



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, June 26, 2024

9:00 AM

Room 3024

This meeting will be held In-Person. The public may email eplandesk@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.

PRE- APPLICATIONS

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

[2024-0853](#)

Project Number: 24-80000080

Project Description: Proposed Subdivision for 8 single family residential lots on 2.04 acres in the R-1AA Zoning District located on the southwest corner of Onora St and Ohio Ave

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

Parcel ID: 07-20-31-501-0000-001A

BCC District: 5-Herr

Applicant: Jimmy Marsawa (917) 714-6699

Consultant: Richard Krent (407) 409-3669

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

COMMENTS ONLY (NO MEETING SCHEDULED)

JAMES DRIVE GARAGES - PRE-APPLICATION

[2024-0852](#)

Project Number: 24-80000079

Project Description: Proposed Site Plan for individual garages on 1.02 acres in the R-1 Zoning District located on the southwest corner of SR 426 and James Dr

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

Parcel ID: 29-21-31-501-0000-0140

BCC District: 1-Dallari

Applicant: Jeff Palgialonga (407) 399-1788

Consultant: Matthew Pedonti (321) 332-2460

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0853

Title:

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

Project Number: 24-80000080

Project Description: Proposed Subdivision for 8 single family residential lots on 2.04 acres in the R-1AA Zoning District located on the southwest corner of Onora St and Ohio Ave

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

Parcel ID: 07-20-31-501-0000-001A

BCC District: 5-Herr

Applicant: Jimmy Marsawa (917) 714-6699

Consultant: Richard Krent (407) 409-3669



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

PROJ. #: 24-80000080
 Received: 6/4/24
 Paid: 6/6/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: 1201 Ohio Avenue	
PARCEL ID #(S): 07-20-31-501-0000-001A	
TOTAL ACREAGE: 2.04	BCC DISTRICT: 5: HERR
ZONING: R-1AA	FUTURE LAND USE: LDR

APPLICANT

NAME: JIMMY MARSAWA	COMPANY:
ADDRESS: 8000 LEAF GROVE CIR	
CITY: ORLANDO	STATE: FLORIDA ZIP: 32836
PHONE: (917) 714-6699	EMAIL: jimmyaef@gmail.com

CONSULTANT

NAME: Richard Krent, AIA	COMPANY: EARTH THINK , LLC
ADDRESS: 8532 LOST COVE DRIVE	
CITY: ORLANDO	STATE: FLORIDA ZIP: 32819
PHONE: (407) 409-3669	EMAIL: richardkrent@me.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of the development: Proposed 8 homes to be developed upon this property based upon the Future Land Use LDR allowing density of four dwelling units per acre. Some plot size may not meet the minimums due to existing overlap on our property.				

STAFF USE ONLY

COMMENTS DUE: 6/14	COM DOC DUE: 6/20	DRC MEETING: 6/26
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1AA	FLU: LDR	LOCATION: on the southwest corner of Onora St and Ohio Ave
W/S: City of Sanford	BCC: 5: Herr	

Agenda: 6/21

Detailed Narrative for 1201 Ohio Avenue

Higher density option (desired but not yet illustrated):

The planned development is being submitted for Planning and Development Pre-Application under the Florida Live Local Act. The 2023 law is meant to spur construction of more housing and allows developer to bypass local zoning restrictions by committing 40% of its units be relatively affordable. According to legal president set in Miami projects are permitted to be built at the highest density that is allowed anywhere in the city and at the tallest height permitted within one mile of the property.

This statement is a point for discussion as our previous submission was denser than the present two alternates now being presented. Also, as this is directly south of the Sanford Airport, we are not looking for anything that would interfere with the airports operation and in fact we are hoping to create a development that will benefit and support the airport personnel by providing affordable housing within close proximity to the airport and reducing the commuting distance and therefore traffic for those staff.

Though we had wished to create an even higher density to this end we have stuck with the principle as outlined in your previous report that stated that this zoning had a maximum limit of 4 dwelling units per acre, hence the 8-unit solutions outlined below on our 2+ acre parcel.

Option 1 (One)

8 home sites upon the 2+ acre site as outlined in your previous review of our plan shows the home sites at 45' wide (each lot line is illustrated by the 45' x 25' grid lines for sense of scale) and provides a front yard facing the street without driveways facing the public street. With a private drive and cul-de-sac for all of the homes allowing a more community friendly front yard and keeping the vehicle traffic off to the existing roadways.

Each home complies with the 7.5' side yard setbacks and the ability to house two cars in the garage for an orderly neighborhood appearance. The perimeter of the site is planted with a 3' hedge to limit direct views of auto headlights or cars coming in and out of the properties along the access drive.

Option 2 (Two)

The Second Option is very similar to the option One only removes the existing roadway intersection from our property since it is intruding on our land and therefore a de facto land taking without compensation by the municipality (County) at this time. We would appreciate some consideration in this regard. This option has considerable cost implication to our project however it provides the future corner lot owner the greater usable land area.

We look forward to productive discussion and resolution towards a direction that we can all agree upon so that construction on the site can begin as soon as possible.

Kind regards, Richard Krent, AIA

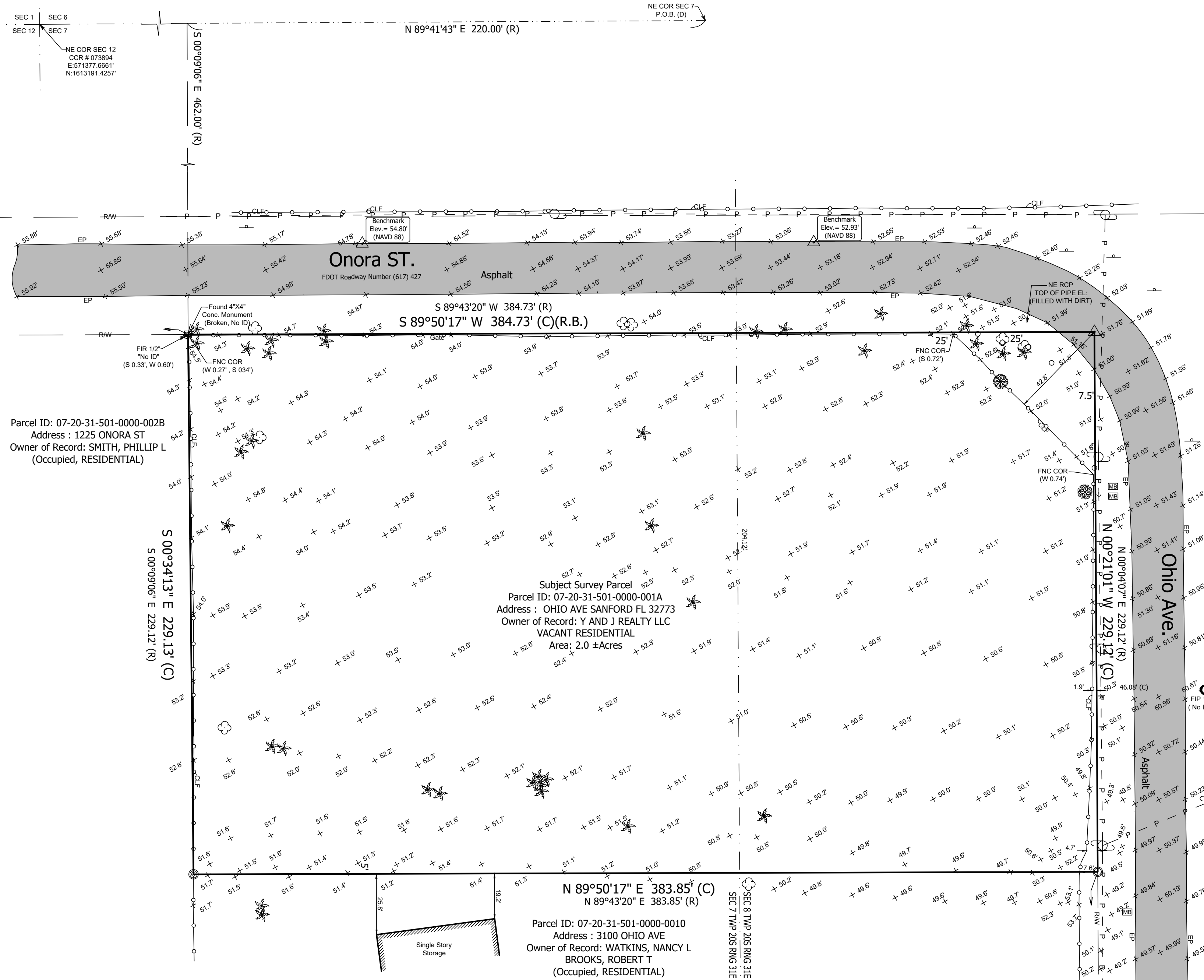
Legal Description:

The land is described as follows:
 BEG 220 FT N 89 DEG 43 MIN 20 SEC W & 462 FT S 00 DEG 09 MIN 06 SEC
 E OF NE COR SEC, RUN 89 DEG 43 MIN 20 SEC E 384.73 FT S 00 DEG 04
 MIN 07 SEC W 229.12 FT N 89 DEG. 43 MIN 20 SEC W 383.85 FT N 00 DEG
 09 MIN 06 SEC W 229.12 FT TO BEG. DIVISION OF PART OF MOSES,
 LYMAN ESTATE, PB 1 PG 68, SEMINOLE COUNTY, FLORIDA.

Parcel Instrument Number: 2023084719
 Parcel Identification Number: 07-20-31-501-0000-001A
 O.R. 10506, PG. 693-694

FIR 1/2"
 "No ID"
 N 89°50'17" E 349.77' (C)
 N 89°49'21" E 114.88' (M)

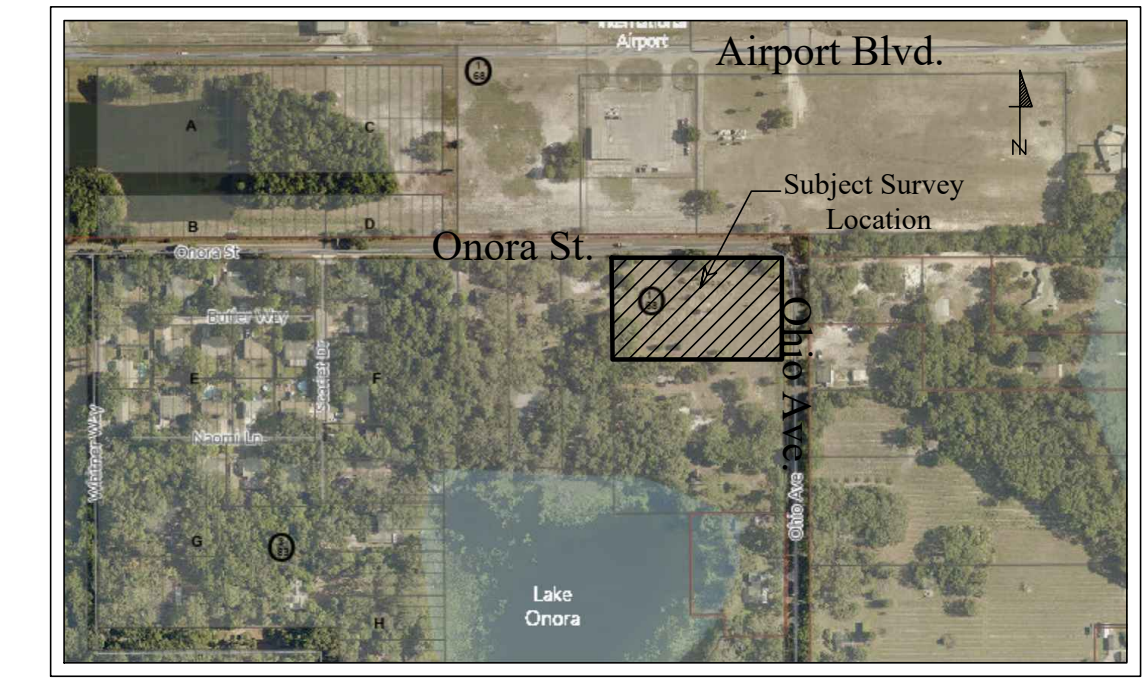
Parcel ID: 07-20-31-501-0000-0020
 Address : 1215 ONORA ST SANFORD FL 32773
 (Occupied, RESIDENTIAL)



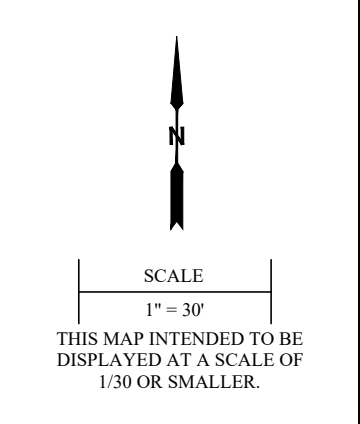
Parcel ID: 07-20-31-501-0000-002B
 Address : 1225 ONORA ST
 Owner of Record: SMITH, PHILLIP L
 (Occupied, RESIDENTIAL)

Subject Survey Parcel
 Parcel ID: 07-20-31-501-0000-001A
 Address : OHIO AVE SANFORD FL 32773
 Owner of Record: Y AND J REALTY LLC
 VACANT RESIDENTIAL
 Area: 2.0 ± Acres

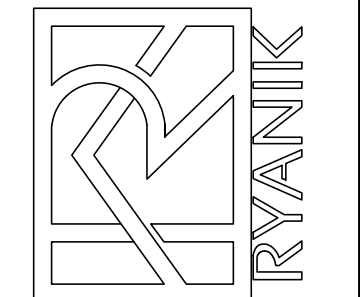
Parcel ID: 07-20-31-501-0000-0010
 Address : 3100 OHIO AVE
 Owner of Record: WATKINS, NANCY L
 BROOKS, ROBERT T
 (Occupied, RESIDENTIAL)



VICINITY MAP
 (NOT TO SCALE)



RYANIK LLC
 1625 Cumble Ave.
 Orlando, Florida, 32804
 LICENSE # LB8456



NO.	DATE	BY	REVISION
1	11/16/23	A.M.	Revised Split lot lines
2	11/16/23	A.M.	Revised Split lot lines (6 Lots)
3	11/16/23	A.M.	Revised Split lot lines (14 Lots)
4	2/5/24	A.M.	Revised Split lot lines (14 Lots)
5	6/4/24	A.M.	Removed Split lot lines
6			
7			
8			
9			

Survey Notes:

- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO OTHER PERSONS OR ENTITIES OTHER THAN THOSE LISTED AS EXCLUSIVE USERS MAY RELY ON THIS SURVEY.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
- ALL DATA WAS COLLECTED ON OR BEFORE THE FIELD SURVEY DATE SHOWN HEREON AND DOES NOT ACCOUNT ANY CHANGES IN TERRAIN OR IMPROVEMENTS THAT MAY HAVE OCCURRED AFTER THAT DATE.
- SIGNATURE & SEAL OF SURVEYOR ONLY PERTAINS TO DATA OBTAINED DIRECTLY BY THE SURVEYOR AND NOT TO DATA PROVIDED BY THE CLIENT OR OTHER SOURCES.
- NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.)
- THE NATIONAL FLOOD INSURANCE INFORMATION:
 COMMUNITY NUMBER: 12117
 PANEL NUMBER: 12117C0090F, EFFECTIVE DATE: 9/28/2007
 FIRM ZONE: X
 BASE FLOOD ELEVATION: N/A
 FLOOD ZONE AND THE BASE FLOOD ELEVATION SHOWN HEREON IS AN APPROXIMATE AND MUST BE VERIFIED.
- BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE OF THE SUBJECT SURVEY PARCEL, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF LINE OF ONORA STREET, BEING S 89°50'17" W 384.73' (C)(R.B.).
- ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND BASED ON SEMINOLE COUNTY RECORDED BENCHMARK DESIGNATION NUMBER GFS0301, OBJECT ID 1315 (EL. = 55.939999).
- DATE OF LAST FIELD WORK: OCTOBER 28th, 2023.
- RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITY SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT.
- THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2022, RYANIK LLC. ALL RIGHTS RESERVED.
- OVERHEAD POWER LINE SHOWN ON THIS MAP IS A SCHEMATIC REPRESENTATION OF THE EXISTING POWER LINE AND NOT MEASURED, OR FIELD VERIFIED.
- NO RIGHT OF WAY/RIGHT OF WAY TAKEN MAPS OR DOCUMENT PROVIDED BY CLIENT. THE BOUNDARY SHOWN ON IN THIS SURVEY IS BASED ON THE PROVIDED DEED. SUBJECT TO ANY RIGHT OF WAY AND RESTRICTIONS.

Project Information:

Party Chief: A.M.
 Drawn By: M.M.
 Checked By: A. Moghimi
 Job Number: P1201
 Drawing: P1127 P1201 OHIO AVE SANFORD(B-T) (B+T)(10-28-23)
 To:
JIMMY MASARWA

I hereby certify that, to the best of my knowledge and belief, the survey represented hereon, made under my direction on April 24th, 2023 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Amir Moghimi, PSM 7263 (For the Firm)
Florida Professional Surveyor and Mapper

The seal appearing on this document was authorized by Amir Moghimi P.S.M. 7263 on November 2nd, 2023
 Not valid without the original signature & raised seal or correctly encrypted digital signature of a Florida Licensed Surveyor and Mapper.

LEGEND & ABBREVIATIONS:

P.O.C. : POINT OF COMMENCEMENT	○	FOUND CONCRETE MONUMENT
P.O.B. : POINT OF BEGINNING	○	FOUND IRON ROD & CAP
O.R. : OFFICIAL RECORDS	○	SET IRON ROD & CAP "LB 8456"
P.G. : PAGE	○	FOUND IRON PIPE
INSTR # : INSTRUMENT NUMBER	○	FOUND NAIL & DISC
SEC : SECTION	○	SET NAIL & DISC "LB 8456"
TWP : TOWNSHIP	○	CATCH BASIN
RNG : RANGE	○	WATER METER
LB : LICENSED BUSINESS	○	WATER VALVE
(C) : CALCULATED	○	MITERED END SECTION
(M) : FIELD MEASURED	○	WOOD UTILITY POLE
(R) : RECORDED	○	GUY ANCHOR
(D) : PER DEED	○	SIGN
FND. : FOUND	○	OVERHEAD UTILITY LINES
FIR : FOUND IRON ROD	○	CHAINLINK FENCE
FN&D : FOUND NAIL AND DISK	○	WOOD FENCE
SIRC : SET IRON ROD & CAP	○	PVC / VYNIL FENCE
SN&D : SET NAIL & DISC	○	BARBED WIRE FENCE
COR : CORNER	○	WELL
CONC. : CONCRETE	○	EXISTING ELEVATIONS
EP : EDGE OF PAVEMENT	○	CLEAN-OUT
RCP : REINFORCED CONCRETE PIPE	○	FENCE POST (WOOD)
ID : IDENTIFICATION	○	OAK TREE
FFE : FINISHED FLOOR ELEVATION	○	PALM TREE
R.B. : REFERENCE BEARING	○	PINE TREE
S.F. : SQUARE FEET	○	
R/W : RIGHT OF WAY	○	
EP : EDGE OF PAYMENT	○	
CLF : CHAIN-LINK FENCE	○	
CL : CENTERLINE	○	

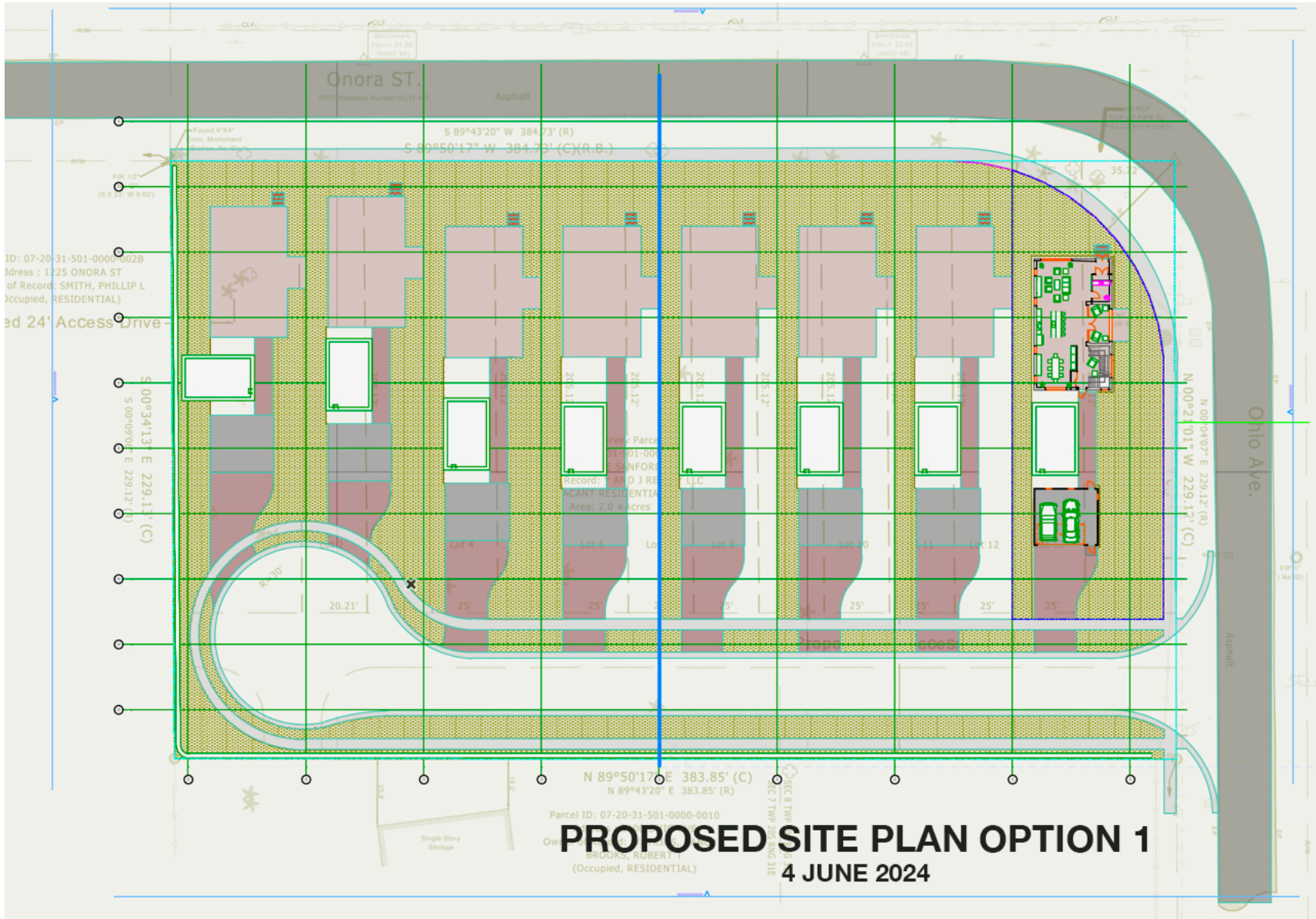
BOUNDARY & TOPOGRAPHIC SURVEY OF
Ohio Ave. Sanford, FL 32773

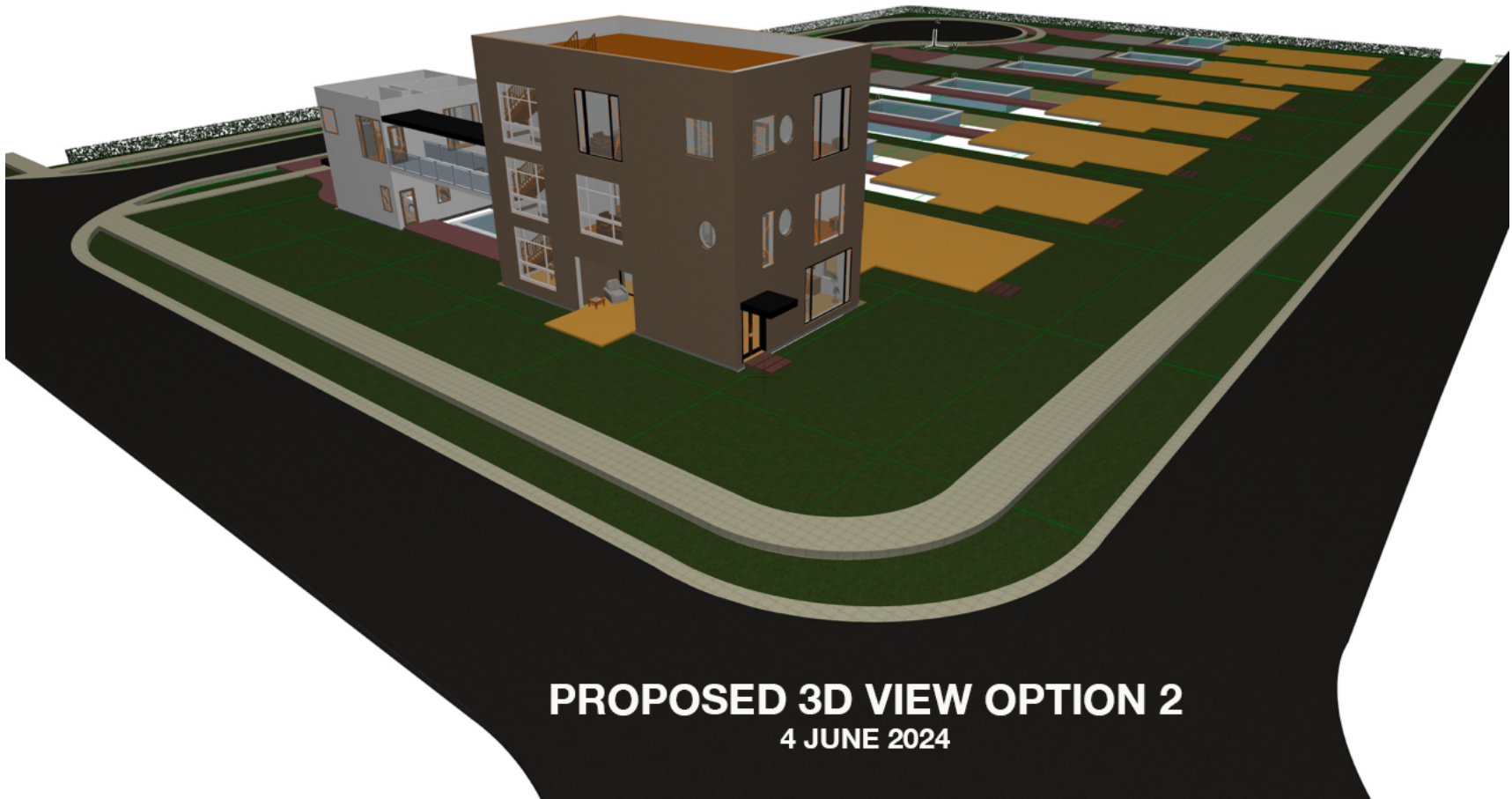
SECTION 7 TOWNSHIP 20S, RANGE 31E
 Parcel ID: 07-20-31-501-0000-001A

SCALE:	AS SHOWN
JOB NO:	P1201
FIELD BOOK:	1, PG. 39
DATE:	10/28/23
Drawn By:	M.M.
Checked By:	A.M.
Prepared for:	Jimmy Masarwa
Sheet:	1 of 1

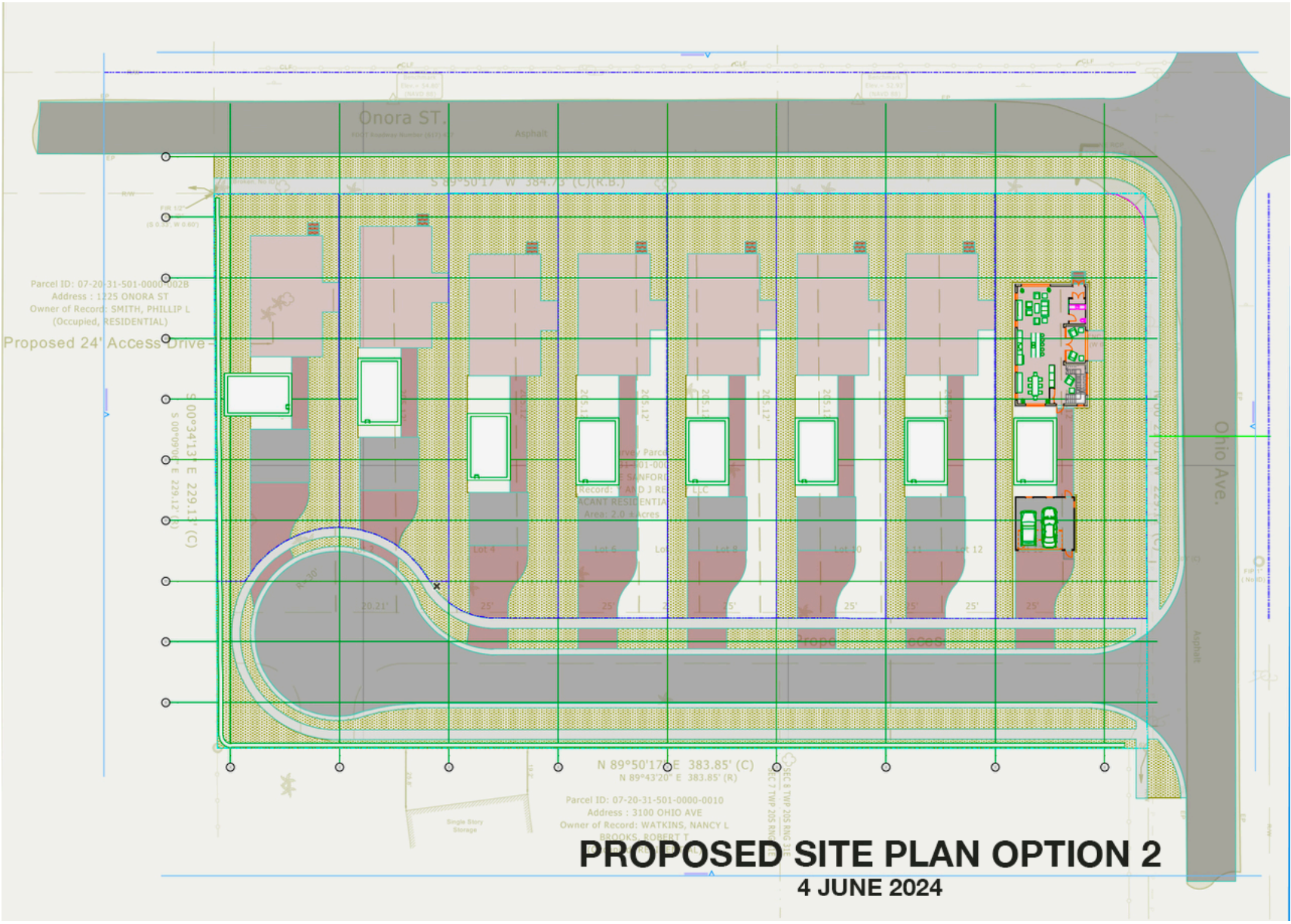


PROPOSED 3D VIEW OPTION 1
4 JUNE 2024





PROPOSED 3D VIEW OPTION 2
4 JUNE 2024



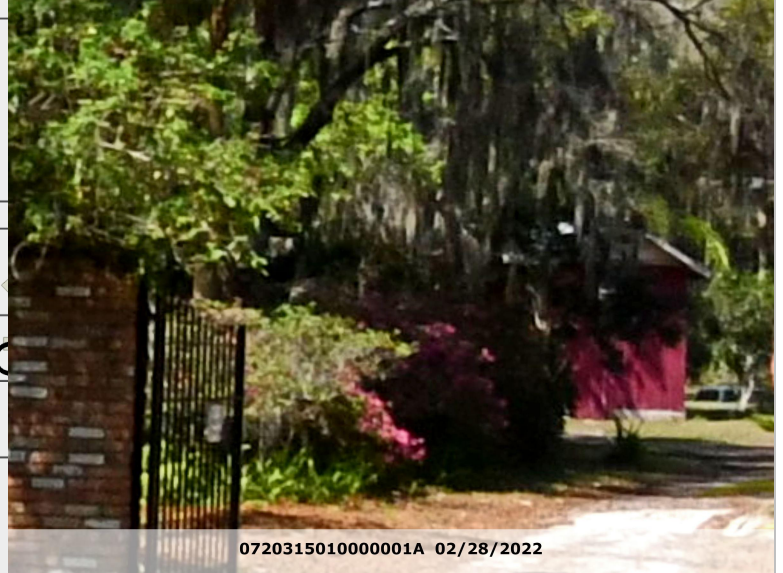
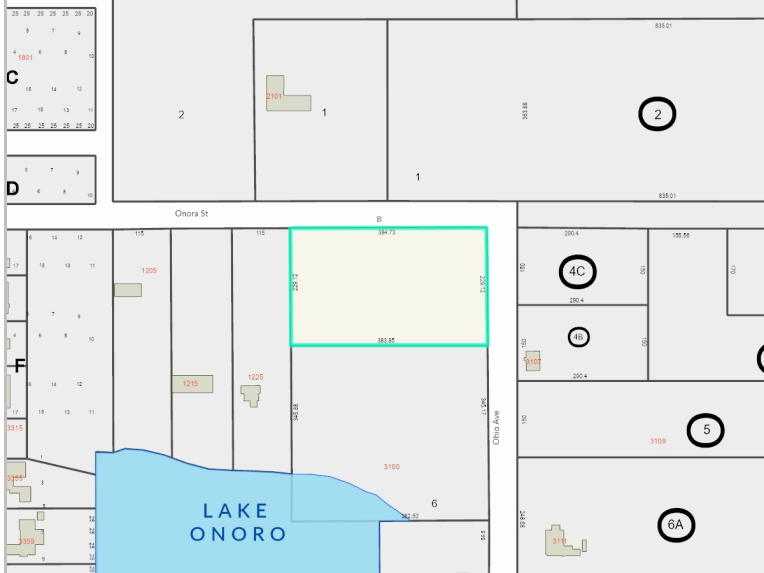
Property Record Card



Parcel 07-20-31-501-0000-001A
Property Address 3100 OHIO AVE SANFORD, FL 32773

Parcel Location

Site View



0720315010000001A 02/28/2022

Parcel Information

Value Summary

Parcel	07-20-31-501-0000-001A
Owner(s)	Y AND J REALTY LLC
Property Address	3100 OHIO AVE SANFORD, FL 32773
Mailing	8000 LEAF GROVE CIR ORLANDO, FL 32836-6937
Subdivision Name	LYMAN ESTATE MOSES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$207,978	\$139,468
Land Value Agriculture		
Just/Market Value	\$207,978	\$139,468
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$3,772
P&G Adjustment	\$0	\$0
Assessed Value	\$207,978	\$135,696

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$1,856.04 **2023 Tax Savings with Non-Hx Cap** \$29.91
2023 Tax Bill Amount \$1,826.13

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 220 FT N 89 DEG 43 MIN 20 SEC W & 462 FT S 00 DEG 09 MIN 06 SEC E OF NE COR SEC
 RUN S 89 DEG 43 MIN 20 SEC E 384.73 FT S 00 DEG 04 MIN 07 SEC W 229.12 FT N 89 DEG
 43 MIN 20 SEC W 383.85 FT N 00 DEG 09 MIN 06 SEC W 229.12 FT TO BEG
 DIVISION OF PART OF MOSES
 LYMAN ESTATE
 PB 1 PG 68

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$207,978	\$0	\$207,978
SJWM(Saint Johns Water Management)	\$207,978	\$0	\$207,978
FIRE	\$207,978	\$0	\$207,978
COUNTY GENERAL FUND	\$207,978	\$0	\$207,978
Schools	\$207,978	\$0	\$207,978

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	09/11/2023	10506	0693	\$255,000	Yes	Vacant
TRUSTEE DEED	03/01/1992	02410	0577	\$100	No	Improved
TRUSTEE DEED	06/01/1987	01918	0070	\$150,000	Yes	Improved
QUIT CLAIM DEED	03/01/1987	01918	0068	\$100	No	Improved
WARRANTY DEED	12/01/1980	01311	0957	\$56,000	Yes	Improved
WARRANTY DEED	01/01/1977	01143	0801	\$52,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.039	\$85,000.00	\$207,978

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06059	MECHANICAL & CONDENSOR	County	\$2,350		6/1/2002
03719	MECHANICAL & CONDENSOR	County	\$1,310		4/5/2004
03201	REPAIRS DUE TO FIRE DAMAGE	County	\$3,500		3/31/2008
14205	REROOF DUE TO HURRICANE DAMAGE	County	\$5,980		11/9/2004

Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	TUE/FRI	FRI	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



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

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

Receipt Details

Date: 6/6/2024 3:44:33 PM
Project: 24-80000080
Credit Card Number: 48*****9031
Authorization Number: 037961
Transaction Number: 060624O2C-0E1AF7EB-BBDF-498B-B172-0C10D838AC92
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, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	OHIO AVE - PRE-APPLICATION	PROJ #: 24-80000080
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/24	
RELATED NAMES:	EP JIMMY MARSAWA	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7399	
PARCEL ID NO.:	07-20-31-501-0000-001A	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 8 SINGLE FAMILY RESIDENTIAL LOTS ON 2.04 ACRES IN THE R-1AA ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF ONORA ST AND OHIO AVE	
NO OF ACRES	2.04	
BCC DISTRICT	5: HERR	
CURRENT ZONING	R-1AA	
LOCATION	ON THE SOUTHWEST CORNER OF ONORA ST AND OHIO AVE	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
JIMMY MARSAWA 8000 LEAF GROVE CIR ORLANDO FL 32836 (917) 714-6699 JIMMYAEF@GMAIL.COM	RICHARD KRENT, AIA EARTH THINK, LLC 8532 LOST COVE DR ORLANDO FL 32819 (407) 409-3669 RICHARDKRENT@ME.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject property is located in the Silver Lake Residential District of the E. Lake Mary Blvd. Small Area Study. The recommendation for this district is to maintain the Low Density Residential Single Family Detached Home Use.
- The proposed use of single family dwellings is permitted in the current R-1AA (Single Family Dwelling) Zoning District designation.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



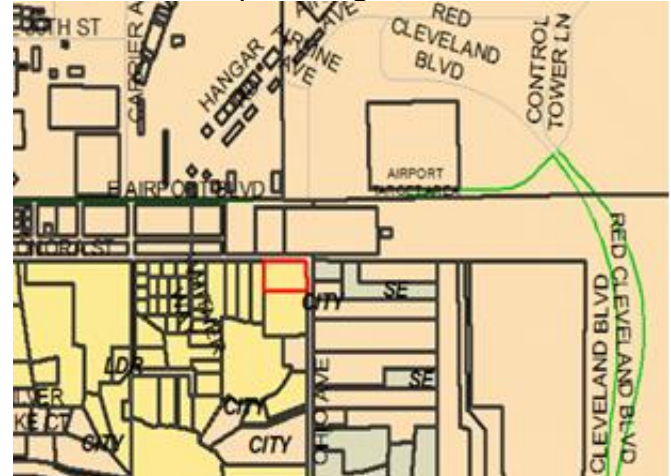
Future Land Use



Aerial



Airport Target Area



AGENCY/DEPARTMENT COMMENTS

No.	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=SECOLADECO_C H30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Comprehensive Planning	Seminole County has a Joint Planning Agreement with the City of Sanford and this property is within sub-area 6. The Joint Planning Agreement does not recommend amendments to Medium Density Residential or Industrial Future Land Use.	Info Only
6.	Comprehensive Planning	The subject property has a Low Density Residential Future Land Use which allows up to 4 dwelling units per net buildable acre.	Info Only
7.	Comprehensive Planning	The subject property is located in the Silver Lake Residential District of the E. Lake Mary Blvd. Small Area Study. The recommendation for this district is to maintain the Low Density Residential Single Family Detached Home Use.	Info Only
8.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
9.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
10.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
11.	Natural	Dead or declining trees, as determined by a certified	Info Only

	Resources	arborist, are exempt from arbor regulations. SCLDC 60.4(f)	
12.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
13.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
14.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
15.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
16.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
17.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
18.	Natural Resources	For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)	Info Only
19.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
20.	Planning and Development	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	Info Only

		<p>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>	
21.	Planning and Development	The subject site has a Low Density Residential Future Land Use and R-1AA (Single Family Dwelling) zoning district.	Info Only
22.	Planning and Development	The minimum housing size in R-1AA (Single Family Dwelling) is 1,300 square feet.	Info Only
23.	Planning and Development	The minimum width at building line in the R-1AA (Single Family Dwelling) zoning district is ninety (90) feet.	Info Only
24.	Planning and Development	The minimum lot size in the R-1AA (Single Family Dwelling) zoning district is 11,700 square feet.	Info Only
25.	Planning and Development	In the R-1AA (Single Family Dwelling) zoning district any subdivision of the land does not require open space.	Info Only
26.	Planning and Development	The proposed use of single family dwellings is permitted in current R-1AA (Single Family Dwelling) Zoning District designation.	Info Only
27.	Planning and Development	The setbacks for the R-1AA (Single Family Dwelling) zoning district are: Twenty-five (25) foot Front Yard, Thirty (30) foot Rear yard, Seven and one-half (7.5) foot Side Yard, Twenty-five (25) foot Side Street.	Info Only
28.	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre; however, the Low Density Residential Future Land Use allows the Applicant to increase their density to seven (7) dwelling units per net buildable acre. The requirement to increase the density would require an RUC (Restrictive Use Covenant).	Info Only
29.	Planning and Development	Per F.S. 125.01055 (7)(a) - The Live Local Act allows multi-family and mixed-use residential development on any parcel zoned for commercial, industrial use, or mixed use, if at least 40 percent of the residential units in a proposed multifamily rental development will, for a period of at least 30 years, be affordable to individuals making up to 120 percent of the local area median income (AMI). Unfortunately, the Applicant does not meet the requirements in the Live Local Act.	Info Only

30.	Planning and Development	Based on the Seminole County Land Development Code (SCLDC) Table 8.3-A: Permitting Missing Housing Middle Types: The R-1AA (Single Family Dwelling) zoning district does not allow for the Missing Middle housing typology.	Info Only
31.	Planning and Development	The subject project is adjacent to the Orlando Sanford International Airport. Seminole County Project Manager will coordinate review with the Orlando Sanford International Airport Area Planning Committee. The Applicant will be required to fill out the appropriate forms and information including the FAA forms, and Avigation Easement forms, which can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/AirportAreaDevelopmentProjects.pdf Airports (Part 61 Chapter 30).	Info Only
32.	Planning and Development	The proposed project is a residential development within the Avigation Easement boundary and will require you to file an Avigation Easement in the Seminole County Public Records at the time of Final Plat review.	Info Only
33.	Planning and Development	The proposed lots are within 20,000 feet of the Orlando Sanford Airport runway, and the Applicant will be required to complete the FAA Part 77 (Airport Obstruction Form 7460-1), Per Sec. 30.1171 and FL State Statues 33.025. Please reach out to George Speake with the Orlando Sanford Airport at 407-585-4006 or gspeake@sfb.osaa.net .	Info Only
34.	Planning and Development	The purpose of the Airport Target Area is to provide airspace protection and adjacent land uses compatible with airport operations; to promote the coordinated use of lands and foster orderly development; to protect the health, safety and welfare of the public; to ensure the economic benefits and capacity of aviation related businesses; and to ensure compliance with all Federal and State aviation laws, rules and regulations.	Info Only
35.	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
36.	Planning and Development	The site is not within a CDBG (Community Development Block Grant) Target area and does not have a minimum of five (5) acres of land; therefore, it does not meet the requirements of the Alternative Density Option.	Info Only
37.	Planning and Development	The primary objective of the CDBG program is the development of viable urban communities, by providing decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons. To divide the annual appropriation of CDBG funds among jurisdictions.	Info Only
38.	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-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.stml	
39.	Planning and Development	<ul style="list-style-type: none"> • The 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. • The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review but cannot be approved until the approval of the Final Engineering Plans. 	Info Only
40.	Planning and Development	Definition of Net Buildable Acreage: The total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands, floodprone areas, and any right-of-way dedication.	Info Only
41.	Planning and Development	Off-street parking requirement based on table 11.3 - Residential Unit: 1000 SF or greater, Two (2) spaces/dwelling unit; Less than 1000 SF 1.5 spaces/dwelling unit; Studio Apartment / Efficiency one (1) space/dwelling unit.	Info Only
42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
44.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
45.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in	Info Only

		service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
46.	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
47.	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
48.	Public Safety - Fire Marshal	Additional comments shall be generated upon a full site plan review.	Info Only
49.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
50.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
51.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
52.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Onora across private property. Please note that Lake Onora has a severely restricted outfall.	Info Only
54.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that no retention is shown for the site. A pond would be required. Underground drainage is not allowed in a subdivision.	Info Only
55.	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	Info Only

		new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	
56.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
57.	Public Works - Engineering	The property is adjacent to Ohio Avenue and Onora Street which are classified as a local road. Ohio Avenue and Onora Street are not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
58.	Public Works - Engineering	The roadway geometry meets County standards for width. The roadway structure may not meet County standards. A boring or 2 would be needed to ensure that the road meets County standards for structure to allow development off of.	Info Only
59.	Public Works - Engineering	Concerns were raised over the roadway slightly encroaching onto this property. A corner clip is required to be dedicated as part of the development. Please see the Seminole County Land Development Code for details. You may move the road slightly at your cost if needed and give the appropriate ROW. Please see Section 35.100. - Required conveyance or dedication of right-of-way. (e) Right-of-Way for Corner Clip Radius. (1) On any corner parcel with access to at least one adjacent roadway classified as a collector or above, additional right-of-way must be dedicated to Seminole County to accommodate intersection improvements unless existing right-of-way is sufficient. (2) For residential streets, property lines at street intersections must be rounded with a minimum radius of twenty-five (25) feet. A greater radius is required at an angled intersection of less than seventy-five (75) degrees, as determined by the County Engineer.	Info Only
60.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
61.	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
62.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	Maya Athanas
Public Works - Impact Analysis	No Review Required	William Wharton
Natural Resources	Review Complete	Sarah Harttung
Public Safety - Fire Marshal	Review Complete	Matthew Maywald
Planning and Development	Review Complete	Annie Sillaway
Public Works - Engineering	Review Complete	Jim Potter
Environmental Services	No Review Required	Paul Zimmerman
Buffers and CPTED	Review Complete	Maya Athanas
Building Division	Review Complete	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

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) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0852

Title:

JAMES DRIVE GARAGES - PRE-APPLICATION

Project Number: 24-80000079

Project Description: Proposed Site Plan for individual garages on 1.02 acres in the R-1 Zoning District located on the southwest corner of SR 426 and James Dr

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

Parcel ID: 29-21-31-501-0000-0140

BCC District: 1-Dallari

Applicant: Jeff Palgialonga (407) 399-1788

Consultant: Matthew Pedonti (321) 332-2460



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

PROJ. #: 24-80000079

Received: 5/31/24

Paid: 6/5/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: JAMES DRIVE GARAGES [29-21-31-501-0000-0140](#)

PARCEL ID #(S): 29213150100000140

TOTAL ACREAGE: 1.02

BCC DISTRICT: DISTRICT 1

ZONING: R-1

FUTURE LAND USE: MDR

APPLICANT

NAME: JEFF PALGIALONGA

COMPANY: TEEMINGVR PROPERTIES 3, LLC

ADDRESS: 4400 TUSCANY ISLAND CT.

CITY: WINTER PARK

STATE: FL

ZIP: 32792

PHONE: (407) 399-1788

EMAIL: jeff@teemingrc.com

CONSULTANT

NAME: MATTHEW PEDONTI

COMPANY: PEDONTI CREATIVE, INC.

ADDRESS: 1823 ANTIGUA DR.

CITY: ORLANDO

STATE: FL

ZIP: 32806

PHONE: (321) 332-2460

EMAIL: matt@pedonticreative.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Two Buildings containing residential storage garages for personal use. _____

STAFF USE ONLY

COMMENTS DUE: [6/14](#)COM DOC DUE: [6/20](#)DRC MEETING: [6/26](#)
 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS: [23-80000016](#)
ZONING: [R-1](#)FLU: [MDR](#)

LOCATION:

[on the southeast corner of SR 426, James Dr](#)W/S: [Seminole County](#)BCC: [1: Dallari](#)

Agenda: 6/21

James Drive Garages Project Narrative

Parcel ID: 29213150100000140

Narrative: The proposed property will be divided into attached individual garages, grouped into two buildings. A one-way road, 12 feet wide, will enter and exit James Drive. Each unit will have two parking spaces measuring 18' x 9' in front. The garages with access to water and sewer will be divided into separate properties governed by an owner's association. The garages will be used for personal residential storage purposes and will not be allowed to carry out commercial activities. Amenities such as a wash station will be accessible to all property owners within the group. The property will be gated for security and privacy.

Legal Description: Lot 14 and 15, JAMESTOWN, according to the Plat thereof as recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida.
LESS

Begin at East Corner of Lot 14, run Southwesterly to North corner of Lot A, thence Southeasterly along the line between Lot A and Lot 15 to Church Street, thence Northerly along the line between Church Street and Lot 15 and 14 to Point of beginning: all in Jamestown subdivision, according to the Plat recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida

Area: 1.02 AC

Zoning: R-1

FLU: MDR

BCC District : District 1



Parcel ID: 29213150100000140

Legal Description: Lot 14 and 15, JAMESTOWN, according to the Plat thereof as recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida.

LESS

Begin at East Corner of Lot 14, run Southwesterly to North corner of Lot A, thence Southeasterly along the line between Lot A and Lot 15 to Church Street, thence Northerly along the line between Church Street and Lot 15 and 14 to Point of beginning: all in Jamestown subdivision, according to the Plat recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida

Area: 1.02 AC

Zoning: R-1

FLU: MDR

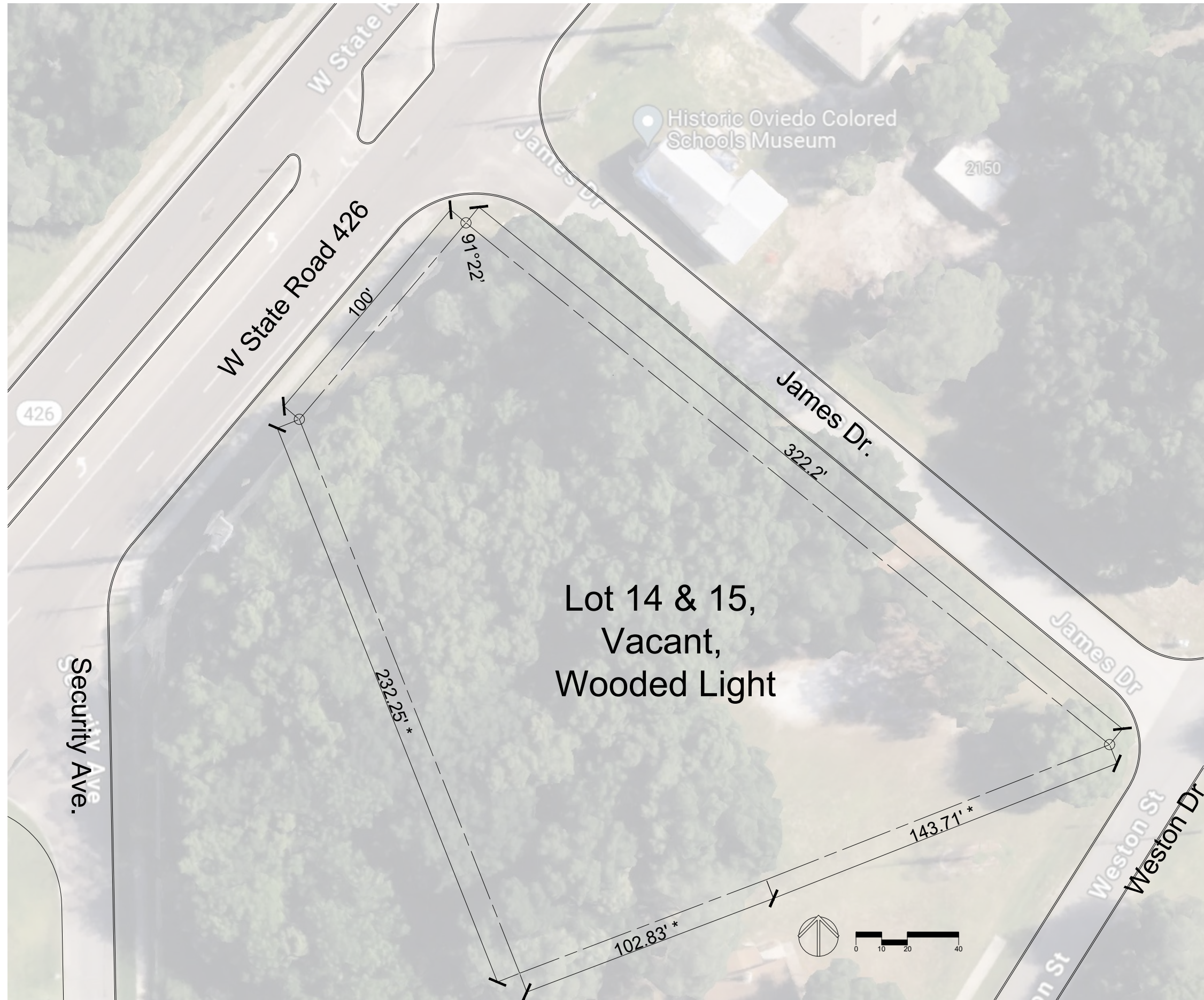
BCC District : District 1

Note: Measurements with (*) are not on included on the original plat recorded in Plat Book 9, Pages 71 & 72,

Paglalonga Car Condos

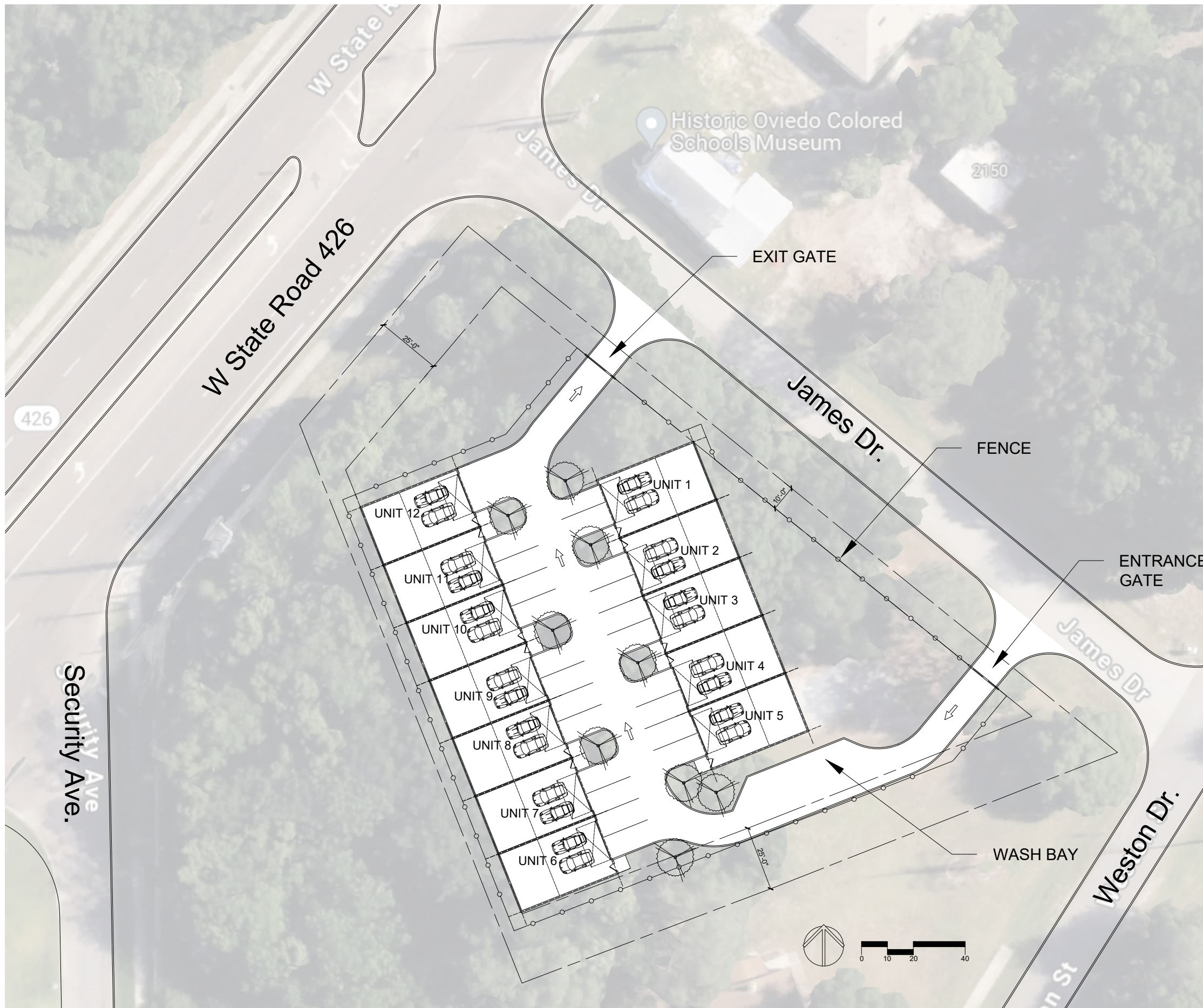
Site Plan
Concept Development

Design By: MP
Drawn By: MP
Date: 5/26/2024



**Lot 14 & 15,
Vacant,
Wooded Light**

1 EXISTING SITE
1" = 40'



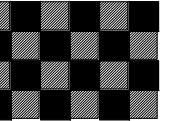
Parcel ID: 29213150100000140

Site Area: 44,000 sq. ft. (1.01 ac)

Building Area: 11,780 sq. ft.

Impervious Area: 21,800 sq. ft.

ISR: 50%



**PEDONTI
CREATIVE**
1823 Antigua Dr.
Orlando, Florida
321.322.2640

Paglialonga Car Condos

Site Plan
Concept Development

Design By: MP
Drawn By: MP
Date: 5/26/2024

1 CONCEPT SITE PLAN
1" = 40'

Property Record Card

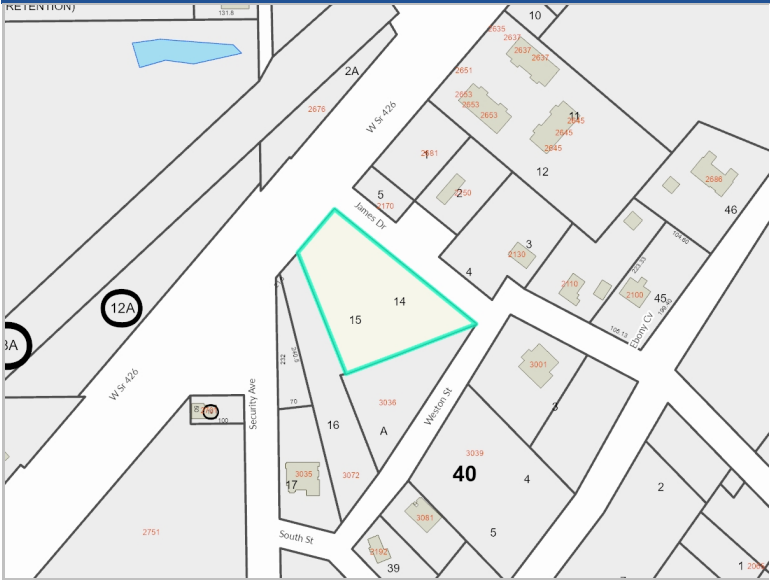


Parcel 29-21-31-501-0000-0140

Property Address W 426 SR OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	29-21-31-501-0000-0140
Owner(s)	DOWNES, GEORGE R III - Tenancy by Entirety :25 DOWNES, MARSHA P - Tenancy by Entirety :25 PARKER, RICHARD H JR - Tenants in Common :50
Property Address	W 426 SR OVIEDO, FL 32765
Mailing	933 WAKULLA SPRINGS RD CRAWFORDVILLE, FL 32327-5832
Subdivision Name	JAMESTOWN
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$140,000	\$140,000
Land Value Agriculture		
Just/Market Value	\$140,000	\$140,000
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$40,175	\$49,250
P&G Adjustment	\$0	\$0
Assessed Value	\$99,825	\$90,750

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$1,863.12	2023 Tax Savings with Non-Hx Cap	\$390.55
2023 Tax Bill Amount	\$1,472.57		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 14 & 15 (LESS BEG E CO
LOT 14 RUN SWLY TO N COR
LOT A SELY ON NELY LI LOT A
TO CHURCH ST NELY ON ST TO
BEG)
JAMESTOWN
PB 9 PG 71

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$99,825	\$0	\$99,825
SJWM(Saint Johns Water Management)	\$99,825	\$0	\$99,825
FIRE	\$99,825	\$0	\$99,825
COUNTY GENERAL FUND	\$99,825	\$0	\$99,825
Schools	\$140,000	\$0	\$140,000

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/01/1984	01534	1745	\$15,000	Yes	Vacant
QUIT CLAIM DEED	03/01/1979	01216	0248	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1	\$140,000.00	\$140,000

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Medium Density Residential	MDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/5/2024 11:51:06 AM
Project: 24-80000079
Credit Card Number: 43*****1344
Authorization Number: 03212I
Transaction Number: 050624C1C-D7C10AAC-19AB-47AE-B2E5-570CE37DDC82
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, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

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

PROJECT NAME:	JAMES DRIVE GARAGES - PRE-APPLICATION	PROJ #: 24-80000079
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/03/24	
RELATED NAMES:	EP MATTHEW PEDONTI	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	29-21-31-501-0000-0140	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR INDIVIDUAL GARAGES ON 1.02 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF SR 426 AND JAMES DR	
NO OF ACRES	1.02	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	R-1	
LOCATION	ON THE SOUTHEAST CORNER OF SR 426 AND JAMES DR	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
JEFF PALGIALONGA TEEMINGVR PROPERTIES 3, LLC 4400 TUSCANY ISLAND CT WINTER PARK FL 32792 (407) 399-1788 JEFF@TEEMINGRC.COM	MATTHEW PEDONTI PEDONTI CREATVE, INC 1823 ANTIGUA DR ORLANDO FL 32806 (321) 332-2460 MATT@PEDONTICREATVE.COM	

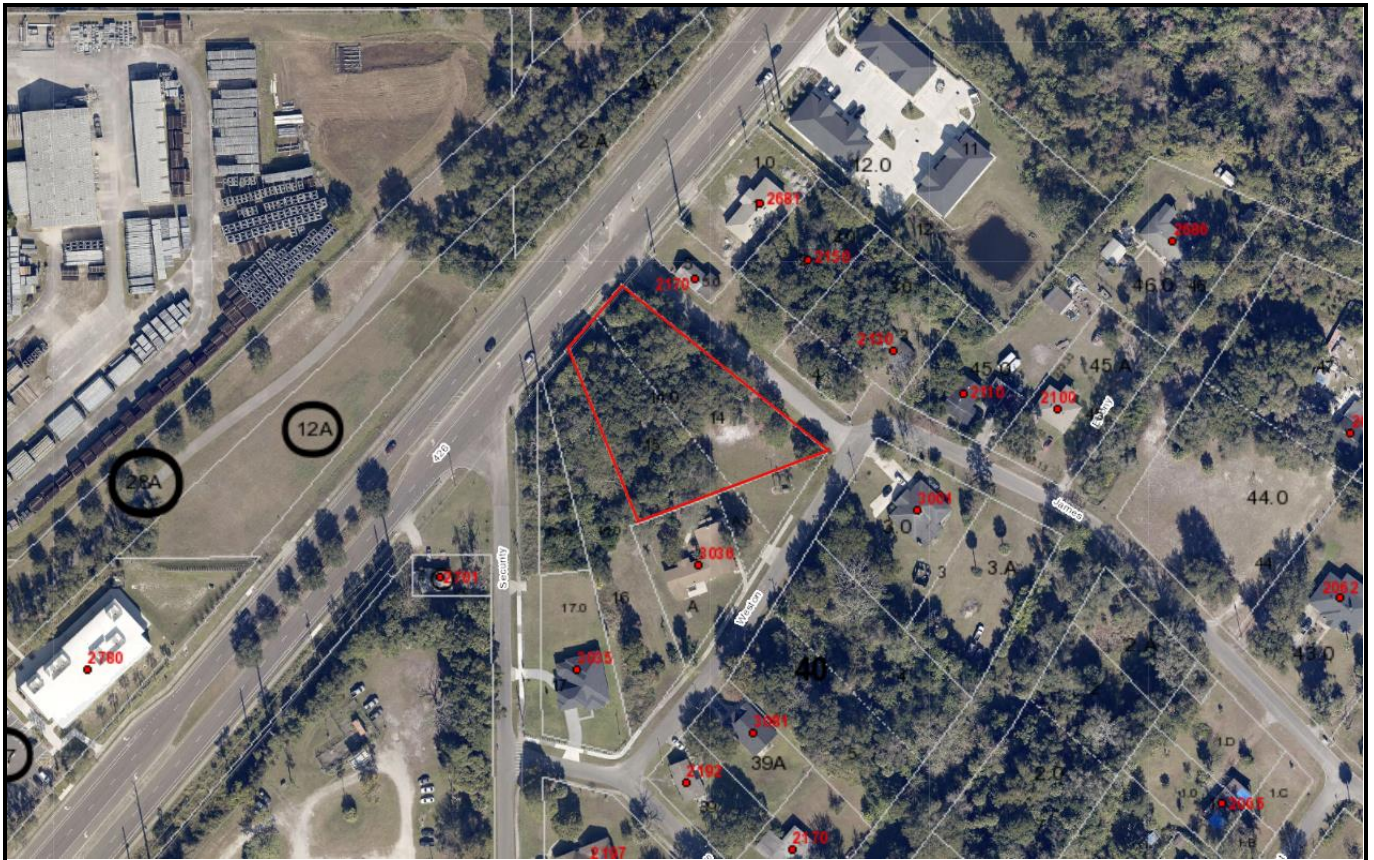
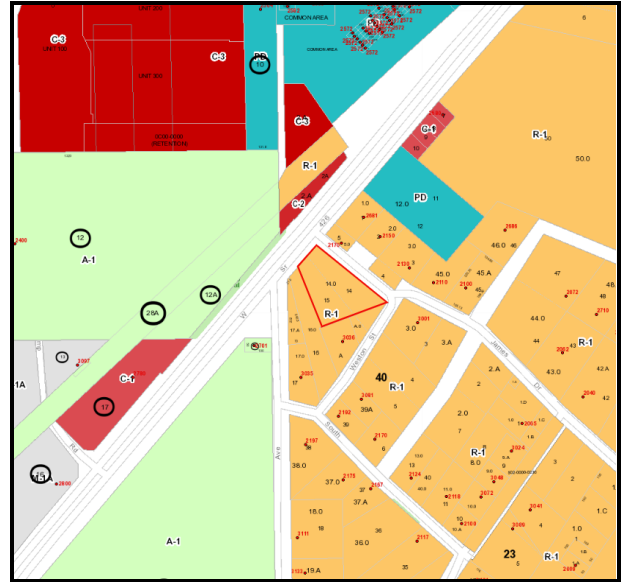
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject site has a Medium Density Residential (MDR) Future Land Use designation and an R-1 (Single Family Dwelling) zoning classification.

PROJECT AREA ZONING AND AERIAL MAPS



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=SECOLADECO_CH30ZORE_PT67L ASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
9.	Comprehensive Planning	The Future Land Use Medium Density Residential. This land use does not allow for a storage facility, but Single family detached residences, 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.	Info Only
10.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 6" PVC potable	Info Only

		water main running along the south side of James Drive.	
11.	Environmental Services	This development is within Seminole County's sanitary sewer service area. They would be required to connect to the County's sanitary sewer system if they install a bathroom or produce a sanitary waste stream. There is a gravity 8" PVC sanitary sewer line located on James Drive.	Info Only
12.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system.	Info Only
13.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
14.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
15.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
16.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
17.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
18.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only

20.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
21.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
22.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
23.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f)	Info Only
24.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
25.	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
26.	Planning and Development	The subject site has a Medium Density Residential (MDR) Future Land Use designation with R-1 (Single Family Dwelling) zoning. The R-1 zoning classification allows the option of an Off-Street Parking Facility as a Special Exception use which must be approved by the Board of County Commissioners.	Info Only
27.	Planning and Development	Special Exception approval may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by the Board of County Commissioners.	Info Only

28.	Planning and Development	A Special Exception requires submittal of a conceptual site plan that demonstrates compliance with the Seminole County Land Development Code. If the Special Exception is approved by BCC, the next phase in the development process is submittal and approval of an Engineered Site Plan.	Info Only
29.	Planning and Development	<p>Per Seminole County Land Development Code Sec. 30.124 Special Exceptions:</p> <p>The Board of County Commissioners may grant special exception uses under the R-1 (Single Family Residential) zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community.</p> <p>The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area.</p> <p>Before granting a Special Exception, the Board must first determine that the proposed use:</p> <ul style="list-style-type: none"> • Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area. • Does not have an unduly adverse effect on existing traffic patterns, movements and volumes. • Is consistent with the county's Vision 2020 Comprehensive Plan. • Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification. • Will not adversely affect the public interest. <p>Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial.</p>	Info Only
30.	Planning and Development	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	Info Only

		community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
31.	Planning and Development	<p>Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.</p> <p>The Site Plan must meet all requirements of the Land Development Code, including but not limited to: permitted uses, building setbacks, open space, parking, landscape buffers, building height, stormwater retention, and utilities.</p> <p>Site Plan Review Process Information can be found at: SCLDC Chapter 40.: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
32.	Planning and Development	If the proposed use is approved by the Board of County Commissioners, the structure must only be utilized for the use of a parking garage, any other uses of the facility would be strictly prohibited.	Info Only
33.	Planning and Development	<p>Although a garage may be compatible with residential uses; the proposed development of a 12 unit commercial garage with vehicle wash stations does not appear to be consistent with the surrounding single family residential development.</p> <p>The parking spaces directly in front of the entrance to the garage doors implies the structure may be utilized for other purposes.</p>	
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	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
36.	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
37.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout	Info Only

		<p>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"</p>	
38.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
39.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately drained soils.	Info Only
40.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
41.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east	Info Only
42.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the James Drive swale. This goes to a substandard outfall system from this area.	Info Only
43.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The plan does not include a retention pond. A pond will be required to meet water quality and quantity requirements.	Info Only
44.	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
45.	Public Works - Engineering	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	The plan provided would not work for minimum drive aisle requirements. If larger vehicles are stored, you should provide better (wider aisle) turning to get into the buildings.	Info Only
47.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure may not meet County standards. A couple borings of the road will be required to ensure that it meets current structural standards. If the road is not to County structural standards, it will have to be improved to standard.	Info Only
48.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The site will only be granted 1 access point. It should be as far from the SR 426 intersection as possible.	Info Only
49.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
50.	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

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	Paul Zimmerman pzimmerman@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

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) 665-3621	

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