

SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, October 1, 2025

9:00 AM

Room 3024 and hybrid TEAMS option

This meeting will be held In-Person and remotely on Teams. 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.

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) SPAY N SAVE ALTAMONTE - PRE-APPLICATION

2025-908

Project Number: 25-80000099

Project Description: Proposed Site Plan for a veterinary clinic on 1.56 acres in the C-2/R-2 Zoning District located on the northeast corner of S. Ronald Reagan

Blvd. and Merrit St

Project Manager: Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov) **Parcel ID:** 07-21-30-509-0B00-0060

BCC District: 4-Lockhart

Applicant: Andy Ayoob (407) 314-4094

Consultant: Joanne Montchal (407) 982-9688

<u>Attachments</u>: <u>APPLICATION</u>

COMMENTS

9:20AM (TEAMS) SANFORD COMMERCE CENTER - PRE-APPLICATION

2025-912

Project Number: 25-80000101

Project Description: Proposed Rezone and Site Plan for two industrial buildings on 17.32 acres in the PD Zoning District located south of Orange Blvd, northwest

of US Hwy 17-92

Project Manager: Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 21-19-30-513-0000-0020

BCC District: 5-Herr

Applicant: Kyle Corfield (848) 246-6008 Consultant: Cade Thompson (704) 903-3607

Attachments: APPLICATION

COMMENTS

9:40AM (TEAMS) RAYMOND AVE - PRE-APPLICATION

2025-909

Project Number: 25-80000100

Project Description: Proposed Subdivision of 9.37 acres into 4 single family residential lots in the PD Zoning District located south of Hidden Woods Cv, west

of Virginia Ave

Project Manager: Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov) **Parcel ID:** 11-21-29-300-0040-0000

BCC District: 3-Constantine

Applicant: Jorge Rodriguez (407) 920-4624

Consultant: N/A

Attachments: APPLICATION

COMMENTS

10:00AM (TEAMS) BURCH FAMILY SUBDIVISION - SITE PLAN

2025-907

Project Number: 25-06000039

Project Description: Proposed Site Plan for a driveway on 13.94 acres in the A-1 Zoning District located on the north side of Gabriella Ln, east of Tuskawilla

Rd

Project Manager: Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov) **Parcel ID:** 30-21-31-300-0060-0000

BCC District: 1-Dallari Applicant: Elizabeth Burch

Consultant: Rick Ortiz (407) 487-2594

<u>Attachments</u>: <u>APPLICATION</u>

COMMENTS

COMMENTS ONLY (NO MEETING SCHEDULED)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2025-908

Title:

9:00AM (IN PERSON) SPAY N SAVE ALTAMONTE - PRE-APPLICATION

Project Number: 25-80000099

Project Description: Proposed Site Plan for a veterinary clinic on 1.56 acres in the C-2/R-2 Zoning District

located on the northeast corner of S. Ronald Reagan Blvd, and Merrit St

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 07-21-30-509-0B00-0060

BCC District: 4-Lockhart

Applicant: Andy Ayoob (407) 314-4094

Consultant: Joanne Montchal (407) 982-9688



PLANNING & DEVELOPMENT DIVISION 1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771

PROJ. #: <u>25-80000099</u>

RECEIVED AND PAID 09/08/2025

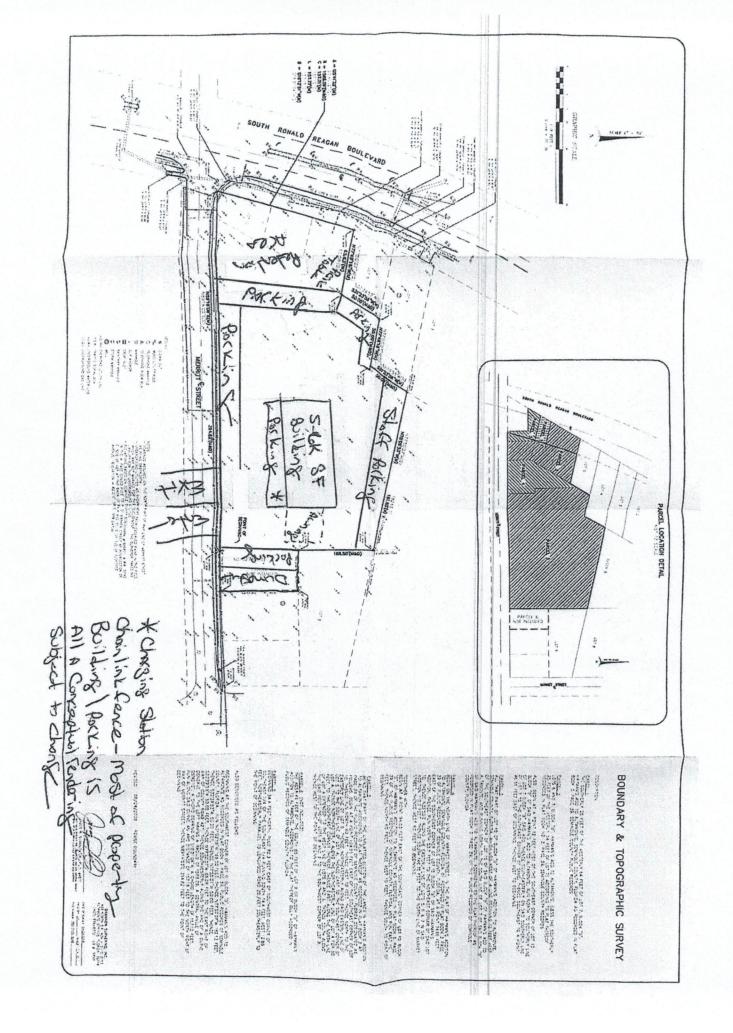
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION			
INCOMPL	ETE APPLICATIONS	WILL NOT BE	ACCEPTED
APPLICATION FEE			
PRE-APPLICATION	\$50.00		
PROJECT			
PROJECT NAME: SPAY N SA	we Altomorto		
PARCEL ID #(S): 07. 21.30. 5	09.0800.00	060	
TOTAL ACREAGE: 1.56	BCC DIS	STRICT: 4: LOC	KHART
ZONING: C.Z	FUTUR	E LAND USE: CO	VI
APPLICANT			
NAME: Andy Agoob	COMPA	INY: Spay N	Sule
ADDRESS: 988 N. Ronald 1	Resson Blud	1.9	VAV
CITY: Longwood	STATE:	FL	ZIP: 32750
PHONE: 40. 314. 4094			SDAYNSAUR-ORS
CONSULTANT			3 8
NAME: JOAnne Montcha	COMPA	NY: Span W	SAUR ROCK Springs Roll
ADDRESS: 989 N. Ronal L	Resson Blud	9 1	Short Thomas Shring's 1001-
CITY: Longwood	STATE:	FL	ZIP: 3271Z
PHONE: 407.982.968	EMAIL:		SO SPAYN SAVE . OFG
PROPOSED DEVELOPMENT (CHECK			8
SUBDIVISION LAND USE A		ZONE 🏻 SIT	E DIAN GRECIAL EVERTERS
Description of proposed development:	5.000 - 10.000	SE built	E PLAN SPECIAL EXCEPTION
packing to house A non. pr	ios: + Span newto	r Clinic	Jellness Carter
STAFF USE ONLY			
COMMENTS DUE: 09/19/25	COM DOC DUE: 09/25/2	25	PRC MEETING: 10/01/25
PROPERTY APPRAISER SHEET PRIOR	REVIEWS:		
ZONING: C-2	FLU:COM	LOCATION: 000	t of Ronald Reagan Boulevard,
w/s: City of Altamonte Springs	BCC: 4: LOCKHART	nort	h of Merrit Street

Spay N Save has proudly served Seminole County for 13 years. Over time, we have significantly outgrown our current Longwood location and are seeking to develop a 5,000–6,000 SF facility with ample parking to better serve the community. This new building will house our spay/neuter clinic as well as wellness appointment services.

To enhance safety and efficiency, our vision includes a large awning along the side of the building to provide cover for staff as they check surgical patients in and out. In addition, we plan to install a chain-link fence around most of the property to ensure the safety of pets in the event they slip from their caretaker while entering or exiting the facility.

The purpose of this meeting is to best understand the requirement to develop this site and ensure our use would be considered acceptable.



Property Record Card



Parcel: **07-21-30-509-0B00-0060**

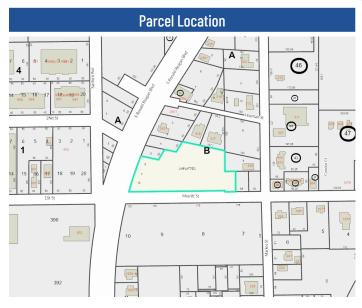
Property Address:

Owners: AHMED, KHURSHID

2025 Market Value \$536,177 Assessed Value \$536,177 Taxable Value \$536,177

2024 Tax Bill \$6,746.79

Vac General-Commercial property has a lot size of 1.56 Acres



Site View

Parcel Information		
Parcel	07-21-30-509-0B00-0060	
Property Address		
Mailing Address	820 BRIGHTWATER CIR MAITLAND, FL 32751-4215	
Subdivision	HAYMANS ADD TO ALTAMONTE	
Tax District	01:County Tax District	
DOR Use Code	10:Vac General-Commercial	
Exemptions	None	
AG Classification	No	

Value Summary			
	2025 Working Values	2024 Certified Values	
Valuation Method	Cost/Market	Cost/Market	
Depreciated Building Value	\$0	\$0	
Land Value (Market)	\$536,177	\$510,772	
Just/Market Value	\$536,177	\$510,772	
Save Our Homes Adjustment/Maximum	\$0	\$0	
Portability	*-	¥-	
P&G Adjustment	\$0	\$0	

2024 Certified Tax Summary		
Tax Amount w/o Exemptions \$6,746.7		
Tax Bill Amount	\$6,746.79	
Tax Savings with Exemptions	\$0.00	

\$6,746.79

Owner(s)

AHMED, KHURSHID

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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Legal Description

LOTS 6 7 & 10 & W 45 FT OF S 85 FT OF LOT 9 & BEG SE COR OF LOT 10 RUN N 32 DEG 40 MIN E 212 FT S 77 DEG 50 MIN 7 SEC E 65.08 FT N 30 DEG 39 MIN 53 SEC E 50 FT S 77 DEG 50 MIN 7 SEC E 182.13 FT S 168.5 FT TO PT E OF BEG W TO BEG (LESS RD) BLK B HAYMANS ADD TO ALTAMONTE PB 3 PG 39 & SEC 07 TWP 21S RGE 30E BEG 34.4 FT N + 82.3 FT E OF SW COR OF SE 1/4 OF SW 1/4 RUN S 14.4 FT W 12.85 FT NELY PARA TO LONGWOOD RD 20 FT SELY TO BEG (LESS RD)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$536,177	\$0	\$536,177
Schools	\$536,177	\$0	\$536,177
FIRE	\$536,177	\$0	\$536,177
ROAD DISTRICT	\$536,177	\$0	\$536,177
SJWM(Saint Johns Water Management)	\$536,177	\$0	\$536,177

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2006	\$375,000	06154/0442	Vacant	No
WARRANTY DEED	1/1/1977	\$100	01141/1905	Vacant	No

Land			
Units	Rate	Assessed	Market
66,855 SF	\$8.02/SF	\$536,177	\$536,177

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

Building

^{*} Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

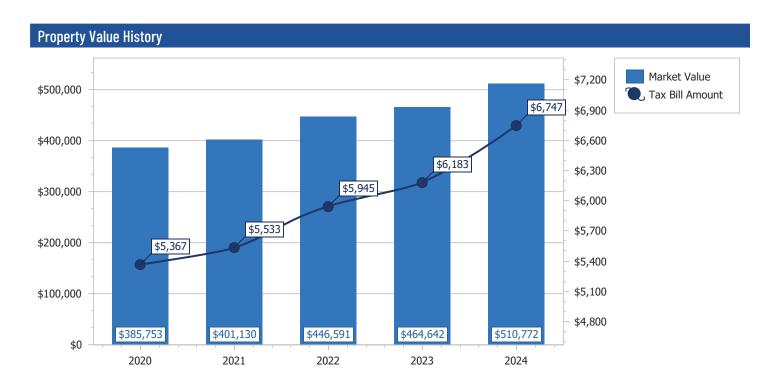
Zoning		
Zoning	C-2	
Description	Retail Commercial	
Future Land Use	СОМ	
Description	Commercial	

School Districts		
Elementary	Altamonte	
Middle	Milwee	
High	Lyman	

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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 44	

Utilities			
Fire Station #	Station: 11 Zone: 111		
Power Company	DUKE		
Phone (Analog)	CENTURY LINK		
Water	Altamonte Springs		
Sewage			
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/8/2025 10:53:59 AM

Project: 25-80000099

Credit Card Number: 53********6786

Authorization Number: 145946

Transaction Number: 080925C29-1CFA0F40-61FC-42A7-A3B9-DA40ECBD4C56

Total Fees Paid: 52.50

Fees Paid

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

Document date: 09/24/2025

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING SANFORD, FLORIDA 32771

The DRC Agenda can be found here.

PROJECT NAME:	SPAY N SAVE ALTAMONTE APPLICATION	- PRE-	PROJ #: 25-80000099
APPLICATION FOR:	DR - PRE-APPLICATION DR	C	
APPLICATION DATE:	9/08/25		
RELATED NAMES:	EP JOANNE MONTCHAL		
PROJECT MANAGER:	TIFFANY OWENS (407) 665-	7354	
PARCEL ID NO.:	07-21-30-509-0B00-0060		
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO I CLINIC AND WELLNESS CEI ZONING DISTRICT LOCATEI REAGAN BOULEVARD, NOF	NTER ON 1.56 ACF D ON THE EAST S	RES IN THE C-2 IDE OF RONALD
NO OF ACRES	1.56		
BCC DISTRICT	4: LOCKHART		
CURRENT ZONING	C-2		
LOCATION	EAST OF RONALD REAGAN STREET	BOULEVARD, NO	RTH OF MERRIT
FUTURE LAND USE-	СОМ		
SEWER UTILITY	CITY OF ALTAMONTE SPRIN	NGS	
APPLICANT:	CC	NSULTANT:	
ANDY AYOOB SPAY N SAVE 988 N RONALD REAGAN LONGWOOD FL 32750 (407) 314-4094	SP BLVD 988 LO (40	ANNE MONTCHAL PAY N SAVE 8 N RONALD REAC NGWOOD FL 3275 07) 982-9688	GAN BLVD 50
ANDYA@SPAYNSAVE.O	KG JU	ANNES@SPAYNS	AVE.UKG

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.

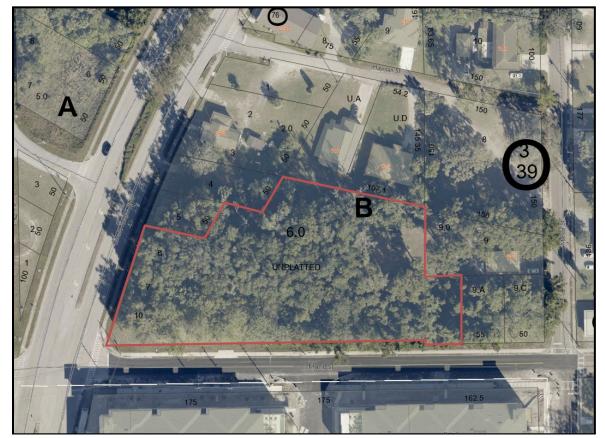
PROJECT MANAGER COMMENTS

- The subject property has both Commercial and Medium Density Residential Future Land Use designations and C-2 (General Commercial) and R-2 (One- to Two-Family Dwelling) Zonings.
- The proposed use of a Veterinary Clinic is permitted in the C-2 zoning, provided there is no overnight boarding except for animals being treated on the premises.

PROJECT AREA ZONING AND AERIAL MAPS







AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeld=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	The residential zoning to the north will trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This is additional to the standard buffer requirement for the General Commercial use.	Info Only
5.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
7.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
8.	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
9.	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
10.	Buffers and CPTED	To assist you in calculating the required opacity of your buffers adjacent to roads, below are the road classifications: • Ronald Reagan Blvd along the western portion of the site, is an Urban Minor Arterial Road • Merritt St along the southern portion of the site, is classified a Local Road.	Info Only

11.	Building Division Review	Standard building permitting will apply - Each structure, including but not limited to the fence, main building,	Info Only
	Coordinator	dumpster enclosure or any other separate structure will	
12.	Building	require a separate permit. Site must be fully compliant with all applicable sections of	Info Only
	Division Review Coordinator	the Florida Accessibility Code including, but not limited to public access, parking, accessible paths, accessible entry/	
		egress into and out of the site and building.	
13.	Comprehensive Planning	The subject property is adjacent to the City of Altamonte Springs. Seminole County will provide an	Info Only
		intergovernmental notice to the adjacent city.	
14.	Comprehensive Planning	Site has Future Land Use of COM (Commercial), please note Comprehensive Plan Policy FLU 5.3.3 Commercial. The maximum intensity permitted in this designation is 0.35	Info Only
15.	Comprehensive	floor area ratio. Per Policy FLU 5.3.3 Commercial: Uses - Retail sales,	Info Only
10.	Planning	restaurants and commercial services;	iiiio Oiiiy
16.	Comprehensive Planning	Per Policy FLU 5.3.3 Commercial: Special Provisions - 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 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 neighborhoods 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. Please consider a Planned Development (PD) if the intent is to have commercial development adjacent to the existing residential neighborhood.	Info Only
17.	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
18.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte	Info Only
		Springs to service it.	
19.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be	Info Only

20.	Environmental	needed to service it 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. If the City of Altamonte Springs is able to provide sanitary	Info Only
20.	Services	sewer service to this development, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Altamonte Springs to determine how best to service this development.	IIIIo Offiy
21.	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
22.	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
23.	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
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
26.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
27.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
28.	Natural Resources	All plants listed on the Florida Exotic Pest Plant Council list, categories I and II are not permitted to be used as replacement stock within the unincorporated areas of the	Info Only

		county due to their exotic invasive nature or otherwise	
		undesirable characteristics. SCLDC 60.9(b)	
29.	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
30.	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
31.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
32.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
33.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
34.	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
35.	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
36.	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
37.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***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

38.	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
39.	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 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
40.	Planning and Development	The minimum required building setbacks for the C-2 (General Commercial) zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard, Zero (0) foot Side Street.	Info Only
41.	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/planning-development-services/planning-development/development-processes-requirements/index.stml	Info Only
42.	Planning and Development	The eastern portion of the site is currently zoned R-2 (One- to Two-Family Dwelling) with a Future Land Use designation of Medium Density Residential. Although the conceptual plan shows parking and a dumpster in this area, such uses and structures will not be permitted during site plan review.	Info Only
43.	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 11 Chapter 30. Parking requirements for the subject use are: Four (4) parking spaces for every 1,000 square feet for the first 3,000 square feet, and three (3) parking spaces for every 1,000 square feet thereafter. Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces.	Info Only
		(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.	
		(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two	

	T		1
		(162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	
44.	Planning and Development	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
		F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	
		Net Buildable Acres is defined as: Within the area described as the "Urban Core" as defined as the lands bounded by I-4 on the west and within a ¼ mile boundary of US 17/92 on the east and all the land within a ¼ mile of SR 436, any parcel that is crossed by this boundary is considered wholly within the "Urban Core" - the total number of acres within the boundary of a development excluding natural lakes and wetlands or floodprone areas.	
45.	Planning and Development	The minimum open space requirement is twenty-five (25) percent. Please refer to Sec. 30.14.2 for the open space requirements.	
46.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15 Screening https://library.municode.com/fl/seminole county/codes/land-development code?nodeld=SECOLADECO CH30ZORE-PT14LASCBUOPSP S30.14.15SC	Info Only
47.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. – Exterior Lighting Requirements. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
48.	Planning and Development	During the site plan review, the Applicant must submit an irrigation plan demonstrating compliance with Sec. 30.14.18.	
49.	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
50.	Planning and Development	Policy FLU 5.17 Urban Centers and Corridors Overlay	Info Only
		A. <u>Purpose</u> . The purpose of the Overlay is to encourage phased development, infill development, and/or redevelopment of these areas into a more compact, walkable land development pattern that allows for a balance of jobs to housing and the use of multiple modes of transportation. The Overlay is	

a land use strategy that enables the County to implement its multimodal mobility strategy for the urban area, and is also a method of incentivizing the provision of affordable housing by the private sector. The performance framework in this Policy will determine how redevelopment may occur.

B. <u>Development Options</u>. Development in the Overlay may occur only in accordance with one of the following options:

Option 1: Compliance with the underlying future land use designation and the Comprehensive Plan provisions that apply to that designation (such as maximum residential dwelling units, allowable and permitted uses).

Option 2: Commercial, educational, governmental, institutional, light industrial, office, recreational, and residential uses arranged in a compact land use pattern that supports interconnected uses, allows for a range of transportation modes, and potentially include green building techniques. Such compact land use patterns may also include buffers in the form of natural areas containing trees.

C. <u>Urban Centers and Corridors Performance</u> Framework

Proposed developments requesting approval under Option 2 shall be subject to an assessment by Seminole County to evaluate consistency with the following criteria. Consistency with the criteria enable a development to achieve desired density and intensity increases that support the multimodal mobility strategy of the County.

1. Jobs in Mixed Development. Proposal creates a complementary mix of uses (commercial, educational, light industrial, office, and residential) that allows for a sound jobs to housing balance, encourages multiple modes of transportation and reduces the need for automobile travel. In order for a proposal to be found consistent with and supportive of this criterion, more than one use must be proposed, and the uses must be linked by more than one mode of travel. With respect to the jobs to housing balance, as defined within the "Plan Amendment Standards of Review" portion of the Future Land Use Element, this criterion is measured as a ratio between total County employment divided by total allowable housing units, including those units that may be proposed by the individual development. The intent of the County is to maintain a minimum standard of 1.0 jobs per housing unit.

54.	Public Safety -	Fire department access road shall have an unobstructed	Info Only
54.	Fire Marshal	width of not less than 20 ft in accordance with the	IIIIO OIIIy
	T II O WIGI OF IGI	specifications of NFPA 1, Section 18.2.3.5.1.1	
55.	Public Safety -	"All the following items shall be acknowledged and added	Info Only
	Fire Marshal	to the site plan sheets as note: 1.Fire department access	
		roads provided at the start of a project and shall be	
		maintained throughout construction. (NFPA 1, 16.1.4). 2.A	
		second entrance/exit might be required per AHJ if the	
		response time for emergency is exceeded per NFPA 1,	
		Section 18.2.3.3 Multiple Access Roads. 3.A water supply	
		for fire protection, either temporary or permanent, shall be	
		made available as soon as combustible material	
		accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where	
		underground water mains and hydrants are to be provided,	
		they shall be installed, completed, and in service prior to	
		construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing	
		shall be performed in accordance with NFPA 291,	
		recommended practice for fire flow testing. 6.A 36 in. clear	
		space shall be maintained around the circumference of fire	
		hydrants and a clear space of not less than 60 in. (1524	
		mm) shall be provided in front of each hydrant connection	
		having a diameter greater than 21/2 in. NFPA 1, 18.5.7.	
		7.Hydrant shall be marked with a blue reflector in the	
		roadway in accordance with NFPA 1, chapter 18.5.10.	
		8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS	
		and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
56.	Public Works -	The proposed project is located within the little Wekiva /	Info Only
	Engineering	Cranes Roost drainage basin.	,,
57.	Public Works -	Based on SCS Soil Survey GIS overlays, the site generally	Info Only
	Engineering	has moderately well drained soils.	
58.	Public Works -	The site currently discharges across several private	Info Only
	Engineering	properties and a portion of the site directly to Ronald	
		Reagan Boulevard. The site is in a landlocked basin. If a	
		portion of the site was taken into the County drainage	
		system, it may be able to discharge a pre-development rate and volume to the roadway drainage system based on the	
		permitted drainage design. If the site was not taken into the	
		County drainage system it will have to hold the entire 100-	
		year, 24-hour storm event onsite.	
59.	Public Works -	Based on 1 ft. contours, the topography of the site appears	Info Only
	Engineering	to slope northwest.	
60.	Public Works -	Based on a preliminary review, the site appears to outfall to	Info Only
	Engineering	Ronald Reagan Boulevard which outfalls to a landlocked	
		basin.	
61.	Public Works -	A detailed drainage analysis will be required at final	Info Only
- 00	Engineering	engineering.	Info Onli
62.	Public Works -	A permit from the St. John's River Water Management	Info Only
	Engineering	District or Florida Department of Environmental Protection	
		is generally required for projects with more than 5,000 sq.	
		·	
		information see www.sjrwmd.com.	
		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	

63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	Driveway location needs to align with the driveway across the street. The existing curb cut is too close the Ronald Reagan Boulevard.	Info Only
65.	Public Works - Engineering	Dedication of additional right-of-way may 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
66.	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 or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
67.	Public Works - Impact Analysis Arturo Perez 9/8/25 4:13 PM	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER		
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov		
Building Division Review Coordinator	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov		
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov		
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov		
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov		
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov		
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov		
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov		
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2025-912

Title:

9:20AM (TEAMS) SANFORD COMMERCE CENTER - PRE-APPLICATION

Project Number: 25-80000101

Project Description: Proposed Rezone and Site Plan for two industrial buildings on 17.32 acres in the PD

Zoning District located south of Orange Blvd, northwest of US Hwy 17-92

Project Manager: Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

Parcel ID: 21-19-30-513-0000-0020

BCC District: 5-Herr

Applicant: Kyle Corfield (848) 246-6008 **Consultant:** Cade Thompson (704) 903-3607

PM Tiffany



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

OJ. #: 25-80000101

RECEIVED 09/12/2025 PAID 09/15/2025

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION							
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED							
APPLICATION FEE							
☑ PRE-APPLICATION		\$50.00					
PROJECT NAME: Sanford Comme	rce Center						
PARCEL ID #(S): 21193051300000	020						
TOTAL ACREAGE: 17.32 AC		BCC DIST	RICT: Disti	rict 5 - Andria Herr			
ZONING: PD		FUTURE	LAND USE:	ND			
NAME: Kyle Corfield		COMPAN	_{IY:} Greenb	erg Gibbons Properties			
ADDRESS: 706 Giddings Ave. Ann	apolis, MD 2	1401					
сіту: Annapolis		STATE:	MD ZIP: 21401				
PHONE: 848-246-6008		EMAIL: kcorfield@ggcommercial.com					
NAME: Cade Thompson		COMPAN	ıy: ARCO	Design/Build			
ADDRESS: 2100 S Tryon St. Suite 2	205						
CITY: Charlotte		STATE: NC ZIP: 28203					
PHONE: 704-903-3607		EMAIL: cthompson@arcodb.com					
PROPOSED DEVELOPMENT (CHECK	ALL THAT APPL	Υ)					
□ SUBDIVISION □ LAND USE AMENDMENT □ REZONE □ SITE PLAN □ SPECIAL EXCEPTION Description of proposed development: Two building light industrial complex. 144,250SF total							
COMMENTS DUE: 09/19 COM DOC DUE:				DRC MEETING: 10/01/2025			
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:							
ZONING: PD		LOCATION:	f Ones are Davidsonad				
W/S: SEMINOLE COLINITY LITTLITIES BCC: 5: HERE)	south o	f Orange Boulevard, northwest of nway 17-92			



9/9/25

GGP Sanford Commerce Center Pre Application Project Narrative

The proposed project consists of the development of two (2) light industrial buildings totaling 144,250 SF. The included site plan dated 7/1/25 represents the current conceptual site plan. The project would develop a majority of parcel 21193051300000020 (approx. 17.32AC) and is currently zoned PD with a future use of IND. The project would utilize the existing storm water management ponds on site.

We have also included an exterior architectural rendering of a similar project to represent the design intent of the proposed buildings.







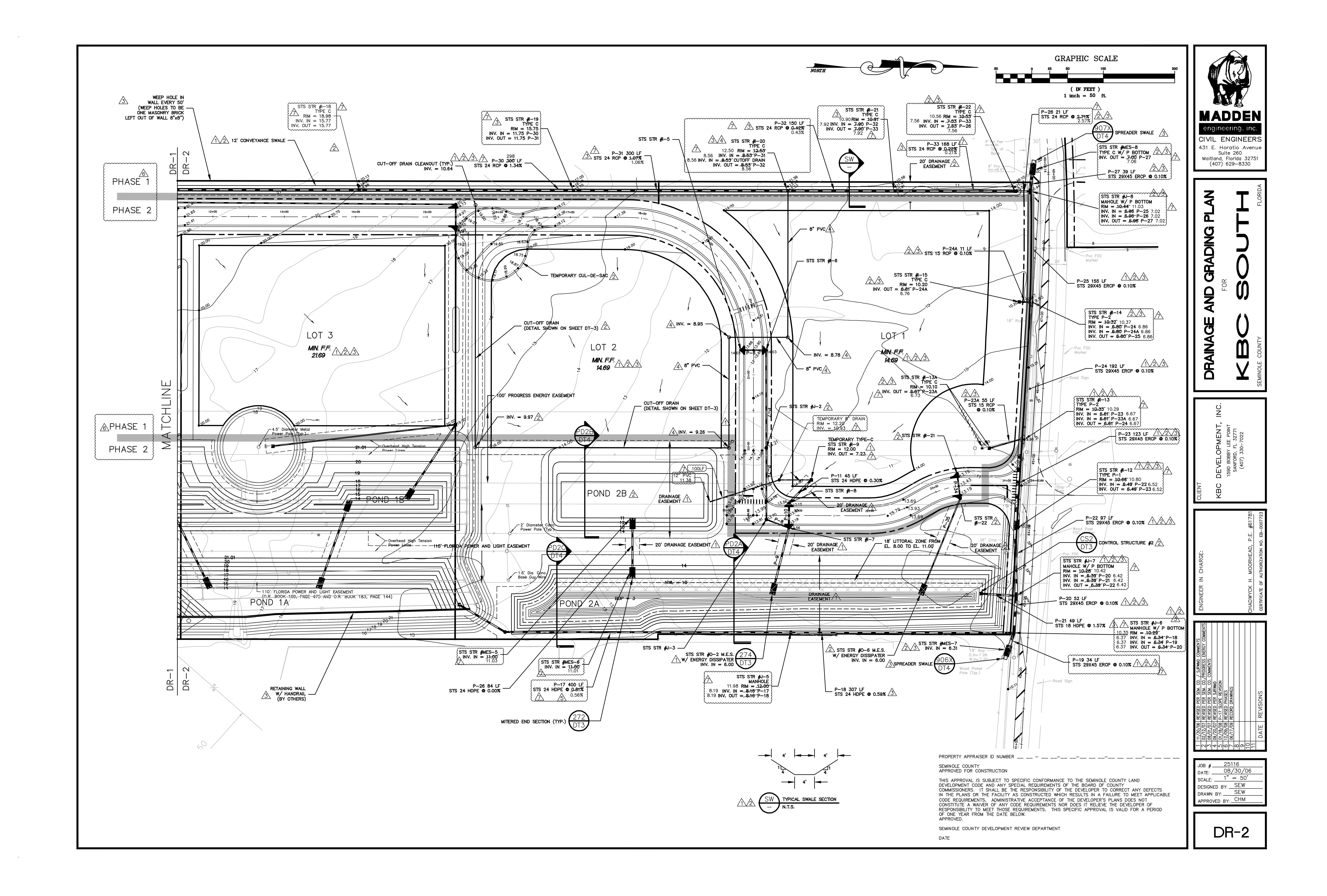
MINNEOLA OVERLOOK

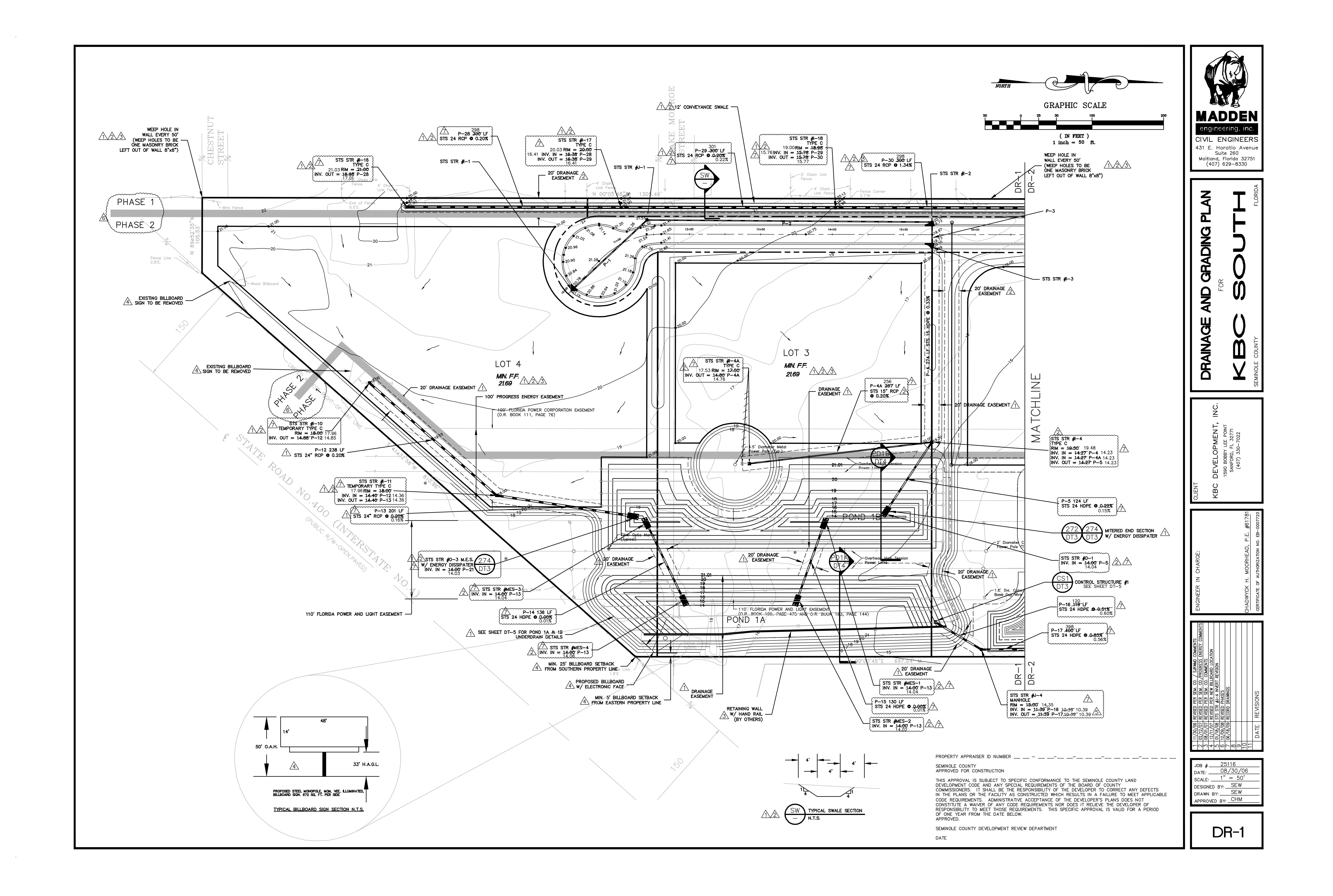
Minneola, FL

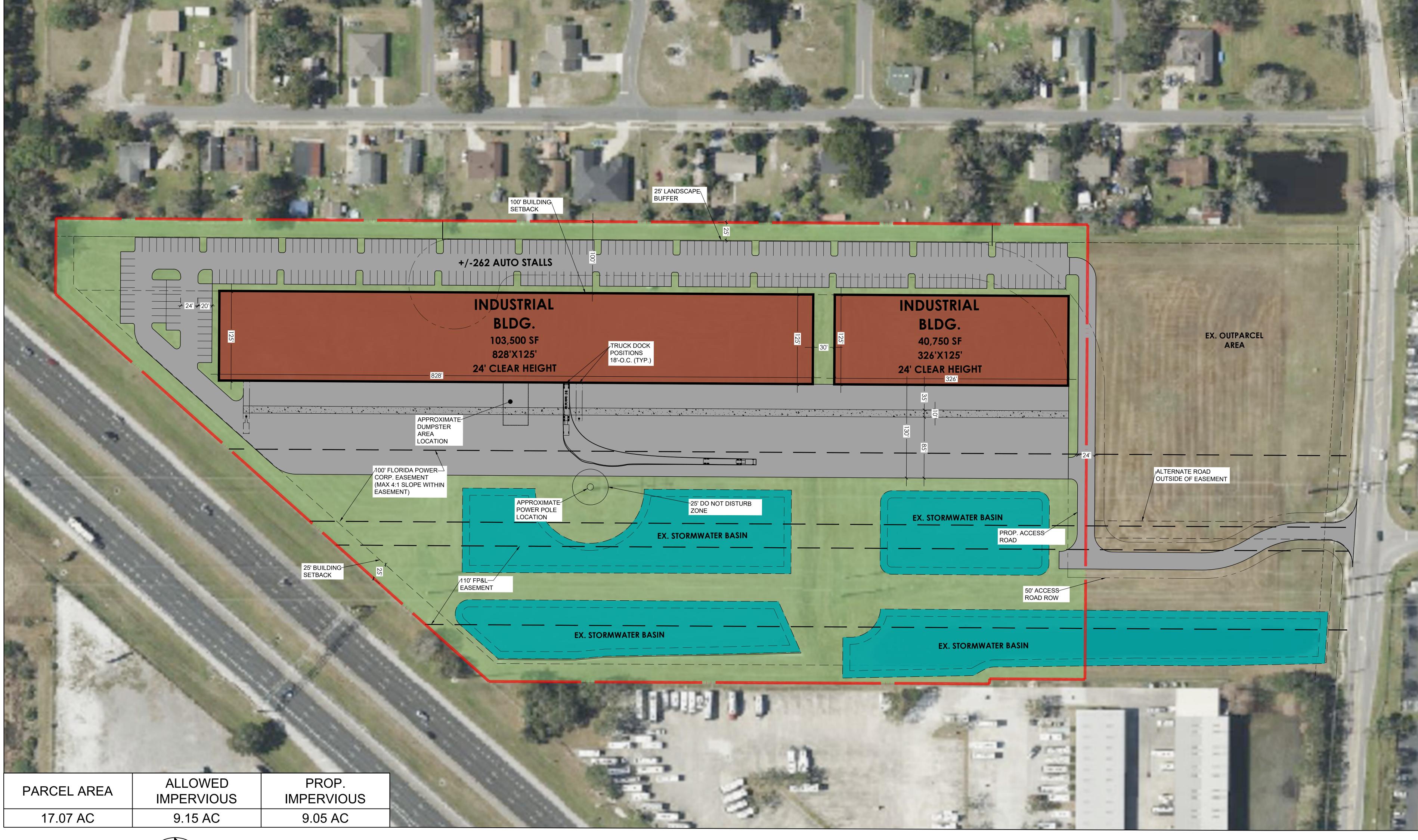


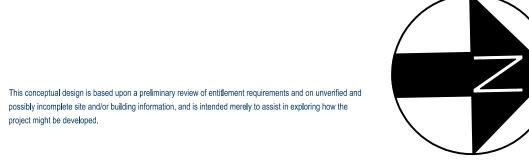
CORNER RENDERING

O









CONCEPTUAL SITE PLAN

GGP SANFORD COMMERCE CENTER ORANGE BLVD, SANFORD, FL 32771

SCHEME 01 | CIVIL | 07.01.2025

SCOUT & CO
CIVIL ENGINEERING



SCALE 1" = 50' 0 25 50 100 250

Property Record Card



Parcel: 21-19-30-513-0000-0020

Property Address:

Owners: KBC DEV INC

2025 Market Value \$3,087,226 Assessed Value \$2,625,499 Taxable Value \$2,625,499

2024 Tax Bill \$0.00

Vac Indust W/Site Improvements property has a lot size of 17.32 Acres

Parcel Location

Site View

Parcel Information				
Parcel	21-19-30-513-0000-0020			
Property Address				
Mailing Address	1590 BOBBY LEE PT SANFORD, FL 32771-8078			
Subdivision				
Tax District	01:County Tax District			
DOR Use Code	4013:Vac Indust W/Site Improvements			
Exemptions	None			
AG Classification				

Valuation Method	Cost/Market	Cost/Market
		0
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$3,039,957	\$0
Just/Market Value	\$3,087,226	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
r & G Aujustinelli	φО	φО

2024 Certified Tax Summary			
	\$0.00		
Tax Savings with Exemptions	\$0.00		

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)	
Name - Ownership Type	

32

KBC DEV INC

Monday, September 15, 2025 1/3

Legal Description

LOT 2 CBK DEVELOPMENT PLAT BOOK 91 PAGES 21-24

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,625,499	\$0	\$2,625,499
Schools	\$3,087,226	\$0	\$3,087,226
FIRE	\$2,625,499	\$0	\$2,625,499
ROAD DISTRICT	\$2,625,499	\$0	\$2,625,499
SJWM(Saint Johns Water Management)	\$2,625,499	\$0	\$2,625,499

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

Land			
Units	Rate	Assessed	Market
781,480 SF	\$3.89/SF	\$3,039,957	\$3,039,957

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

Building

33

^{*} Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Monday, September 15, 2025 2/3

Extra Features				
Description	Year Built	Units	Cost	Assessed
BLOCK WALL - SF	2008	5680	\$78.782	\$47.269

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

5

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			
Recycle			
Yard Waste			
Hauler #			

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Monday, September 15, 2025 3/3

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: 9/15/2025 11:10:22 AM

Project: 25-80000101

Credit Card Number: 55*******2904

Authorization Number: 00929Z

Transaction Number: 150925C1D-EFB1FD8E-BB24-4CFF-A135-894A0A531625

Total Fees Paid: 52.50

Fees Paid

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

Document date: 09/25/2025

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING SANFORD, FLORIDA 32771

The DRC Agenda can be found here.

PROJECT NAME:	SANFORD COMMERCE O APPLICATION	PROJ #: 25-80000101	
APPLICATION FOR:	DR - PRE-APPLICATION DRC		
APPLICATION DATE:	9/15/25		
RELATED NAMES:	EP CADE THOMPSON		
PROJECT MANAGER:	TIFFANY OWENS (407) 66	65-7354	
PARCEL ID NO.:	21-19-30-513-0000-0020		
PROJECT DESCRIPTION	PROPOSED REZONE AND SITE PLAN FOR TWO LIGHT INDUSTRIAL BUILDINGS ON 17.32 ACRES IN THE PD ZONING DISTRICT LOCATED SOUTH OF ORANGE BOULEVARD, NORTHWEST OF US HIGHWAY 17-92		
NO OF ACRES	17.32		
BCC DISTRICT	5: HERR		
CURRENT ZONING	PD		
LOCATION	SOUTH OF ORANGE BOULEVARD, NORTHWEST OF US HIGHWAY 17-92		
FUTURE LAND USE-	IND		
APPLICANT:	(CONSULTANT:	
KYLE CORFIELD GREENBERG GIBBONS P 706 GIDDINGS AVE ANNAPOLIS MD 21401 (848) 246-6008 KCORFIELD@GGCOMME	ROPERTIES A	CADE THOMPSON ARCO DESIGN/BUILD 2100 S TRYON ST CHARLOTTE NC 2820 704) 903-3607 CTHOMPSON@ARCO	

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.

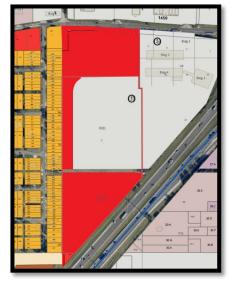
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found here.

PROJECT MANAGER COMMENTS

- The subject property has both Commercial and Industrial Future Land Use designations and is within the Orange Boulevard Property PD (Planned Development) and shall be developed in accordance with the approved PD Developer's Commitment Agreement.
- The proposed development would constitute a substantial change requiring a Small-Scale Future Land Use Amendment to Industrial and a PD Major Amendment to the Master Development Plan.
- The subject property is adjacent to a residential area, specifically the Bookertown Target Area, Seminole County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.

PROJECT AREA ZONING AND AERIAL MAPS







Printed: 9/25/25 12:32 PM Page 2 of 13

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per the approved Developers Commitment Agreement, the area between the internal access road and the west site boundary shall have a twenty-five (25) foot butter containing four (4) canopy trees per one hundred (100) feet and a six (6) foot high brink or masonry wall.	Info Only
2.	Buffers and CPTED	Due to overhead utility lines along the east portion of the property, only understory trees and shrubs may be planted.	Info Only
3.	Buffers and CPTED		
4.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes /land_development_code?nodeId=SECOLADECO_CH30Z ORE PT67LASCBU	Info Only
5.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
6.	Buffers and CPTED	Due to overhead utility lines along the east portion of the property, only understory trees and shrubs may be planted.	Info Only
7.	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
8.	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
9.	Building Division		
10.	ŭ	Complete site must meet all requirements of the Florida Accessibility Code, including but not limited to public access from ROW, parking, accessible paths throughout site, and access to each unit/ building.	Info Only
11.	Building Division	Size of buildings, depending on final design and occupancy type will require a full fire sprinkler and fire alarm system.	Info Only
12.	Comprehensive Planning	The Site has a split Future Land Use (FLU) of Industrial and Commercial.	Info Only

13.	Comprehensive Planning	Since a portion of the site is Industrial Future Land Use, please see the following:	
		Policy FLU 5.3.4 Industrial:	
		The maximum intensity permitted in this designation is 0.65 floor area ratio.	
		Uses - Light manufacturing industry; - Distribution and terminals;	
		Special Provisions Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise.	
		Per FLU Exhibit 1 in the Comprehensive Plan; creating compatibility between Industrial development and Medium Density Residential development will require sensitive site design such as but not limited to sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting uses to passive, unobtrusive uses (.e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials).	
14.	Comprehensive Planning	Site is located adjacent to residential area, please note the following:	Info Only
		Policy FLU 5.4.6 Location of Employment Uses, including Industrial Uses	
		The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.	
15.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" PVC potable water main stub out approximately 50 ft east of the existing partial driveway on parcel 21-19-30-513-0A00-0000.	Info Only
17.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC gravity sewer main and manhole extending approximately 150 ft south of the	Info Only

		existing partial driveway on parcel 21-19-30-513-0A00-0000.	
18.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	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. 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.	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 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
21.	Planning and Development	The property is within the Orange Boulevard PD and shall be developed in accordance with the approved PD Development Order and Developer's Commitment Agreement.	Info Only
22.	Planning and Development	Permitted Uses per the approved Developer's Commitment Agreement a. Except as provided in paragraph (c) below, permitted uses throughout the development shall be in accordance with the provisions of the C-1 and C-2 districts, including special exception uses, with the following additional uses: o Mechanical garage Lumber yard Construction company with outdoor storage screened from off-site view Highway striping company Paint and Body shop Office showroom with no assembly or manufacturing	Info Only

		 Service stations with gas pumps as an accessory use b. Except as provided in paragraph (c) below, permitted uses within the area of the development designated as Industrial per the Future Land Use Map shall be in accordance with the provisions of the M-1A district, including special exception uses. c. Communications towers shall be allowed by right in the Commercial area of the site where listed as a permitted use in C-1 and C-2. Communications towers shall be allowed by right in the Industrial area of the site where listed as a permitted use in M-1A. Any communications tower which exceeds the limitations established by the Code for permitted uses shall require a major amendment to the PUD. d. The following uses shall be prohibited within the development: Adult entertainment establishments Alcoholic beverage establishments Drive-in theaters Multi-family housing 	
23.	Planning and	The proposed project is subject to Site Plan Review	Info Only
	Development	Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	
	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 11 Chapter 30. Parking requirements for the subject use are: 1 space / 2 employees Plus 1 space / company vehicle Per the approved Developer's Commitment Agreement:	Info Only
25.	Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
	Planning and Development	Per the approved Developers Commitment Agreement, retention areas to be counted toward the minimum twenty-five (25) percent open space requirement shall be landscaped, sodded and amenitized in accordance with the Land Development Code and retention ponds shall be designed such that they are not required to be fenced.	Info Only
27.	Planning and Development	Per the approved Developer's Commitment Agreement, development in the Industrial portion of the site shall be subject to a maximum Floor Area Ratio (F.A.R.) of 0.65.	Info Only

		Other area of the site shall be limited to a maximum F.A.R. of 0.35.	
		The Floor Area Ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	
		Net Buildable Definition: The total number of acres	
		within the boundary of a development, excluding areas	
		devoted to road rights of way, transmission power line	
		easements, natural lakes and wetlands or flood prone areas.	
28.	Planning and Development	Dumpster will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15 Screening - Per the approved Development Commitment Agreement	Info Only
		dumpsters shall be screened so they are not visible from Orange Boulevard or the nearby single family properties.	
		https://library.municode.com/fl/seminole_county/codes/land development_code?nodeId=SECOLADECO_CH30ZORE PT14LASCBUOPSP_S30.14.15SC	
29.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1. – Exterior Lighting Requirements.	Info Only
		- As outlined in Condition O of the approved Development Commitment Agreement, outdoor lighting adjacent to the west property line will be limited to decorative lighting affixed to the front facade of buildings. Security lighting with motion sensors shall be permitted on any part of the site.	
		- Per Seminole County Land Development Code (SCLDC) Sec. 30.1234(a)(1) – Outdoor Lighting: Light spillage Illumination onto adjacent properties and rights-of-way shall not exceed five-tenths (0.5) foot-candles.	
		https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	
30.	Planning and Development	The process for a PD Major Amendment to the Orange Boulevard Property PD is as follows:	Info Only
		1st step Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range	

31.	Planning and Development	between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd Step is an update to the Final Development Plan, and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 – If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). 3rd step is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review. Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft	Info Only
		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).	
32.	Planning and Development	Per SCLDC Sec. 30.441 Intent and purpose - The Planned Development (PD) district is intended to facilitate various development types and	Info Only
		 to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource 	

		areas, mixed use or transit oriented development,	
		and infill development or redevelopment.	
33.	Planning and Development	 Per SCLDC Sec. 30.443 Review Criteria - 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. Such greater benefits may include natural resource preservation, urban design, crime prevention, neighborhood/community amenities, and a general level of development quality. The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers. 	Info Only
	Planning and Development	Sec. 30.448 PD revisions. (a) Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.	Info Only
	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urtl/Public-Notice-Amendment-Procedures.pdf	Info Only
	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 18.2.3.4	Info Only
37.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

38.	38. Public Safety - Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1		Info Only
39.	Public Safety - Fire Marshal	Type, occupancy and use of building may require fire sprinklers and fire alarm.	Info Only
40.	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
41.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Info Only
42.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
44.	Public Works - Engineering	Based on a preliminary review, there is an existing onsite drainage system. The existing drainage system will have to be reviewed and potentially revised based on the site design at final engineering.	Info Only
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only

46.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Orange Boulevard.	Info Only
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
48.	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
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
50.	Public Works - Engineering	Note that there is over 10-foot of fall across the site. Grading of long large buildings may not be reasonable with the generally high groundwater table etc. Several smaller buildings or at least step downs in the building may be required to make the grading of the site work.	Info Only
51.	Public Works - Engineering	There is an Orange Boulevard roadway and drainage project slated in next year or 2. The Roadway and drainage will be changed. Please co-ordinate with the County project to ensure that the improvements will not affect the development of the site or drainage.	Info Only
	Public Works - Engineering	Based on the size of the development a full traffic impact analysis will be required. Please co-ordinate with Public Works Engineering for methodology. Note that additional offsite improvements may be required.	Info Only
53.	Public Works - Impact Analysis	No Review Required. The trip generation for the Industrial buildings will not be significant. Net external trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division Review Coordinator	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz (407) 665-7061 bpaz@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407)665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2025-909

Title:

9:40AM (TEAMS) RAYMOND AVE - PRE-APPLICATION

Project Number: 25-80000100

Project Description: Proposed Subdivision of 9.37 acres into 4 single family residential lots in the PD Zoning

District located south of Hidden Woods Cv, west of Virginia Ave

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

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

BCC District: 3-Constantine

Applicant: Jorge Rodriguez (407) 920-4624

Consultant: N/A



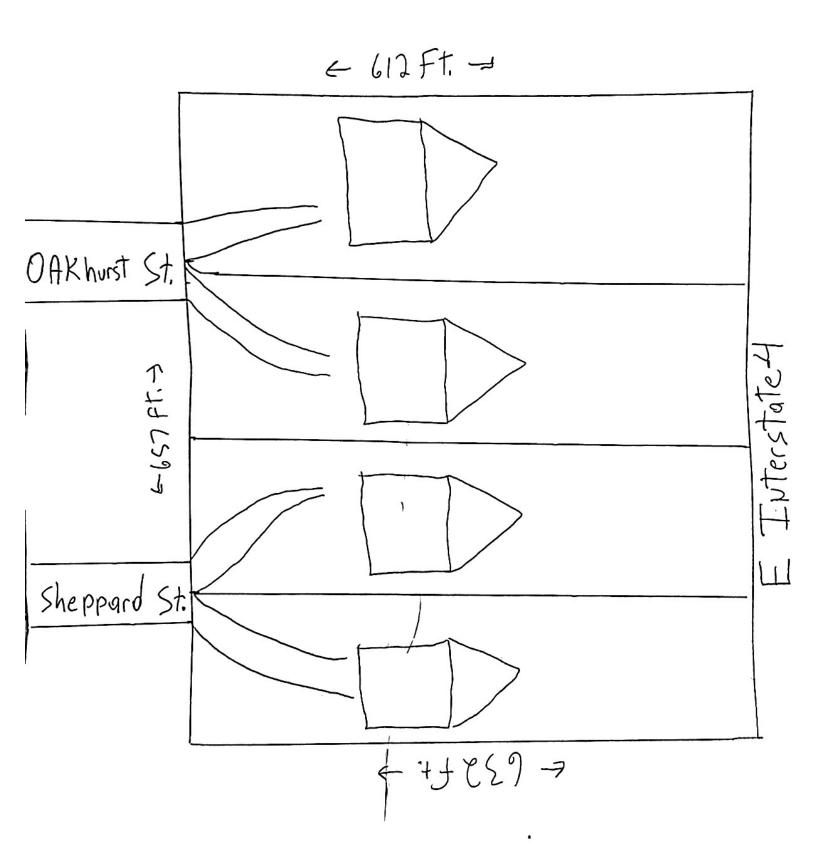
SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

PROJ. #:25-80000100

RECEIVED 09/10/2025 PAID

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

	PRE-APPLICA	ATION
INCOMPLI	ETE APPLICATIONS \	WILL <u>NOT</u> BE ACCEPTED
APPLICATION FEE		
▼ PRE-APPLICATION	\$50.00	
PROJECT		The second of the second
PROJECT NAME: Raymond Ave.	1500 5000 W W	
PARCEL ID #(S): 11-21-29-300-004	0-0000	
TOTAL ACREAGE: 9.37 Acres	BCC DIS	TRICT: 3: CONSTANTINE
ZONING: PD	FUTURE	LAND USE: LDR
APPLICANT	And di	у мат ф. — ме ме
NAME: Jorge Rodriguez	COMPAI	NY: Kendall's Homes LLC
ADDRESS: 1192 Marla Ave.		
CITY: Altamonte Springs	STATE:	Florida ZIP: 32701
PHONE: 407-920-4624	EMAIL:	jorge_rodriguez243@yahoo.com
CONSULTANT		en er generale derbrenden som en som en
NAME:	COMPA	NY:
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	
PROPOSED DEVELOPMENT (CHECK	K ALL THAT APPLY)	hai ja - g - man man kaj
SUBDIVISION LAND USE A	AMENDMENT REAL REAL REAL REAL REAL REAL REAL REAL	ZONE SITE PLAN SPECIAL EXCEPTION divide this into 4 lots total. Have 2 lots from
Sheppard St. and the other 2 from	m Oakhurst St. giving e	ach lot 2.34 acres.
STÂFF ÛSE ONLŶ	work Image get	
COMMENTS DUE: 09/19	COM DOC DUE:09/25	DRC MEETING: 10/01/2025
PROPERTY APPRAISER SHEET PRIOR	R REVIEWS:	
ZONING: PD	FLU: LDR	LOCATION:
W/S: SEMINOLE COUNTY UTILITIES	BCC: 3: CONSTANTINE	NORTHWEST CORNER OF RAYMOND AVENUE, SHEPPARD STREET, AND OAKHURST STREET



Property Record Card



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

Property Address:

Owners: AGJO FAMILY TRUST

2025 Market Value \$1,077,320 Assessed Value \$721,437 Taxable Value \$721,437

2024 Tax Bill \$10,739.72 Tax Savings with Non-Hx Cap \$3,119.37

Pud Under Development property has a lot size of 9.37 Acres



Site View

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

Value Summary			
	2025 Working Values	2024 Certified Values	
Valuation Method	Cost/Market	Cost/Market	
Number of Buildings	0	0	
Depreciated Building Value	\$0	\$0	
Depreciated Other Features	\$0	\$0	
Land Value (Market)	\$1,077,320	\$1,049,216	
Land Value Agriculture	\$0	\$0	
Just/Market Value	\$1,077,320	\$1,049,216	
Portability Adjustment	\$0	\$0	
Save Our Homes Adjustment/Maximum Portability	\$0	\$O	
Non-Hx 10% Cap (AMD 1)	\$355,883	\$393,364	
P&G Adjustment	\$0	\$0	
Assessed Value	\$721,437	\$655,852	

52

2024 Certified Tax Summary		
Tax Amount w/o Exemptions	\$13,859.09	
Tax Bill Amount	\$10,739.72	
Tax Savings with Exemptions	\$3,119.37	

AGJO FAMILY TRUST

Owner(s)

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, September 11, 2025 1/4

Legal Description

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

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$721,437	\$0	\$721,437
Schools	\$1,077,320	\$0	\$1,077,320
FIRE	\$721,437	\$0	\$721,437
ROAD DISTRICT	\$721,437	\$0	\$721,437
SJWM(Saint Johns Water Management)	\$721,437	\$0	\$721,437

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

9.37 Acres	\$115,000/Acre	\$1,077,320	\$1,077,320
Units	Rate	Assessed	Market
Land			

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

Building

^{*} Year Built = Actual / Effective

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

Thursday, September 11, 2025 2/4

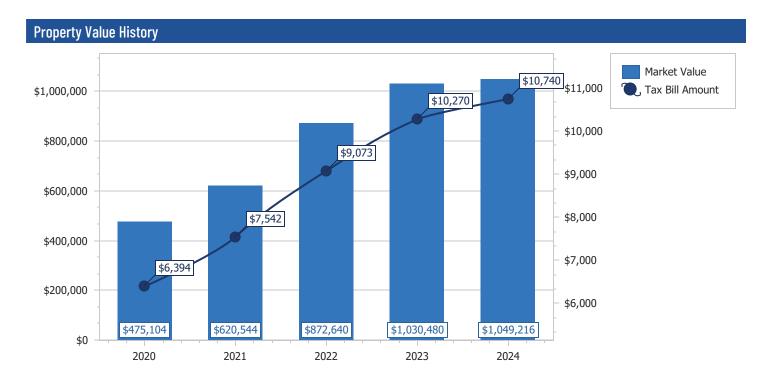
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

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

School Districts			
Elementary	Altamonte		
Middle	Milwee		
High	Lyman		

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



Thursday, September 11, 2025 3/4

Copyright 2025 © Seminole County Property Appraiser

Thursday, September 11, 2025 4/4 **55**

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: 9/11/2025 10:56:50 AM

Project: 25-80000100

Credit Card Number: 44******4455

Authorization Number: 036261

Transaction Number: 110925C18-C177AE3E-26E0-4DFD-AA07-76C071702C19

Total Fees Paid: 52.50

Fees Paid

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

Document date: 9/25/2025

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING SANFORD, FLORIDA 32771

The DRC Agenda can be found here.

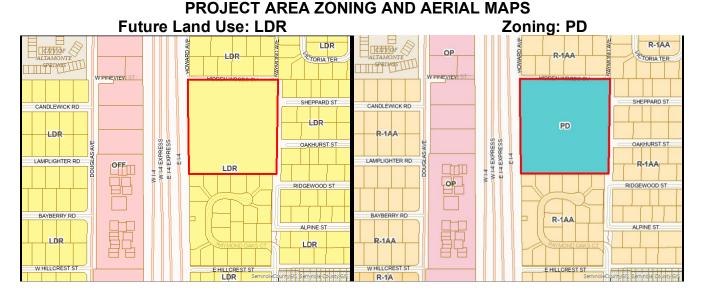
PROJECT NAME:	RAYMOND AVE - PRE-APPLICATION	PROJ #: 25-80000100		
APPLICATION FOR:	DR - PRE-APPLICATION DRC			
APPLICATION DATE:	9/11/25			
RELATED NAMES:	EP JORGE RODRIGUEZ			
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377			
PARCEL ID NO.:	11-21-29-300-0040-0000			
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR FOUR SINGLE FA ACRES IN THE PD ZONING DISTRICT LOCATED CORNER OF RAYMOND AVENUE, SHEPPARD ST STREET	ON THE NORTHWEST		
NO OF ACRES	9.37			
BCC DISTRICT	3: CONSTANTINE			
CURRENT ZONING	PD			
LOCATION	NORTHWEST CORNER OF RAYMOND AVENUE, OAKHURST STREET	SHEPPARD STREET, AND		
FUTURE LAND USE-	LDR			
SEWER UTILITY	NA			
WATER UTILITY	SEMINOLE COUNTY UTILITIES			
APPLICANT:	CONSULTANT:			
JORGE RODRIGUEZ KENDALLS HOMES LLC 1192 MARLA AVE ALTAMONTE SPRINGS F (407) 920-4624 JORGE_RODRIGUEZ243				

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 has a Future Land Use of Low Density Residential and a zoning designation of Planned Development (PD).
- This property is located within the Hidden Woods Planned Development. The proposed four (4) lot subdivision does not meet conditions that were approved in the Development Order (DO) for the current PD. Therefore, in order to pursue a subdivision not in accordance with the DO, a Rezone will be required.
- Any proposed zoning district shall be compatible with the Low Density Future Land Use designation. Alternatively, a PD Major Amendment may be pursued in order to change the conditions within the DO. A PD Major Amendment would still require that the development meet all PD requirements.





AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a codes="" fl="" href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN_descriptions.com/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN_descriptions.com/fl/seminole_county/codes/land_code.pdf.</th><th>Info Only</th></tr><tr><th>2.</th><th>Buffers and
CPTED</th><th>A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.</th><th>Info Only</th></tr><tr><th>3.</th><th>Buffers and
CPTED</th><th>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?nodeld=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSU_RE	Info Only
4.	Building Division Review Coordinator	9/12/25: - Standard building permitting will apply - Separate permit packages required for each lot, and each structure.	Info Only
5.	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C 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. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use.	Info Only
6.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.	Info Only
7.	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is an 8" PVC potable	Info Only

			1
		water main running along the east side of Raymond Ave (paper road).	
9.	Environmental Services	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 would 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
10.	Environmental Services	The proposed lots are not within any reclaim irrigation service areas so irrigation will be provided by their potable water systems or by an alternative irrigation source such as an irrigation well.	Info Only
11.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***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
12.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Astatula-Apopka Fine Sands soil type). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
13.	Natural Resources	Comment 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)	Info Only
14.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
15.	Natural Resources	According to County maps, there may be karst features present on the subject parcel. A karst-specific geotechnical report may be required with site plan or final engineering submission.	Info Only
16.	Natural Resources	A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural	Info Only

			1
		buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees.	
		SCLDC 30.10.5.14(a)(1)	
17.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
18.	Natural	Karst features, and the required natural buffer, shall be	Info Only
	Resources	placed in a conservation easement pursuant to subsection 30.10.5.14(e).	J
19.	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
20.	Planning and Development	The property is within the Hiddenwoods Reserve PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan. The proposed subdivision would constitute a significant deviation from the approved PD. This would require a Rezone in order to establish new entitlements to the property. The proposed zoning district would need to be compatible with the area and Future Land Use Designation of Low Density Residential.	Info Only
21.	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. Rezones also require the applicant to conduct a community meeting.	Info Only
22.	Planning and Development	Community Meeting Procedures Section 30.3.5.3: Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer	Info Only

	I		
	Diamina	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).	lufa Oulu
23.	Planning and Development	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 407-320-0560 or jford@scps.k12.fl.us.	Info Only
24.	Planning and Development	Approval for a PD (Planned Development) Major Amendment is obtained through a two-step process: 1st step- Approval of the PD (Planned Development) Rezone, which includes the new Master Development Plan (MDP) and amended Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the new Final Development Plan (FDP) and amended Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-luse-amendment-application.stml	Info Only
25.	Planning and Development	Per Sec. 35.64 (b)(4) Street Access. The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles.	Info Only
26.	Planning and Development	This subdivision may not be eligible for the Minor Plat process as proposed. The parcels as submitted in the	Info Only

		sketch provided do not appear to have direct access onto existing dedicated public right-of-way that conforms to the County's standards for width. Raymond Avenue exists between the subject property and Sheppard Street and Oakhurst Street. This property would be held to the subdivision standards contained within Seminole County Land Development Code, Chapter 35. The subdivision process is a three (3) step process. This includes the Development Plan (optional), Preliminary Subdivision Plan, and Final Plat. Please see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH3	
27.	Public Safety - Fire Marshal	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
28.	Public Safety - Fire Marshal	Future building may require: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
29.	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
30.	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
31.	Public Safety - Fire Marshal	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
32.	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
33.	Public Works - Engineering	No specific issues with the connections to Shepard Street and Oakhurst Street with a full plat. Raymond Avenue ROW is not to County Standards for width. Note that a turnaround will be required at the end of both roads.	Info Only
34.	Public Works - Engineering	A detailed engineered grading plan will be required with each house Building Permit. This will also include holding drainage on each lot for water quality and attenuation.	Info Only
35.	Public Works - Engineering	Note that the zoning is currently PD and will most likely have to be revised to extinguish several of the conditions from that project.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED Kaitlyn Apgar		kapgar@seminolecountyfl.gov	407-665-7377
Building Jay Hamm Division		jhamm@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 James Van Services Alstine		jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Jim Potter	jpotter@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/WevikaRiverAreaConsistencyFormNovember2024ADA.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: 2025-907

Title:

10:00AM (TEAMS) BURCH FAMILY SUBDIVISION - SITE PLAN

Project Number: 25-06000039

Project Description: Proposed Site Plan for a driveway on 13.94 acres in the A-1 Zoning District located on

the north side of Gabriella Ln, east of Tuskawilla Rd

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

Parcel ID: 30-21-31-300-0060-0000

BCC District: 1-Dallari Applicant: Elizabeth Burch

Consultant: Rick Ortiz (407) 487-2594

PM: Kaitlyn



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION 1101 EAST FIRST STREET, ROOM 2028

SANFORD, FLORIDA 32771

PROJ. #:

Paid: 9/3/25

Received: 9/3/25

25-06000039

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES	
SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	\$500.00
FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: 0.00 + NEW PAVEMENT SQUARE FO TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW	
(TOTAL NEW ISA31,278.60/1,000 =31.28)* $x $25 + $2,500 = F$ EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 * $x $25 = $1,014$	
*ROUNDED TO 2 DECIMAL POINTS	
PROJECT	
PROJECT NAME: Burch Family Subdivision	
PARCEL ID #(S): 30-21-31-300-0060-0000	
DESCRIPTION OF PROJECT: Construction of an access driveway to support a M	linor Plat for four (4) lots.
EXISTING USE(S): Vacant Land PROPOSED USE(S): Residentia	al
ZONING: A-1 FUTURE LAND USE: SE TOTAL ACREAGE: 13.94	BCC DISTRICT: Dist 1
WATER PROVIDER: Seminole County SEWER PROVIDER: N/A (Indiv	vidual Septic per lot)
ARE ANY TREES BEING REMOVED? YES NO (IF YES, ATTACH COMPLETED ARBOR	APPLICATION)
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A	

APPLICANT	EPLAN PRIVILEGES: VIEW ONLY UPLOA	AD NONE
NAME: Robert & Elizabeth Burch	COMPANY: Burponce Holdings, LLC	
ADDRESS: 715 Ironwood Ct		
CITY: Winter Springs	STATE: FL ZIP: 32	2708
PHONE:	EMAIL: eburchathome@gmail.com	
CONSULTANT	EPLAN PRIVILEGES: VIEW ONLY UPLO	AD XX NONE [
NAME: Rick Ortiz	COMPANY: Poulos & Bennet, LLC	
ADDRESS: 2602 E. Livingston Street		
CITY: Orlando	STATE: FL ZIP: 32	803
PHONE: 407-487-2594	EMAIL: ahaire@poulosandbenne	tt.com
OWNER(S)	(INCLUDE NOTARIZED OWNER'S AUTHORIZAT	ION FORM)
NAME(S): Robert & Elizabeth Burch		
ADDRESS: 715 Ironwood Ct		
CITY: Winter Springs	STATE: FL ZIP: 32	708
PHONE:	EMAIL: eburchathome@gmail.com	
previously issued Certificate of Vesting o	forementioned proposal and property described a raprior Concurrency determination (Test Notice issuacopy of the Certificate of Vesting or Test Notice.)	
TYPE OF CERTIFICATE CER	TIFICATE NUMBER DATE ISSUED	
VESTING:		
TEST NOTICE:		
development process and understand the	e fee are attached. I wish to encumber capacity at at only upon approval of the Development Order an Certificate of Concurrency issued and entered in	d the full payment of
☐ Not applicable		
4, of the Seminole County Land Development (review must include all required submittals as specif Code. Submission of incomplete plans may create de n reviews. Additional reviews will require an additi	lays in review and plan
hereby represent that I have the lawful right		
Worker B Rom	and authority to file this application. $egin{aligned} iggreat iggl(2 iggr) iggl(2 ig$	2075

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, Robert Burch , the owner of record for the following described property [Parcel ID Number(s)] __30-21-31-300-0060-0000 hereby designates to act as my authorized agent for the filing of the attached __ Poulos & Bennett, LLC application(s) for: ☐ Alcohol License ☐ Construction Revision ☐ Final Engineering ☐ Final Plat ☐ Future Land Use Amendment ☐ Lot Split/Reconfiguration Minor Plat ☐ Preliminary Subdivision Plan Site Plan ☐ Special Event ☐ Rezone ☐ Special Exception ☐ Temporary Use Permit ☐ Vacate ☐ 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. Robert Burch Property Owner's Printed Name STATE OF FLORID COUNTY OF SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared LOV □ 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 **ALLISON ANDERSON HAIRE**

Notary Public - State of Florida
Commission # HH 705537
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.

SEMINOLE COUNTY APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associ	iated with this application is	a/an (check one):		
☐ Individual	☐ Corporation	☐ Land Trust		
☑ Limited Liability Company	☐ Partnership	☐ Other (describe):		
List all <u>natural persons</u> who has address.	ve an ownership interest in t	the property, which is the subjec	ct matter of this pe	tition, by name and
NAME	AD	DRESS	PHON	E NUMBER
Robert Burch	715 Ironwood Ct, W	5 Ironwood Ct, Winter Springs, FL 32708 407-		;
Elizabeth Burch		inter Springs, FL 32708	407-575-1745	5
For each <u>corporation</u> , list the na and the name and address of ea need not be disclosed if a corporation.	ame, address, and title of ea och shareholder who owns to	wo percent (2%) or more of the	stock of the corpor	of the corporation; ration. Shareholders
NAME	TITLE OR OFFICE	ADDRESS		% OF INTEREST
	41 189			
 In the case of a <u>trust</u>, list the nat percentage of interest of each be required in paragraph 2 above: Trust Name: 	me and address of each trus			
Trust Hame.				
NAME	TRUSTEE OR BENEFICIARY	ADDRESS		% OF INTEREST
	(Use additional s	sheets for more space)		
For <u>partnerships</u> , including limit or limited partners. If any partners.				
NAME		ADDRESS		% OF INTEREST

(Use additional sheets for more space)

Rev 1/2020

Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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: Burponce Holdings, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Robert Burch	Registered Agent	715 Ironwood Ct, Winter Springs, FL 32708	50
Elizabeth Burch	Manager	715 Ironwood Ct, Winter Springs, FL 32708	50

Robert Burch	Registered Agent	715 Ironwood Ct, Winter Springs, FL 32708	50
Elizabeth Burch	Manager	715 Ironwood Ct, Winter Springs, FL 32708	50
	(Use addition	onal sheets for more space)	
In the circumstances of corporation, trust, partner	a contract for purchase , list th ership, or LLC, provide the infor	e name and address of each contract purchaser. If th mation required for those entities in paragraphs 2, 3, 4	e purchaser is a and/or 5 above.
Name of Purchaser: _			
NAME		ADDRESS	% OF INTEREST
	, , , , , , , , , , , , , , , , , , ,		
	(Use additic	onal sheets for more space)	
Date of Contract:			
Specify any contingen	ncy clause related to the outco	me for consideration of the application:	
opeony any contingen	by olduse related to the outco	mic for consideration of the application.	
		ownership occurring subsequent to this application, should be the public hearing on the application.	all be disclosed in
I understand that any fa Special Exception, or Va	ilure to make mandated disclosu	based upon my personal knowledge and belief after al ures is grounds for the subject Rezone, Future Land Us ation to become void. I certify that I am legally authoris disclosures herein:	se Amendment,
		RIGIZ	
Date Date		Robert Burch (Sep 2, 2025 19:40:48 EDT) Owner, Agent, Applicant Signature	*
STATE OF FLORIDA			
COUNTY OF SEMINO			,
Sworn to and subscribed	before me by means of p	nysical presence or □ online notarization, this _2	day of
September	_, 20 <u>25</u> , by <u>Place</u>	at buch , who is personally k	nown to me, or
☐ has produced		tification.	1 Hay
	LISON ANDERSON HAIRE	Signature of Notary Public	
1 3 m /s co	ry Public - State of Florida ommission # HH 705537 omm. Expires Jun 26, 2029	A /	. 1
	rough National Notary Assn.	MEN AMBEN	1 Leine

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



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
BURPONCE HOLDINGS LLC

Filing Information

 Document Number
 L21000054912

 FEI/EIN Number
 86-3487615

 Date Filed
 02/01/2021

 Effective Date
 01/30/2021

State FL

Status ACTIVE

Principal Address

715 IRONWOOD CT

WINTER SPRINGS, FL 32708

Mailing Address

715 IRONWOOD CT

WINTER SPRINGS, FL 32708

Registered Agent Name & Address

BURCH, ROBERT B 715 IRONWOOD CT

WINTER SPRINGS, FL 32708

Authorized Person(s) Detail

Name & Address

Title MGR

ROBERT B. BURCH TRUST, DATED JULY 14, 2020

715 IRONWOOD CT

WINTER SPRINGS, FL 32708

Title MGR

ELIZABETH BURCH TRUST, DATED JULY 14, 2020

715 IRONWOOD CT

WINTER SPRINGS, FL 32708

Annual Reports

Report Year Filed Date

2023 01/16/20 2024 01/18/20	
2025 01/30/20	
Document Images	
01/30/2025 ANNUAL REPORT	View image in PDF format
01/18/2024 ANNUAL REPORT	View image in PDF format
01/16/2023 ANNUAL REPORT	View image in PDF format
01/17/2022 ANNUAL REPORT	View image in PDF format
02/01/2021 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Property Record Card



Parcel: 30-21-31-300-0060-0000

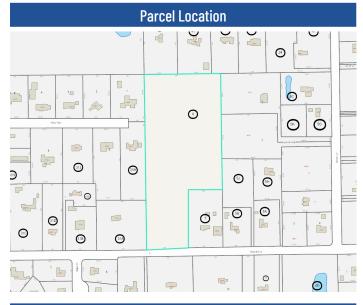
Property Address:

Owners: BURPONCE HOLDINGS LLC

2025 Market Value \$1,682,136 Assessed Value \$1,682,136 Taxable Value \$1,682,136

2024 Tax Bill \$0.00

Vacant Residential property has a lot size of 13.79 Acres



Site View

Parcel Information		
Parcel	30-21-31-300-0060-0000	
Property Address		
Mailing Address	715 IRONWOOD CT WINTER SPGS, FL 32708-8736	
Subdivision		
Tax District	01:County Tax District	
DOR Use Code		
Exemptions	None	
AG Classification		

Value Summary				
	2025 Working Values	2024 Certified Values		
Valuation Method	Cost/Market	Cost/Market		
Number of Buildings	0	0		
Depreciated Building Value	\$0	\$ O		
Depreciated Other Features	\$0	\$0		
Land Value (Market)	\$1,682,136	\$0		
Land Value Agriculture	\$0	\$0		
Just/Market Value	\$1,682,136	\$0		
Portability Adjustment	\$0	\$0		
Save Our Homes Adjustment/Maximum Portability	\$0	\$O		
Non-Hx 10% Cap (AMD 1)	\$0	\$0		
P&G Adjustment	\$0	\$0		
Assessed Value	\$1.682.136	\$0		

2024 Certified Tax Summary			
Tax Amount w/o Exemptions	\$0.00		
Tax Bill Amount	\$0.00		
Tax Savings with Exemptions	\$0.00		

BURPONCE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, September 2, 2025 1/4

Owner(s)

Legal Description

SEC 30 TWP 21S RGE 31E W 560 FT OF N 880 FT OF NW 1/4 OF SW 1/4 & W 295 FT OF S 440 FT OF NW 1/4 OF SW 1/4 (LESS RD)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,682,136	\$0	\$1,682,136
Schools	\$1,682,136	\$0	\$1,682,136
FIRE	\$1,682,136	\$0	\$1,682,136
ROAD DISTRICT	\$1,682,136	\$0	\$1,682,136
SJWM(Saint Johns Water Management)	\$1,682,136	\$0	\$1,682,136

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/12/2025	\$2,400,000	10823/1265	Vacant	Yes
WARRANTY DEED	9/1/1989	\$100	02109/0560	Vacant	No
WARRANTY DEED	12/1/1986	\$210,000	01804/1148	Vacant	No
WARRANTY DEED	12/1/1982	\$135,000	01430/0379	Improved	Yes
WARRANTY DEED	3/1/1981	\$100,000	01325/0731	Vacant	No

Units	Rate	Assessed	Market
Land	D-4-	A	Manlask

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

Building

Tuesday, September 2, 2025

^{*} Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

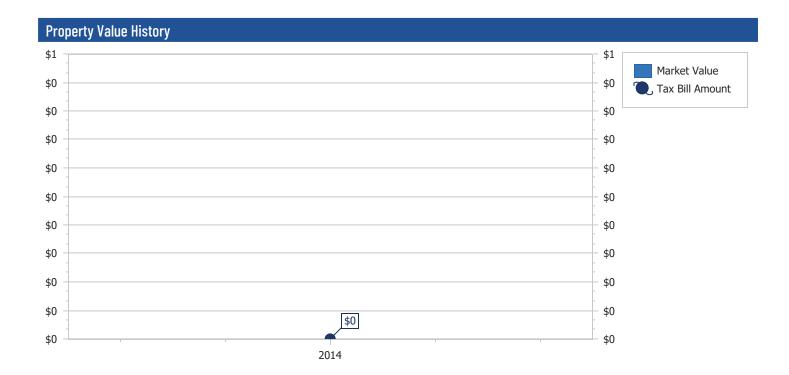
Zoning		
Zoning	A-1	
Description	Agricultural-1Ac	
Future Land Use	SE	
Description	Suburban Estates	

Political Representation		
Commissioner	District 1 - Bob Dallari	
US Congress	District 7 - Cory Mills	
State House	District 38 - David Smith	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 69	

School Districts		
Elementary	Rainbow	
Middle	Tuskawilla	
High	Lake Howell	

Utilities			
Fire Station #	Station: 27 Zone: 271		
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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Tuesday, September 2, 2025 4/4

9/03/25 SEMINOLE COUN PROJ # 25-06000039 OWNER: SAIDI, SHARON W	TY GOVERNMENT - PROJE		CPT13:21:39 C # 0245493
JOB ADDRESS: *UNASSIGNE	ED .		LOT #: 0000
SITE PLAN	3282.00	3282.00	.00
TOTAL FEES DUE	: 3282.00		
AMOUNT RECEI	VED:	3282.00	
* DEPOSITS NON-REFUNDA ** THERE IS A PROCESSIN	BLE * IG FEE RETAINAGE FOR A	LL REFUNDS **	ř
COLLECTED BY: DRHR01 CHECK NUMBER: CASH/CHECK AMOUNTS: COLLECTED FROM:	000000001028 3282.00		.00
DISTRIBUTION:		TOMER 3 -	4 - FINAN

Document date: 9/25/2025

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING SANFORD, FLORIDA 32771

Comment Document - Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found <u>HERE</u>.

PROJECT NAME:	BURCH FAMILY SUBDIVI	SION - SITE PLAN	PROJ #: 25-06000039
APPLICATION FOR:	DR - SITE PLAN	OION - OITE I LAN	1 100 #. 20-0000000
APPLICATION DATE:	9/03/25		
RELATED NAMES:	EP RICK ORTIZ		
PROJECT MANAGER:	KAITLYN APGAR (407) 66	5-7377	
PARCEL ID NO.:	30-21-31-300-0060-0000		
PROJECT	PROPOSED SITE PLAN T	O CONSTRUCT AN	ACCESS DRIVEWAY
DESCRIPTION	FOR FUTURE RESIDENT	IAL LOTS ON 13.94 A	ACRES IN THE A-1
	ZONING DISTRICT LOCA	TED ON THE NORTH	H SIDE OF GABRIELLA
	LN, EAST OF TUSKAWILL	.A RD	
NO OF ACRES	13.94		
BCC DISTRICT	1: BOB DALLARI		
CURRENT ZONING	A-1		
LOCATION	ON THE NORTH SIDE OF	GABRIELLA LN, EAS	ST OF TUSKAWILLA RD
FUTURE LAND USE-	SE		
SEWER UTILITY	SEMINOLE COUNTY UTIL		
WATER UTILITY	SEMINOLE COUNTY UTIL	LITIES	
APPLICANT:	C	ONSULTANT:	
ELIZABETH BURCH	RI	CK ORTIZ	
BURPONCE HOLDING	S, LLC PO	DULOS & BENNET, L	LC
715 IRONWOOD CT		602 E LIVINGSTON S	ST
WINTER SPRINGS FL		RLANDO FL 32803	
EBURCHATHOME@GI)7) 487-2594	NINETT COM
	AF	HAIRE@POULOSANDBE	NINETT.COM

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

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	REVIEWED BY	TYPE	STATUS
1.	Building Division Review Coordinator	9/15/25: - Standard Building permitting will apply for any proposed structures, including but not limited to residential dwelling units, fences, and accessory structures.	Info Only
2.	Comprehensive Planning	Please provide a calculation for the net buildable area for the entire site, and for each proposed lot. The definition for net buildable acreage: is: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Unresolved
3.	Comprehensive Planning	Additional comments may be generated based on review and approval of the minor plat, or revisions made to this proposed site plan.	Info Only
4.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Unresolved
5.	Environmental Services	On Sheet C0.11: General Construction Notes, under the potable water notes section, under note 7 pipe materials, please update that C900 DR18 PVC shall be minimum working pressure of 235 psi, not 150 psi. Also update that polyethylene tubing shall be C901 SDR 9 minimum working pressure of 250 psi, not class 160. Update note 12 that all pipe and pipe fittings installed under this project shall contain no more than 0.25% lead calculated across the wetted surface of said pipe/pipe fittings except as excluded under 40 CFR 143.16, and any solder or flux used in this project shall contain no more than 0.2% lead.	Unresolved
6.	Environmental Services	On Sheet C5.00: Master Utility Plan, please update the 6" wet tap callouts to 6" wet tap with 6" tapping sleeve and valve. Specify that the pipe material between the tapping sleeve/valve and the 90-degree bends will be 6" C900 PVC DR 18 water main. Update the 6" PVC DR-14 water main callouts to be 6" C900 PVC DR 18 water main instead.	Unresolved
7.	Environmental Services	On Sheet C5.00: Master Utility Plan, please update the 6" HDPE watermain callout to be 8" C906 HDPE SDR 11 instead. The HDPE water main must be upsized so that the internal diameter does not restrict the flow from the 6" PVC water main feeding it. Provide callouts for the 8" MJ adaptors on each side of the 8" HDPE water main. Provide callouts for the 8"x6" reducers on each side of the 8" HDPE water main. These reducers can be attached directly to the MJ adaptors (just depends on the angle on the of the HDD and if the installers have the proper lay length without additional pipe fittings for bending the pipe). 6" gate valves will be required on either end of the 8" HDPE water main so that we can isolate the HDPE for its hydrostatic pressure test after installation. Since the length of PVC pipe between the tapping valve and the HDPE pipe is relatively short, this tapping valve can be used for the hydrostatic pressure test as well. On the east side of the road, please provide a short stick of 6" PVC leaving the 8"6" reducer and a 6" gate valve.	Unresolved
8.	Environmental Services	On Sheet C5.00: Master Utility Plan, per our phone call, please depict the 6" PVC water main extending into the	Unresolved

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9.	Environmental Services	property along the south side of the roadway (within the provided utility easement) to where the end of line fire hydrant is required to be installed per the fire department. A 6" gate valve and valve box shall be provided shortly upstream of the fire hydrant per SD 215. Additionally, a locating wire terminal or a 6" gate valve and valve box shall be installed at minimum every 500 LF of each other along the pipe length. On Sheet C5.00: Master Utility Plan, the meters can be relocated to be closer to the internal lot lines (such as by the point of connections callouts). The County has converted its meters to AMI which take automatic meter readings remotely. The connections for service lines off of the 6" PVC water main shall be made using 6"x1" service saddles, 1" corp stops, and 1" C901 SDR 9 PE tubing up to the meter boxes per SD 208 and SD 209, not with tees and reducers. The	Unresolved
		meters boxes can be located near the edge of the utility easement (as long as they remain within the utility easement). Residential water meters for domestic use are typically our 5/8"x3/4" models (5/8" meters with 3/4" inlets and outlets) and do not require above ground 1" RPZ per SD 206 and SD 209. Please update the meter and RPZ callouts accordingly. The meters will be provided with dual check backflow preventers per SD 206 and SD 209. Also, what is the plan for irrigation? Will this be done using irrigation wells (if so, please annotate that on the plan sheet)? Or will the water meters need to be upsized to provide domestic and irrigation to each respective lot?	
10.	Environmental Services	On Sheet C5.00: Master Utility Plan or a new sheet, please provide a profile for the utility work done within the right of way. I need to be able to assess any vertical separation requirements and planned directional drill depth/path.	Unresolved
11.	Environmental Services	On Sheet C5.00: Master Utility Plan or a new sheet, please update the fire hydrant callout to specify that they will be public such as "existing public fire hydrant" and "proposed public fire hydrant".	Unresolved
12.	Environmental Services	On Sheet C8.00: Seminole County Standard Details, please add the following Seminole County standard details: SD 101, SD 108, SD 109, SD 110 (if used), SD 115, and SD 215. Please remove SD 205.	Unresolved
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)	Unresolved
14.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the dripline 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
15.	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	Info Only

		level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	
16.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
17.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1) Maximum required replacement for this project = 13.8 acres * 90 inches/acre = 1,242 inches	Info Only
18.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
19.	Natural Resources	LThe 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
20.	Natural Resources	Clearly indicate which trees will be removed and which trees will be preserved within the tree table.	Unresolved
21.	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
22.	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
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed or which received major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	Info Only
25.	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	Info Only

26.	Planning and Development	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) This site plan cannot be approved until the Minor Plat is approved and recorded, as technically these easements/lots	Unresolved
07	Diameter and	do not exist formally until that process is complete. The Site plan will need to be updated with applicable parcel ID numbers when that process is complete.	
27.	Planning and Development	Please show linear distance as well as metes and bounds description of each perimeter line.	Unresolved
28.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10 Street Signs / Sec 40.231 Street signs/building permits.)	Info Only
29.	Public Safety - Addressing	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
30.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
31.	Public Safety - Addressing	STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final	Info Only

		Site Plans, Engineering Plans and Recorded plats. Once the	
		project has been approved or recorded, the unused street	
		names will be deleted from the list. If the plan approval	
		expires, the street names shall require additional review and	
		approval at the time of re-submittal. (Addressing Policy)	
32.	Public Safety -	(STREET SIGN/NAME) This project will require 1street	Info Only
02 .	Addressing	name. Please submit proposed street names to E911	inio Only
	Addicasing	Administration, Addressing Office for approval. Email:	
		addressing@seminolecountyfl.gov. The approved street	
		name designation is Court, Cove or Point (choose one)	
33.	Public Safety -	(STREET SIGN/NAME) Do not abbreviate street name	Info Only
33.	Addressing	designations on the Final Engineering and the Final Plat. The	iiilo Oiliy
	Addicasing	street designations are required to be abbreviated on the	
		street signs. The approved street name designations and	
		their proper abbreviations are as follows: (#)-Terrace (TER,	
		(#)-Loop (LOOP), (#)-Lane (LN), (#)-Way (WAY), (#)-Court	
		(CT), (#)- Cove (CV), (#) Point (PT).	
34.	Public Safety -	(ADDRESS ASSIGNMENT) All building/unit number(s) shall	Info Only
0	Addressing	be issued by the Seminole County 911 Administration,	line only
	7 tadroooning	Addressing Office. SCLDC 90.5	
35.	Public Safety -	Development Name) The subdivision name "Birch - Single	Info Only
	Addressing	Family Subdivision" is not approved for use. Please submit	
	J	proposed names for review to	
		addressing@seminolecountyfl.gov. The approved name shall	
		be the only conspicuous name posted or advertised on	
		signage and shall also be the title on the proposed plat.	
		Following approval of the site or final engineering plan, the	
		applicant shall have one (1) year to commence construction.	
		If no site construction has commenced within (1) one year,	
		the project is considered expired and any approved	
		development name, including street names, that have been	
		reserved, will be removed from the reserve list and	
		considered void. (90.10(b)(c)(e)177.051)	
		(email:addressing@seminolecountyfl.gov).	
36.	Public Safety -	Will lot 1 access from Gabriella Lane or the internal street?	Info Only
	Addressing		
37.	Public Safety -	Will this be an easement for all properties? How much of it is	Info Only
	Addressing	shared easement? The easement will be named with this	
		plat. Please determine where the street will end. Is it where it	
		intersects with lots 2, 3 & 4.	
38.	Public Safety - Fire	Please show rough estimate of where the homes will be in	Unresolved
	Marshal	relation to the road/driveway. 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	
39.	Public Safety - Fire	Verify compliance with table 18.5.4.3 for maximum fire	Unresolved
	Marshal	hydrant fire flow capacity distance to the building, and	
		number of hydrants. It currently appears the existing hydrant	
		is too far from the farthest buildable lot on the home. Please	
		add additional hydrant to be within the required 600 ft per	
12	D 11: 0 1 1 5:	18.5.2.	
40.	Public Safety - Fire	Fire department access roads shall be designed and	Unresolved
	Marshal	maintained to support the imposed loads of 39 tons for fire	

		apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2) Please verify the proposed information on sheet c7.00 meets the 39 ton requirement.	
41.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
42.	Public Works - Engineering	Please add a note on the grading plan that at building permit for each lot a separate signed and sealed grading plan will be required to include water quality retention for all impervious.	Unresolved
43.	Public Works - Engineering	Please consider adjusting the driveway going into and along lot 2 so that vehicle lights will be less likely to hit the house to the west. I realize there is a large tree that you are trying to preserve but you should be able to adjust when the driveway jogs back to the west 50'-100' more so that the lights will not be pointed toward that house. A fence along the property line might help as well but this is just a suggestion.	Unresolved
44.	Public Works - Engineering	If possible, can you divert the drainage from the swale for the east-west driveway between lots 1, 2 and 3 towards the existing onsite pond. There are known drainage issues just east of this site.	Unresolved
45.	Public Works - Engineering	It appears that some of the swales are more for conveyance and not retention. Please adjust the swales to have some additional checks to hold some drainage.	Unresolved
46.	Public Works - Engineering	While it appears that offsite drainage was considered it is not clear that it is sufficient. There should be a small swale on the property boundary to all drainage to easily come on the property. Please provide a small swale primarily on the west property line.	Unresolved
47.	Public Works - Engineering	There is required to be a 5-foot drainage easement required on all property lines internal and external to the property. Please show these on the plans.	Unresolved
48.	Public Works - Impact Analysis	No Review Required. Trips generated by a maximum of 4 SF DUs are less than 50 required for a TIS to be submitted.	Info Only

Agency / Department Reviewers and Project StatusThis section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Contact	Status
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	

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

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
xx/xx/2025	The application fee allows for the initial submittal plus two resubmittals. Note: No resubmittal fee for small site plan	XX, XX, XX

Printed: 9/25/25 10:09 AM Page 8 of 9 The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) -50% of original application fee Minor Review (1-2 reviewers remaining) -25% of original application fee

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

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

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a preconstruction 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