property is located within the Wekiva River Protection Area, where rezoning to a more intensive use than what is allowed under the current Future Land Use designation is prohibited by Policy FLU 2.3.8.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	This property is located in the W SR 46 Gateway Corridor and SR 46 Scenic Corridor overlays, which have additional buffering and landscaping requirements. See SCLDC Sec. 30.10.9 - 30.10.11.
3	Building Division	Permitting Requirements for Any Future Proposed Construction, Demolition, or Land Development A standard building permit will be required for all future construction activities. Each separate building or standalone structure requires its own permit. Examples include but are not limited to: standalone buildings, accessory structures, dumpster enclosures, fence and gate systems, signage, access control systems, pools, and similar improvements. All construction must comply with the current edition of the Florida Building Code and all referenced standards in effect at the time of permit application. Floodplain applicability will be reviewed. Portions of this parcel may lie within a Special Flood Hazard Area; flood review and associated documentation will be required where applicable. Each parcel and each building/structure must be permitted separately, regardless of ownership or project phasing. Separate demolition permits are required for the demolition of each existing structure. All site alterations, upgrades, and constructed features must comply with the Florida Accessibility Code for Building Construction.
4	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.
5	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
6	Comprehensive Planning	Site has a Future Land Use of SE (Suburban Estates). The proposed C-2 zoning is not consistent with the current Future Land Use. Per Policy FLU 2.3.8 Wekiva Character Policy: - Maintaining the assigned future land use designation for any property located within the Protection Area and outside the East Lake Sylvan Transitional Area, that is assigned the Suburban Estates future land use designation, except for those areas redesignated to the Recreation Future Land Use designation... Per Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area: For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources. (Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area) Based on this the Suburban Estates FLU must be maintained per Policy FLU 2.3.3 and Policy FLU 2.3.8 Wekiva Character Policy and a FLU amendment would not be consistent with the Comprehensive Plan.

7	Comprehensive Planning	The subject property has a Suburban Estates (SE) Future Land Use Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.
8	Environmental - Impact Analysis	Seminole County is the Reclaimed and Potable Water and Sewer service provider for this project. Capacity reservation will be required.
9	Environmental Services	Seminole County Utilities has no objection to the proposed rezone.
10	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the east side of Orange Blvd. There is also an 8" PVC potable water main running across SR 46 at the southwestern corner of parcel 25-19-29-300-002B-0000.
11	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 10" PVC force main running along the west side of Orange Blvd. There is also a 24" PVC force main running along SR 46 south of parcel 25-19-29-300-0020-0000 The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system
12	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" reclaim water main running along SR 46 at the southeast corner of parcel 25-19-29-300-0020-0000.
13	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.

14	Environmental Services	This development must adhere to Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .
15	Environmental Services	Be advised that SR 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.
16	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
17	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
18	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
19	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
20	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
21	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
22	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)

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 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)
25	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
26	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
27	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)
28	Natural Resources	WRPA: The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.
29	Natural Resources	WRPA: Development activity, including the placement or depositing of fill, within wetlands and the one hundred (100) year floodplain (as adopted by FEMA or revealed by the best available data) shall be prohibited. 30.10.5.10(b)(2)
30	Natural Resources	WRPA: Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)
31	Natural Resources	WRPA: Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10(a)(3)
32	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.
33	Natural Resources	WRPA: For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf

34	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
35	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Tavares-Millhopper Complex and Astatula-Apopka Complex soils). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.
36	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6
37	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6
38	Natural Resources	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7
39	Natural Resources	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)
40	Natural Resources	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7

41	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and Office and is in the A-1 (Agriculture) zoning district. This property is located within the Wekiva River Protection Area, where rezoning to a more intensive use than what is allowed under the current Future Land Use designation is prohibited by Policy FLU 2.3.8.
42	Planning and Development	This site is located within the West State Road 46 Scenic Corridor and the State Road 46 Gateway Corridor and will be required to comply with SCLDC Sec. 30.10.9 through 30.10.11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.9SR46SCCOVDI
43	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
44	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.
45	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
46	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
47	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.
48	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.
49	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.

50	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.
51	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.
52	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to concentrate in the floodplain on site.
53	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Please note, no retention is shown on provided plans. Underground exfiltration may not be supported at this location.
54	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA). A 25' minimum, 50' average, setback will be required from all determined flood zones.
55	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .
56	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
57	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
58	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. No pedestrian access to the north building is included in the provided site plan.
59	Public Works - Engineering	The south side of the site is adjacent to SR 46 and FDOT permits will be required for driveways and drainage system that tie into the state ROW.
60	Public Works - Engineering	Access driveways on Center Rd do not conform with county engineering guidelines, driveways are required to spaced 200' apart on local roads. The southern driveway should be removed.
61	Public Works - Engineering	Orange Blvd is scheduled to be improved in the 5-yr plan. Please coordinate with Public Works to ensure access to Orange Blvd conforms with future improvements. Orange Blvd is a major urban collector, driveway access would have to be 330' from SR-46.

62	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project based on the QSR proposed and the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Maliha Rahman (407) 665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Andrew Broxton (407) 665-7334 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 8, 2026, in order to place you on the Wednesday, May 13, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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