



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

PROJ. #: 24-20000004

Received: 3/4/24

Paid: 3/7/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

[] LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE)
[] LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE

[] SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES) \$3,500
[X] SMALL SCALE FLU AMENDMENT AND REZONE (<50 ACRES) \$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE \$1,587.50 = \$5,087.50 TOTAL SSFLUA AND REZONE FEE

[] TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT \$1,000

[] REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)

[] PD REZONE**
[] PD REZONE \$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
[] PD FINAL DEVELOPMENT PLAN \$1,000
[] PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE
(TOTAL SF OF NEW ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____
EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50
[] PD MAJOR AMENDMENT \$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
[] PD MINOR AMENDMENT \$1,000

[] DEVELOPMENT OF REGIONAL IMPACT (DRI)
[] DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Hillview Drive Townhomes	
PARCEL ID #(S): 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000, 22-21-29-300-0500-0000	
LOCATION: On the south side of Hillview Drive, east of SR 434	
EXISTING USE(S): Single-family; vacant residential	PROPOSED USE(S): Townhome Development
TOTAL ACREAGE: 9.0 acres	BCC DISTRICT: 3
WATER PROVIDER: City of Altamonte Springs	SEWER PROVIDER: City of Altamonte Springs
CURRENT ZONING: A-1	PROPOSED ZONING: R-3A
CURRENT FUTURE LAND USE: LDR	PROPOSED FUTURE LAND USE: MDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Juli James; James Johnston	COMPANY: Shutts & Bowen LLP
ADDRESS: 300 South Orange Avenue, Suite 1600	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-423-3200	EMAIL: jjames@shutts.com; jjohnston@shutts.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Rodolfo Sucre	COMPANY: RSP Engineers, Inc.
ADDRESS: 111 N. Orange Avenue, Suite 800-148	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-743-2754	EMAIL: rsucre@rspengineers.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Terry Upson, Jr.
ADDRESS: 529 Hillview Drive
CITY: Altamonte Springs STATE: FL ZIP: 32714
PHONE: EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

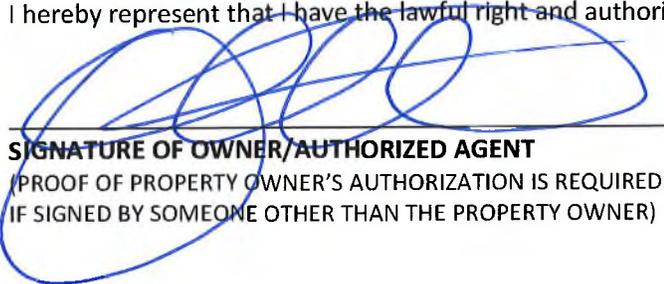
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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



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

3/1/24

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Terry Upson, Jr., the owner of record for the following described property [Parcel ID Number(s)] 22-21-29-300-0360-0000, -036A-0000, -036C-0000, -036F-0000, -0500-0000 hereby designates Rodolfo Sucre on behalf of RSP Engineers, Inc. and Juli James and James Johnston on behalf of Shutts & Bowen LLP to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date 1/29/24

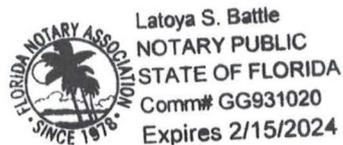
Terry Upson Jr.
Property Owner's Signature

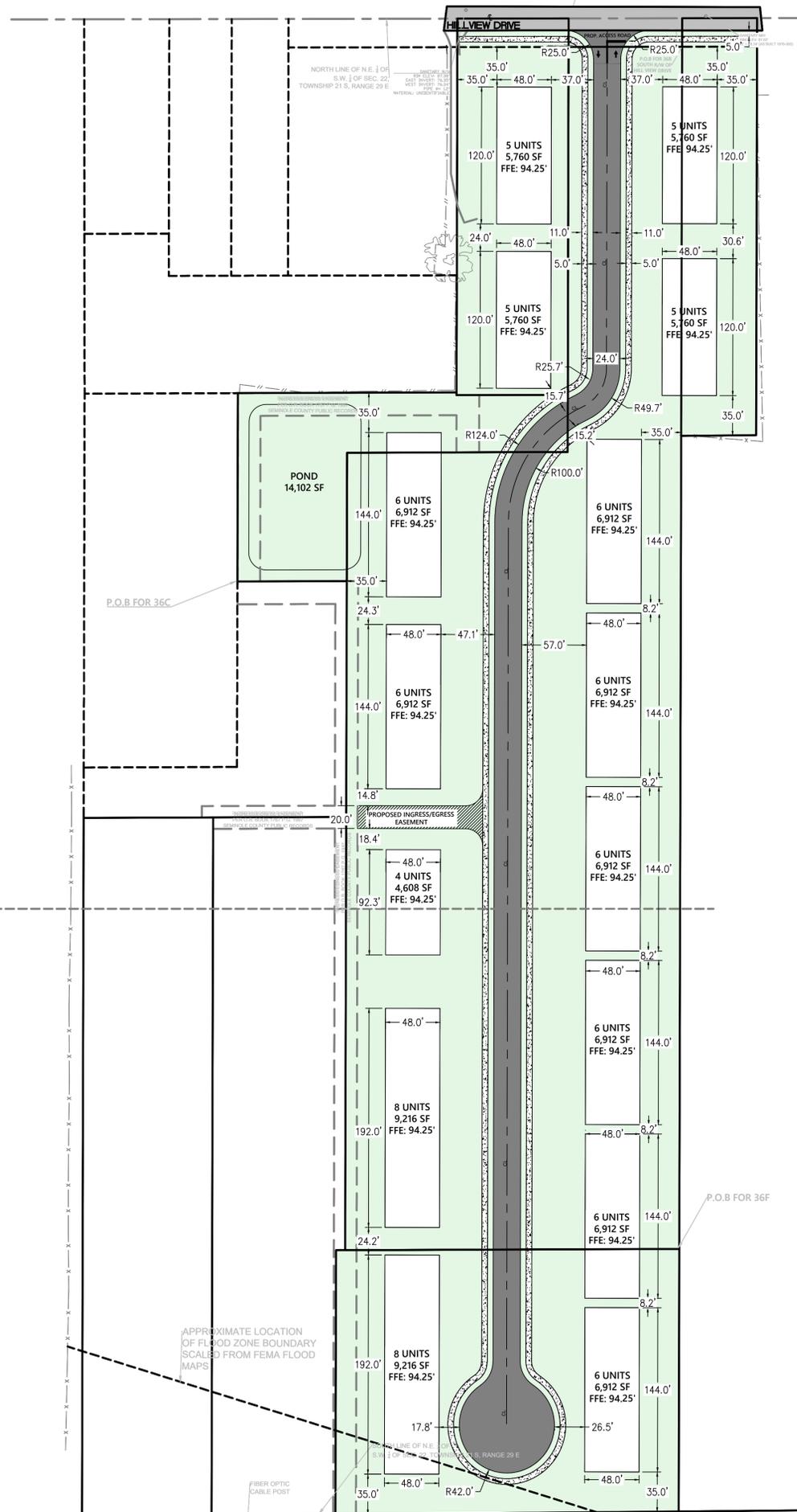
Terry Upson Jr.
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Terry Upson Jr. (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Florida Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 29 day of January, 2024.

Latoya S. Battle
Notary Public





LEGEND

- PROPOSED SODD
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING OVERHEAD LINE AND ELECTRIC POLES
- EXISTING FIRE HYDRANT
- PROPOSED BUFFER LINE
- PROPOSED HANDICAP SIGN
- PROPOSED STOP SIGN
- PROPOSED DIRECTIONAL MARKING SIGNS

- ### GENERAL NOTES
1. FOR LEGAL DESCRIPTION, BOUNDARY INFO, AND BENCHMARK INFO SEE SITE SURVEY SHEETS.
 2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
 3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
 5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS, PAVEMENT AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL, BUILDING PLANS, AND GEOTECHNICAL REPORT. THE MORE STRINGENT CRITERIA SHALL APPLY.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPS, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
 7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
 8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING AND UTILITY ENTRANCE LOCATIONS.
 9. PLEASE NOTE THE LOCATION FOR ALL ADJACENT ROADWAYS, EXISTING DEVELOPMENTS, AND PROPOSED LANDS USES MUST BE SHOWN IN THE SITE PLAN.
 11. PARKING SPACES MUST NOT BE LOCATED WITHIN 25' OF ANY STOP SIGN OR 25' FROM THE RIGHT OF WAY AT ENTRANCE DRIVEWAYS (THROAT DISTANCE).

SITE DATA

STATEMENT OF INTENT: OWNER PROPOSES A MEDIUM DENSITY MULTIFAMILY DEVELOPMENT FOR TOWNHOMES USE AND ITS ACCESSORY INFRASTRUCTURE TO SUPPORT IT.

SITE ADDRESS: HILLVIEW DRIVE

EXISTING LAND USE: LOW DENSITY RESIDENTIAL

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

LANDSCAPE BUFFER

BASED ON 0.5 OPACITY	REQUIRED	PROVIDED
NORTH:	25'	25'
WEST:	25'	25'
EAST:	25'	25'
SOUTH:	25'	25'

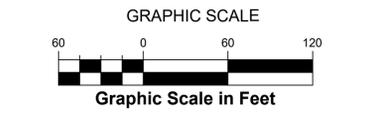
ZONING

ZONING:	CURRENT	PROPOSED
SUBJECT SITE:	A-1	R-3A
NORTH:	PD	
EAST:	A-1	
SOUTH:	CITY	
WEST:	A-1	

LAND AREAS

REQUIRED	PROVIDED
FRONT: 35'	35'
REAR: 35'	35'
SIDE (N): 35'	35'
SIDE (S): 35'	35'

TOTAL LAND AREA = 393.351 FT² ± 0.03 ACRES ±
 TOTAL IMPERVIOUS AREA = 151,129 FT² 38.42%
 TOTAL PERVIOUS AREA = 242,220 FT² 61.58%



LEGAL DESCRIPTION:

PARCEL 36 LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S00°05'09"W ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S89°44'54"W 294.31 FEET, THENCE RUN N00°05'07"E 698.83 FEET, THENCE RUN N89°44'53"E 194.31 FEET, THENCE RUN N00°05'07"E 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N89°50'53"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.5382 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 145.07 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE RUN S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07 FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36 LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S.00° 05' 09"W ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 1308.81 FEET, THENCE RUN S. 89° 26' 55" W, 525.63 FEET ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 00° 05' 07" E, 656.72 FEET ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 89° 44' 53" E, 135.00 FEET, THENCE RUN N. 00° 05' 07" E, 162.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 05' 07" E, 165.07 FEET, THENCE RUN N. 89° 44' 53" E, 192.62 FEET, THENCE RUN S. 00° 05' 08" W, 2.45 FEET, THENCE RUN N. 89° 50' 53" E, 98.00 FEET, THENCE RUN S. 00° 05' 07" W, 50.00 FEET, THENCE RUN S. 89° 44' 53" W, 194.31 FEET, THENCE RUN S. 00° 05' 07" W, 112.45 FEET, THENCE RUN S. 89° 44' 53" W, 96.31 FEET TO THE POINT OF BEGINNING, CONTAINING 5.940 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 145.07 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE RUN S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07 FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36 LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S. 00° 05' 09" W, ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, 1078.88 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00° 05' 09" W, ALONG SAID EAST LINE 230.15 FEET, THENCE RUN S. 89° 26' 55" W, ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 302.40 FEET, THENCE RUN N. 00° 05' 07" E, 231.74 FEET, THENCE RUN N. 89° 44' 54" E, 302.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6032 ACRES.

PARCEL 60 LEGAL DESCRIPTION:
 THE WEST 68 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE SOUTH 942.8 FEET, TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.

FOLIO NO: 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000, 22-21-29-300-0500-0000



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 MIAMI - ORLANDO - TAMPA - JACKSONVILLE
 786-687-2677, 407-743-2754, 813-375-0656 - 904-717-2831



RODOLFO ENRIQUE SUCRE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO (95759). THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RODOLFO ENRIQUE SUCRE ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Designed by:	Drawn by:	Checked by:	Approved by:	Date:	Job No.:	No.	Date	By
R.S.	I.C.G.	V.R.	R.S.	3/1/2024				

Plans Prepared By
 RSP Engineers

NOT APPROVED FOR CONSTRUCTION

SITE PLAN
 MULTIFAMILY TOWNHOMES
 RESIDENTIAL DEVELOPMENT
 HILLVIEW DRIVE
 SEMINOLE COUNTY, FLORIDA

Sheet No.
C-3.0

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385

**SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION
AND BOARD OF COUNTY COMMISSIONERS**

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

Table Of Contents

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS

1. Identification of Proposed Future Land Use Map Designation And Zoning Classification
2. Assessment of Consistency with Comprehensive Plan Goals, Objectives, and Policies
 - a. Demonstrate the Compatibility with Adjacent Land Uses
 - b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)
 - c. Demonstrate the Support and Furthering of County Comprehensive Plan Goals, Objectives and Policies
3. Assessment of Consistency with the Central Florida Regional Growth Vision
4. Assessment of Consistency with the East Central Florida Regional Planning Council's Strategic Regional Policy Plan
5. Completion of Data And Analysis Requirements:
 - a. Facility Capacity Impact Assessments
 - i. Utility Assessments
 - ii. School Board Assessment
 - iii. Transportation Assessment
 - b. Assessment of Need for Special Area Data and Analysis Evaluations

SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. **OWNER/APPLICANT NAME:** Terry Upson, Jr. / Juli S. James and James Johnston, on behalf of Shutts & Bowen LLP

2. **PROJECT NAME:** Hillview Drive Townhomes

3. **IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS**

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

22212930003600000;
222129300036A0000;
222129300036C0000;
222129300036F0000;
22212930005000000.

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the north of subject property(ies)

FLU Designation to the south of subject property(ies)

FLU Designation to the east of subject property(ies)

FLU Designation to the west of subject property(ies)

Low Density Residential

Gateway Center (City of Altamonte Springs)

Low Density Residential

Low Density Residential

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

This application is for a small-scale future land use map amendment and associated rezoning amendment to change the future land use (FLU) designation of the five parcels listed above totaling approximately 9 acres from Low Density Residential (LDR) to Medium Density Residential (MDR), and to rezone the property from A-1 to R-3A. The Seminole County Comprehensive Plan - FLU Exhibit-1 allows compatible transitional land uses between proposed MDR designations and adjacent LDR FLU designations. Additionally, the proposed zoning amendment from A-1 to R-3A is consistent with the proposed MDR FLU designation pursuant to the Table of Zoning District Regulations for Seminole County. The current A-1 designation is incompatible with the intended multifamily townhome development project proposed for the property, while the proposed R-3A designation would be sufficient to accommodate the intended development project.

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

The property is located near the City of Altamonte Springs, immediately south of the single family subdivision called Reserve at Hillview, and a block west of the single family subdivision called Spring Valley Chase. The property is adjacent to Hillview Drive which is currently programmed to be improved according to the County 5-year Capital Improvement Program (Seminole County CIP No. 02007092). As such, the appropriateness of the timing of this application and proposed change in the land use is consistent with the overall development happening within the Hillview/Spring Lake areas, as well as providing additional housing opportunities needed within the surrounding areas.

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	✓
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	✓
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	✓
Policy CON 7.3 - Future Land Use Designations	✓
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	✓
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	
<i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i>	
<div style="border: 1px solid black; height: 150px; width: 100%;"></div>	

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	
FOSTER distinct, attractive, and safe places to live.	✓
ENCOURAGE a diverse, globally competitive economy.	✓
CREATE a range of obtainable housing opportunities and choices.	✓
BUILD communities with educational, health care, and cultural amenities.	

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	✓
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	✓
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	✓
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	✓
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled "Plan Amendment Standards of Review".

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. School Board Assessment

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. Transportation Assessment

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	
2. An amendment seeking to:	
<ul style="list-style-type: none"> • Change a future land use designation within the East Rural Area 	
<ul style="list-style-type: none"> • Change the Rural Charter Boundary 	
<ul style="list-style-type: none"> • Change the Urban/Rural Boundary 	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

SPECIAL AREAS STANDARDS OF REVIEW

NOTE:

***Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.***

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled "Definitions of Future Land Use Designations and Overlays".

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes ____ No ____</p>
<i>Note here any attachments to reference:</i>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area– <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Home Rule Charter Rural Boundary Map Amendment

If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.

Provided? Yes ____ No ____

Urban/Rural Boundary Map Amendment

If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.

Provided? Yes ____ No ____

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards										
<p>Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i></p> <p style="text-align: center;">A/(B + C) = D</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; vertical-align: top;"> <p>A. Current total County employment*</p> <p>B. Total Housing Units*</p> <p>C. Number of new units under the proposed future land use change</p> <p>D. Total with amendment</p> <p>E. Jobs-to-housing ratio</p> </td> <td style="width: 50%; text-align: center; vertical-align: middle;"> <table border="1" style="margin: auto; border-collapse: collapse;"> <tr><td style="height: 20px; width: 100%;"></td></tr> </table> </td> <td style="width: 30%; vertical-align: middle; padding-left: 10px;"> <p>Divided by</p> <p>B + C</p> </td> </tr> </table>			<p>A. Current total County employment*</p> <p>B. Total Housing Units*</p> <p>C. Number of new units under the proposed future land use change</p> <p>D. Total with amendment</p> <p>E. Jobs-to-housing ratio</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr><td style="height: 20px; width: 100%;"></td></tr> </table>						<p>Divided by</p> <p>B + C</p>
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<p><i>*Source: Florida Bureau of Economic and Business Research, -most recent year available</i></p>										

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p> <p style="text-align: right;">Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p> <p style="text-align: right;">Yes ____ No ____</p>

The proposal must conform to the Seminole County Comprehensive Plan and to these requirements of Part II, Chapter 369, Florida Statutes:

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. 373.415.
5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.
6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.
7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. 373.415, any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transitional Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards
<p>Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of <i>Policy FLU 1.3 Wetlands Protection</i> and <i>Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility</i>, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.</p> <p>The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:</p> <ul style="list-style-type: none">• http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf• http://www.scpafl.org/ <p>NOTE: If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.</p> <p>NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.</p> <p>Begin narrative below and/or note attachments to reference:</p>
<div style="border: 1px solid black; height: 300px;"></div>



Distributed via City of Altamonte Springs Citizen Self Service (CSS) Portal

February 6, 2024

Soojeong Park
RSP Engineers, Inc.
111 N Orange Ave, Ste 800-148
Orlando, FL 32801

RE: Potable Water, Sanitary Sewer, and Reclaimed Water Service

Proposed Development: 90-Unit Multi-Family Townhomes
Development Location: 525/529 Hillview Drive
Seminole County Parcel No: 22-21-29-300-0360-0000; 22-21-29-300-036A-0000;
22-21-29-300-036C-0000; 22-21-29-300-036F-0000; and
22-21-29-300-0500-0000
Application No.: ULTR-2023-0265

Dear Ms. Park:

This letter is written to confirm that the City of Altamonte Springs has the ability to provide municipal potable water, sanitary sewer, and reclaimed water service to the above referenced properties. However, the proposed project is located outside of the municipal boundaries of the City of Altamonte Springs, and therefore all work must be approved by, and permitted through Seminole County.

A general outline of the applicable procedures for obtaining municipal utility service outside of the City limits is as follows, but please note that the process may be subject to change with input from Seminole County and/or upon submittal of more detailed project information to the City:

- 1) **Pre-application Meeting:** The City's utility only plan review process begins with a pre-application meeting with the City's Development Review Committee (DRC). The Request for Pre-Application Conference form can be downloaded from the City's website: <http://www.altamonte.org/412/Developers-Guide> (see Section 2). The form and all applicable support documents are to be submitted to the City's Growth Management Department.
- 2) **Supplemental Utility Plan Submittal and Review:** The engineering plans submitted to Seminole County for permit issuance are also subject to supplemental review and approval by the City as a condition of municipal utility service. The proposed project will be reviewed

to ensure consistency with the City Land Development Code and City Ordinances pertaining to City utility design requirements.

Due to the location of the properties in relation to the nearest utility mains, off-site main extensions and easements dedications may be required.

- 3) **Annexation Agreement:** In order for properties outside the City limits to receive municipal utility services, it is the City's policy that the property either annex into the City or enter into an annexation agreement and complete a supplemental plan review process with the City. Since it is not the intent of the City to annex the subject property at this time, it has been determined that the owner/developer will be required to enter into an annexation agreement for future annexation into the City as a prerequisite to obtaining municipal utility services. The owner/developer shall be responsible for any and all fees associated with the annexation agreement process.
- 4) **Utility Construction and Extensions:** The City's review of the engineering plans will determine whether main line extensions or other system improvements may be required to adequately serve the site. The owner/developer shall be responsible for the construction or extension of on-site and off-site utility improvements, at the owner's expense, as identified as being necessary to provide service to the site as demonstrated by the engineering plans approved by the City. City site inspections shall also be required for all utility related work.
- 5) **Agency Permits:** The owner/developer shall be responsible for obtaining, through the services of a Florida Registered Professional Engineer, the necessary permits or letters of exemption from the Florida Department of Environmental Protection, and any other applicable regulatory agencies, for the project and the construction of any on-site and/or off-site utility improvements.
- 6) **City Site Improvement Permit, Utility Connection Fees, and Pre-Construction Conference:** The owner/developer shall be responsible for obtaining the required City Site Improvement Permit for utility extensions and connections. Utility connection fees are paid concurrent with the issuance of the City Site Improvement Permit. In addition, a pre-construction conference with the City, limited to City utility issues, is required.
Note: The cost of the City's Site Improvement Permit will be based on the engineer's estimate of all work associated with utility construction activities.
- 7) **Activation of Services:** The activation of municipal utility service is subject to all of the items listed above; the owner/developer's payment of all applicable City utility connection fees, including security deposits and meter fees; and, upon satisfactory completion of the project with the City including close-out submittals (e.g., Final Construction Record Drawings, etc.) as identified in Article XVI of the City's Land Development Code.

The release of this letter does not constitute the reservation of utility capacity. Capacity is reserved for the project upon the owner/developer's compliance with the above items.

February 6, 2024

Page 3

I hope the information provides a better understanding of the application process for obtaining municipal utility services, outside of the City limits. Should you have any questions or need additional information, please do not hesitate to contact me directly at (407) 571-8344 or via email at jmack@altamonte.org.

Sincerely,

Janelle Mack
Utilities Coordinator

cc: Bruce Doig, PE, Director of Public Works & Utilities
Daniel Buckland, Public Works & Utilities Development Manager
Jason Burton, Director of Growth Management
Dean S. Fathelbab, Development Services Manager, Growth Management

FILE NO.: _____

DEVELOPMENT ORDER # _____

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On _____, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owner: TERRY UPSON, JR.

Project Name: HILLVIEW DRIVE TOWNHOMES

Requested Development Approval: A Small Scale Future Land Use Map Amendment from Low Density Residential to Medium Density Residential and a Rezone from A-1 (Agricultural) to R-3A (Multiple-Family Dwelling) for a proposed Multifamily Townhome Development Project on approximately 9 acres, located on the south side of Hillview Dr, east of South State Road 434.

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

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by:

Title: _____
1101 East First Street
Sanford, Florida 32771

FILE NO.: _____

DEVELOPMENT ORDER # _____

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached as Exhibit (B).
 - B. Permitted Uses: R-3A uses more particularly described as: One-, two-, or three-story apartment buildings, townhouses and condominiums and their customary accessory and personal service uses.
 - C. Medium Density Residential: Maximum density shall be set at the time of zoning; however, in no case, shall the density exceed a maximum of ten (10) dwelling units per net buildable acre.
 - D. Maximum building height: Thirty-five (35) feet.
 - E. Open Space shall be in accordance with Part 70, Chapter 30.
 - F. The setbacks from each dwelling structure to the project boundary are as follows: Front, side, and rear yards—Twenty-five (25) feet for single-story, thirty-five (35) feet for two-story. All accessory buildings shall maintain the same setback as the dwelling structures.
 - G. Landscape buffers shall be provided along all lot lines according to the standards set forth in Part 67, Chapter 30. Parking shall not be permitted in the buffer area.
 - H. Off-street parking and/or loading shall be in accordance with Part 64, Chapter 30.
 - I. Access to the property will be provided from Hillview Drive.
 - J. In the case of a conflict between the written conditions A through I in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through I will apply.
- (4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and

FILE NO.: _____

DEVELOPMENT ORDER # _____

binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with Seminole County Clerk of the Court.

FILE NO.: _____

DEVELOPMENT ORDER # _____

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

FILE NO.: _____

DEVELOPMENT ORDER # _____

EXHIBIT A

Project Legal Description:

Parcel ID:

22-21-29-300-0360-0000

22-21-29-300-036A-0000

22-21-29-300-036C-0000

22-21-29-300-036F-0000

22-21-29-300-0500-0000

PARCEL 36 LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S00°05'09"W ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S89°44'54"W 294.31 FEET, THENCE RUN N00°05'07"E 698.83 FEET, THENCE RUN N89°44'53"E 194.31 FEET, THENCE RUN N00°05'07"E 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N89°50'53"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING . CONTAINING 5.5362 ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET,

FILE NO.: _____

DEVELOPMENT ORDER # _____

THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36A LEGAL DESCRIPTION:

BEGIN 559.12 FEET WEST OF CENTER OF SECTION RUN WEST 98 FEET, THENCE SOUTH 330 FEET, THENCE EAST 98 FEET, THENCE NORTH 330 FEET TO BEGINNING OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 36C LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S.00° 05' 09"W ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 1308.81 FEET, THENCE RUN S. 89° 26' 55" W. 525.63 FEET ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 00° 05' 07" E. 656.72 FEET ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 89° 44' 53" E. 135.00 FEET, THENCE RUN N. 00° 05' 07"E 162.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 05'07" E. 165.07 FEET, THENCE RUN N. 89° 44' 53" E. 192.62 FEET, THENCE RUN S. 00° 05' 08"W 2.45 FEET, THENCE RUN N. 89° 50' 53" E. 98.00 FEET, THENCE RUN S. 00° 05'07" W. 50.00 FEET, THENCE RUN S. 89° 44' 53" W. 194.31 FEET, THENCE RUN S. 00° 05'07" W. 112.45 FEET, THENCE RUN S. 89° 44' 53" W. 96.31 FEET TO THE POINT OF BEGINNING. CONTAINING .5940 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET,

FILE NO.: _____

DEVELOPMENT ORDER # _____

THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36F LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST½ OF THE N.E. ¼ OF THE S.W. ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S. 00°05'09" W. ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST½ OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22, 1078.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00°05'09"W. ALONG SAID EAST LINE 230.15 FEET, THENCE RUN S.89°26'55"W. ALONG THE SOUTH LINE OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22 302.40 FEET, THENCE RUN N.00°05'07"E. 231.74 FEET, THENCE RUN N.89°44'54"E. 302.40 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6032 ACRES.

PARCEL 50 LEGAL DESCRIPTION:

THE WEST 66 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST (LESS THE SOUTH 942.8 FEET). TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.

FILE NO.: _____

DEVELOPMENT ORDER # _____

EXHIBIT B

Master Development Plan:



February 16, 2024

Arturo J. Perez, MSCE, P.E.
Seminole County Public Works Department
Engineering Division
100 East First Street
Sanford, FL 32771

RE: Hillview Drive Townhomes – Trip Generation Memo

Dear Mr. Perez:

The project is located on Hillview Drive east of SR 434 in Altamonte Springs, Florida. The site is currently vacant. The Project consists of 88 multi-family units in two-story buildings.

Trip Generation

Trips for the Project were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition, ITE Land Use Code (LUC) 220 Multifamily Housing (Low-Rise). Using this land use code and the Average Rate, a trip generation of 36 trips (9 in and 27 out) in the AM peak hour and 46 trips (29 in and 17 out) in the PM peak hour was estimated. A summary of the trip generation is shown in Table 1.

Table 1: Trip Generation

Land Use	ITE LUC	Size	Units	Avg Rate or Equation	Gross AM Peak Hour Trips*				Gross PM Peak Hour Trips*			
					Rate	In	Out	Total	Rate	In	Out	Total
Multifamily Housing (Low-Rise)	220	88	DU	Avg Rate	0.40	8	27	35	0.51	28	17	45

*Source: ITE Trip Generation Manual, 11th Edition

Sincerely,

Nathan Poole, PE
Traffic/ITS Engineer

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER
Terry Upson	525 Hillview Drive, Altamonte Springs, FL 32714	
Terry Upson, Jr.	529 Hillview Drive, Altamonte Springs, FL 32714	

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

3/1/24
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 1st day of March, 2024, by Johnston, who is personally known to me, or has produced _____ as identification.



TRACY E. O'CONNOR
Commission # HH 046251
Expires September 24, 2024
Bonded Thru Budget Notary Services

[Signature]
Signature of Notary Public

TRACY E. O'CONNOR
Print, Type or Stamp Name of Notary Public



**SCHOOL PLANNING AND CONCURRENCY APPLICATION / SCHOOL
IMPACT ANALYSIS SEMINOLE COUNTY PUBLIC SCHOOLS, FACILITIES
PLANNING DEPARTMENT 400 EAST LAKE MARY BOULEVARD ♦ SANFORD,
FLORIDA 32773-7127**

Instructions: Please submit one copy of completed application, location map, and applicable fee for each new residential project to the address above.

I. Application Type

Check [√] one only:

- School Capacity Determination (Land Use & Zoning)
 Letter of No Impact
 Letter of Exemption
 Time Extension
 School Capacity Availability Letter of Determination (Site Plan & Subdivisions)
 Project Amendment/Re-evaluation

See attached Fee Schedule. Make check payable to Seminole County School Board. In the event that a Mitigation Agreement is necessary, an additional fee may be required.

II. Project Information:

Project Name: Multifamily Townhomes Local Government: Seminole County

Parcel ID#: (attach separate sheet for multiple parcels): 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-0500-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000

Location/Address of subject property: 525-529 Hillview Dr, Altamonte Springs (Attach location map)

Closest Major Intersection: Hillview Drive and SR 434

III. Ownership/Agent Information:

Owner/Contract Purchaser Name(s): Terry Upson, Jr.

Agent/Contact Person: Juli Simas James and James Johnston, Shutts & Bowen LLP

Mailing address: 300 South Orange Avenue, Suite 1600, Orlando, FL 32801

Telephone#: (407) 835-6795
(407) 835-6774

Fax: _____

Email: JJohnston@shutts.com;
JJames@shutts.com

IV. Development Information:

Project Data			
Current		Proposed	
Future Land Use LDR		Future Land Use MDR	
Zoning A-1		Zoning R-3A	
Single Family Detached:	Single Family Attached: 88	Apartments: # Units 0-850 sf 0 851- 1000 sf 0 1000 sf or more 0	Mobile Homes: 0
Total Units: 88	Total Acres: 9	Phased Project: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



SCHOOL PLANNING AND CONCURRENCY APPLICATION / SCHOOL IMPACT ANALYSIS
SEMINOLE COUNTY PUBLIC SCHOOLS

Applicant shall provide the information above to the Seminole County School District to calculate student generation, evaluate school capacity, and address any potential mitigation. The applicant is responsible for obtaining any additional information required to complete the review process. For further information regarding this application process, please contact the local government with jurisdiction or the Seminole County Schools Facilities Planning Department at: 407-320-0583.

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.

Disclaimers:

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

I further acknowledge that the School Board of Seminole County may not defend any challenge to my proposed application, and that it may be my sole obligation to defend any and all actions and approvals related to approval of this application. Submission of this application initiates a process and does not imply approval by the School Board of Seminole County or any its staff.

I further acknowledge that I have read the information contained in this application and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application. I hereby represent that I have the lawful right and authority to file this application.

Signature:

Owner:	<input type="checkbox"/>
Agent:	<input checked="" type="checkbox"/>

Date:

3/16/19

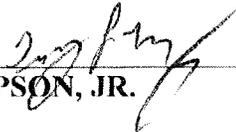
If applicant is not the owner of record, a letter of authorization from the property owner(s) must be included with this form at time of application submittal. If owner is a company/corporation, please submit documentation that signatory is registered agent of the company.

Official Use Only	
Application Received	
Date:	Time:
By:	

AGENT AUTHORIZATION

THIS AGENT AUTHORIZATION shall serve as an authorization and designation by **TERRY UPSON, JR.**, whose principal address is 525 Hillview Drive, Altamonte Springs, Florida 32714, as the agent of the owner of that certain real property more particularly described as Seminole County Parcel Identification Nos. 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000 and 22-21-29-300-0500-0000 and more particularly described in **Exhibit "A"** attached hereto ("**Property**"), of **JULI SIMAS JAMES AND JAMES JOHNSTON, SHUTTS & BOWEN LLP**, whose address is 300 South Orange Avenue, Suite 1600, Orlando, Florida 32801, to act as agent for, appear on behalf of, and execute any and all petitions, applications or other documents reasonably required by Seminole County Public Schools for the development of the Property, including, without limitation, school planning and concurrency applications and impact analysis or other permits, applications or approvals with, or required by, Seminole County Public Schools for the development of the Property. This authorization shall remain in effect until revoked in writing.

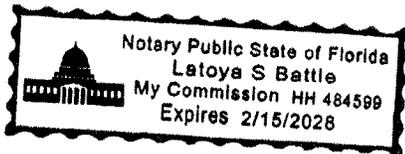
Executed this 26 day of February, 2024.



TERRY UPSON, JR.

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 26 day February, 2024, by Terry Upson Jr, as agent of Terry Upson, Jr., who is: is personally known to me; or has produced Florida Driver's License as identification.





Print Name: Latoya S. Battle
Notary Public, State of Florida
Commission No.: HH 484599
My Commission Expires: 2/15/2028

EXHIBIT "A"
Legal Description

Parcel ID:

22-21-29-300-0360-0000
22-21-29-300-036A-0000
22-21-29-300-036C-0000
22-21-29-300-036F-0000
22-21-29-300-0500-0000

PARCEL 36 LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S00°05'09"W ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S89°44'54"W 294.31 FEET, THENCE RUN N00°05'07"E 698.83 FEET, THENCE RUN N89°44'53"E 194.31 FEET, THENCE RUN N00°05'07"E 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N89°50'53"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING . CONTAINING 5.5362 ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36A LEGAL DESCRIPTION:

BEGIN 559.12 FEET WEST OF CENTER OF SECTION RUN WEST 98 FEET, THENCE SOUTH 330 FEET, THENCE EAST 98 FEET, THENCE NORTH 330 FEET TO BEGINNING OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 36C LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S.00° 05' 09"W ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 1308.81 FEET, THENCE RUN S. 89° 26' 55" W. 525.63 FEET ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 00° 05' 07" E. 656.72 FEET ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 89° 44' 53" E. 135.00 FEET, THENCE RUN N. 00° 05' 07"E 162.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 05'07" E. 165.07 FEET, THENCE RUN N. 89° 44' 53" E. 192.62 FEET, THENCE RUN S. 00° 05' 08"W 2.45 FEET, THENCE RUN N. 89° 50' 53" E. 98.00 FEET, THENCE RUN S. 00° 05'07" W. 50.00 FEET, THENCE RUN S. 89° 44' 53" W. 194.31 FEET, THENCE RUN S. 00° 05'07" W. 112.45 FEET, THENCE RUN S. 89° 44' 53" W. 96.31 FEET TO THE POINT OF BEGINNING. CONTAINING .5940 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36F LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2

OF THE N.E. ¼ OF THE S.W. ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S. 00°05'09" W. ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST ½ OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22, 1078.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00°05'09"W. ALONG SAID EAST LINE 230.15 FEET, THENCE RUN S.89°26'55"W. ALONG THE SOUTH LINE OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22 302.40 FEET, THENCE RUN N.00°05'07"E. 231.74 FEET, THENCE RUN N.89°04'54"E. 302.40 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6032 ACRES.

PARCEL 50 LEGAL DESCRIPTION:

THE WEST 66 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST (LESS THE SOUTH 942.8 FEET). TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.



LOCATION MAP

School Planning and Concurrency Application for School Capacity Determination (Land Use and Zoning)

Owner: Terry Upson, Jr.

Address: 525-529 Hillview Dr, Altamonte Springs, Florida

SR-424-To-Sr-414-WB

SR-414-Eb-To-Sr-434

SR-414-WB-To-Sr-434

Maitland Blvd

SR-434-To-Sr-414-Eb

Lotus Landing Blvd
 Seminole State College
 of Florida - Altamonte
 Springs Campus

Healthsouth
 Rehab Hospital Of
 Altamonte Springs

**Subject
 Property**

Carrage House Lt

Solar St

Stem Way
 Progressive Ln

Merorton Rd

Discovery Ct

Broadway

Gateway Dr

Hope Way

Inspiration Ave

Acapuca Way
 Rapadura Way
 Callete Way
 Durango Way
 Encino Way

Oakland Dr
 Railroad Dr
 Basco Dr

Mathews Rd

Uimore Ln
 Limerick Pl
 Star Way

Satsuma Dr
 Little Oak Ln
 Loop

Spring Lake

Trout Lake

Northwestern Ave
 Sandal Ct
 Hickory Ct
 New Ct
 Grove Ct

Green Ln
 Vanden-Huber Ct
 Pritchett Pl

Spring Lake
 Spring Lake Loop
 Spring Lake Ct



Seminole County
Facility Capacity Impact Assessment
Basic Information - Worksheet 1 of 5

Applicant Name:	James Johnston on behalf of Shutts & Bowen
Project Name:	Hillview Drive Townhomes
Contact Phone/Email:	jjohnston@shutts.com 407-423-3200
Date Completed:	3/1/24

SECTION 1 - Proposed FUTURE LAND USE Evaluation (Other than PD)		
Items	Entries	Units
A. Enter proposed Future Land Use - Insert initials to right. <i>If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.</i>	MDR	<i>Any FLU except PD</i>
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU	10	<i>Whole # Units/Acre</i>
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU	0%	<i>Percent</i>
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.	9.00	<i>Acres</i>
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	90	<i>Units Lines (B x D)</i>
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*	0	<i>Sq Ft (C x D x 43560)</i>

* Test figures are used only to provide a preliminary calculation of projected facility demands.

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only		
Items	Entries	Units
PD Proposed Future Land Use - (<i>If other than PD, complete SECTION 1 above.</i>)	PD	<i>FLU</i>
RESIDENTIAL TEST FIGURE - Enter proposed unit count*	0	<i>Units</i>
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*	0	<i>Square Feet</i>

* Test figures are used only to provide a preliminary calculation of projected facility demands.

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check box, make no entries
James Johnston on behalf of Sh	Hillview Drive Townhomes	<input type="checkbox"/>
Enter Utility Name:	City of Altamonte Springs	
Enter Utility Contacted Name:	Janelle Mack	
Enter Contact's Phone Number:	(407) 571-8340	

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage **or go to**

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <i>Available Capacity</i> figure, check here that a letter from the utility confirming ability to serve is attached.	<input checked="" type="checkbox"/>	Letter attached in place of demand calculations

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	90		0.000	(Test Figure x LOS per unit) / 1.0 mgd

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non-residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd
4	Total Proposed Water Demand		0.000	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		0.000	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic?	Check box, make no entries
James Johnston on behalf of Sh	Hillview Drive Townhomes	<input type="checkbox"/>	<input type="checkbox"/>
Enter Utility Name:	City of Altamonte Springs		
Enter Utility Contacted Name:	Janelle Mack		
Enter Contact's Phone Number:	(407) 571-8340		

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage **or go to**

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	<i>NOTE: In place of an Available Capacity figure, check here that a letter from the utility confirming ability to serve is attached.</i>	<input checked="" type="checkbox"/>	Letter attached in place of demand calculations

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	90		0.000	(Test Figure x LOS per unit) / 1.0 mgd

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non-residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd
4	Total Proposed Sewer Demand		0.000	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		0.000	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
James Johnston on behalf of Shutts & Bowen	Hillview Drive Townhomes

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
90	x	3.5	=	315

FACILITY	Items	Entries	Notes/Units
Landfill	<i>NOTE: A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons.*</i>		
1	Calculated Residential Population (from above)	315	Persons
2	Adopted LOS pounds per person per day	4.3	Lb/cap/day
3	Proposed Annual Landfill Demand	247.2	Tons (Lines 1 x 2 x 365)/2000

Transfer Station	<i>NOTE: A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day.*</i>		
1	Calculated Residential Population (from above)	315	Persons
2	Adopted LOS pounds per person per day	4.0	Lb/cap/day
3	Proposed Daily Transfer Station Demand	0.630	Tons (Lines 1 x 2)/2000

* Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient through 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
James Johnston on behalf of Shutts & Bower	Hillview Drive Townhomes

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
90	x	3.5	=	315

RECREATION	Items	Entries	Notes/Units
Total Acres	<i>NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394*</i>		
1	Calculated Residential Population (from above) :	315	Persons
2	Adopted LOS acres per person	3.6	Acres/1000 Pop
3	Proposed Total Acres Demand	1.134	Acres (Lines 1 x 2)/1000

Developed Acres	<i>NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178*</i>		
1	Calculated Residential Population (from above) :	315	Persons
2	Adopted LOS acres per person	1.8	Acres/1000 Pop
3	Proposed Developed Acres Demand	0.567	Acres (Lines 1 x 2)/1000

** Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient through 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.*

Property Record Card



Parcel 22-21-29-300-0360-0000

Property Address 525 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



22212930003600000 01/27/2022

Parcel Information

Value Summary

Parcel	22-21-29-300-0360-0000
Owner(s)	UPSON, TERRY L
Property Address	525 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	525 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(1994)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$49,018	\$48,563
Depreciated EXFT Value	\$400	\$400
Land Value (Market)	\$276,500	\$276,500
Land Value Ag		
Just/Market Value	\$325,918	\$325,463
Portability Adj		
Save Our Homes Adj	\$203,649	\$206,755
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$122,269	\$118,708

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$4,331.26 **2023 Tax Savings with Exemptions** \$3,282.44
2023 Tax Bill Amount \$1,048.82

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 459.12 FT W & 25 FT S OF NE
 COR OF SW 1/4 RUN S 1053.66 FT W
 294.31 FT N 698.83 FT E 194.31 FT
 N 355 FT E 100 FT TO BEG
 (5.5362 AC)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$122,269	\$50,000	\$72,269
SJWM(Saint Johns Water Management)	\$122,269	\$50,000	\$72,269
FIRE	\$122,269	\$50,000	\$72,269
COUNTY GENERAL FUND	\$122,269	\$50,000	\$72,269
Schools	\$122,269	\$25,000	\$97,269

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	09/01/1986	01767	1987	\$100	No	Vacant

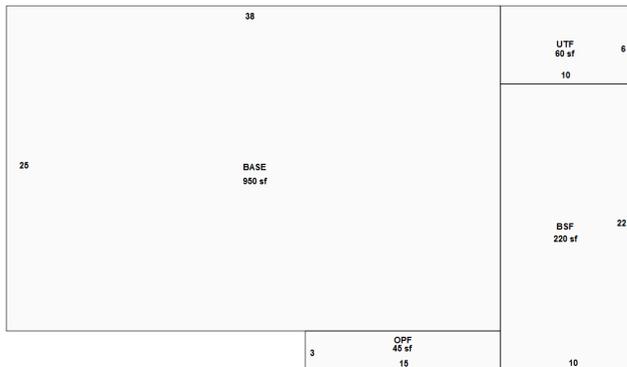
Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.53	\$50,000.00	\$276,500

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
---	-------------	--------------	-----	------	----------	-----------	----------	-----------	----------	-----------	------------	------------

1	SINGLE FAMILY	1964	2	1.0	3	950	1,275	1,170	CONC BLOCK	\$49,018	\$83,435	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>UTILITY FINISHED</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td style="text-align: right;">220.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">45.00</td> </tr> </tbody> </table>	Description	Area	UTILITY FINISHED	60.00	BASE SEMI FINISHED	220.00	OPEN PORCH FINISHED	45.00
Description	Area																			
UTILITY FINISHED	60.00																			
BASE SEMI FINISHED	220.00																			
OPEN PORCH FINISHED	45.00																			



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
SHED	01/01/1964	1	\$400	\$1,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	TUE/FRI	WED	WED	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card



Parcel 22-21-29-300-036A-0000

Property Address 529 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



222129300036A0000 01/27/2022

Parcel Information

Value Summary

Parcel	22-21-29-300-036A-0000
Owner(s)	UPSON, TERRY JR
Property Address	529 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	529 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2010)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$216,699	\$213,028
Depreciated EXFT Value	\$1,200	\$1,200
Land Value (Market)	\$51,800	\$51,800
Land Value Ag		
Just/Market Value	\$269,699	\$266,028
Portability Adj		
Save Our Homes Adj	\$64,646	\$66,947
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$205,053	\$199,081

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$3,540.30 **2023 Tax Savings with Exemptions** \$1,421.88
2023 Tax Bill Amount \$2,118.42

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 559.12 FT W OF CEN OF
 SEC RUN W 98 FT S 330 FT E
 98 FT N 330 FT TO BEG

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	TUE/FRI	WED	WED	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card

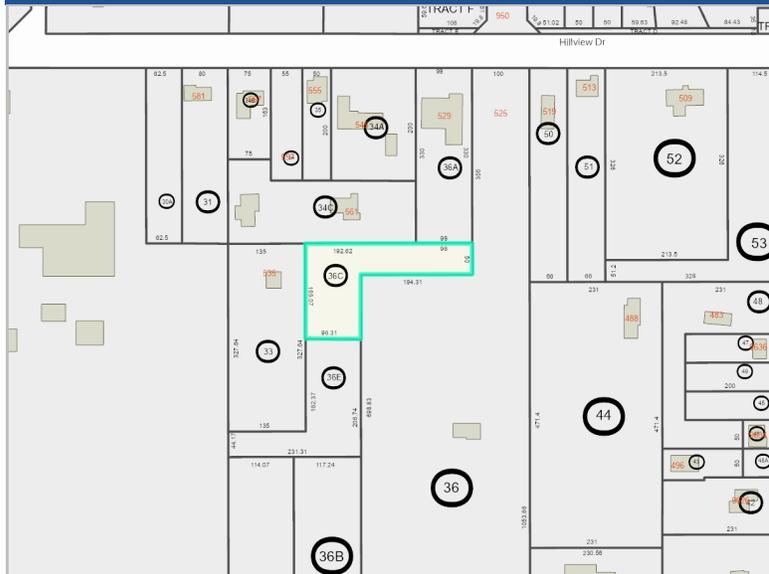


Parcel 22-21-29-300-036C-0000

Property Address HILLVIEW DR ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	22-21-29-300-036C-0000
Owner(s)	UPSON, TERRY JR
Property Address	HILLVIEW DR ALTAMONTE SPRINGS, FL 32701
Mailing	519 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$47,200	\$47,200
Land Value Ag		
Just/Market Value	\$47,200	\$47,200
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$47,200	\$47,200

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$628.14
2023 Tax Bill Amount \$628.14

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 559.12 FT W & 380 FT S OF NE
 COR OF SW 1/4 RUN W 194.31 FT S
 112.45 FT W 96.31 FT N 165.07 FT
 E 192.62 FT S 2.45 FT E 98 FT S
 50 FT TO BEG
 (.594 AC)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$47,200	\$0	\$47,200
SJWM(Saint Johns Water Management)	\$47,200	\$0	\$47,200
FIRE	\$47,200	\$0	\$47,200
COUNTY GENERAL FUND	\$47,200	\$0	\$47,200
Schools	\$47,200	\$0	\$47,200

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
PROBATE RECORDS	05/01/2009	07197	0979	\$100	No	Vacant
PROBATE RECORDS	01/01/2009	07121	1697	\$100	No	Vacant
ADMINISTRATIVE DEED	09/01/1986	01767	1995	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.59	\$80,000.00	\$47,200

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

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

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card

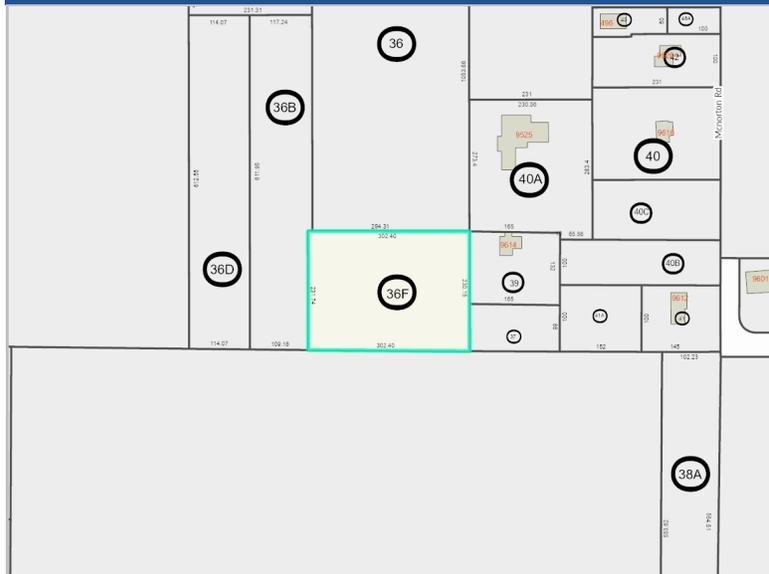


Parcel 22-21-29-300-036F-0000

Property Address HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	22-21-29-300-036F-0000
Owner(s)	UPSON, TERRY
Property Address	HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	519 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$96,000	\$96,000
Land Value Ag		
Just/Market Value	\$96,000	\$96,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$96,000	\$96,000

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1,277.57
2023 Tax Bill Amount \$1,277.57

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 459.12 FT W & 1078.66 FT S OF
 NE COR OF SW 1/4 RUN S 230.15 FT
 W 302.40 FT N 231.74 FT E 302.40
 FT TO BEG
 (1.6032 AC)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$96,000	\$0	\$96,000
SJWM(Saint Johns Water Management)	\$96,000	\$0	\$96,000
FIRE	\$96,000	\$0	\$96,000
COUNTY GENERAL FUND	\$96,000	\$0	\$96,000
Schools	\$96,000	\$0	\$96,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
FINAL JUDGEMENT	10/01/2002	04559	0857	\$100	No	Vacant
QUIT CLAIM DEED	09/01/2002	04550	1343	\$100	No	Vacant
QUIT CLAIM DEED	10/01/1995	02982	0005	\$100	No	Vacant
QUIT CLAIM DEED	08/01/1990	02236	1204	\$100	No	Vacant
ADMINISTRATIVE DEED	09/01/1986	01767	1989	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.6	\$60,000.00	\$96,000

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	52

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

Property Record Card

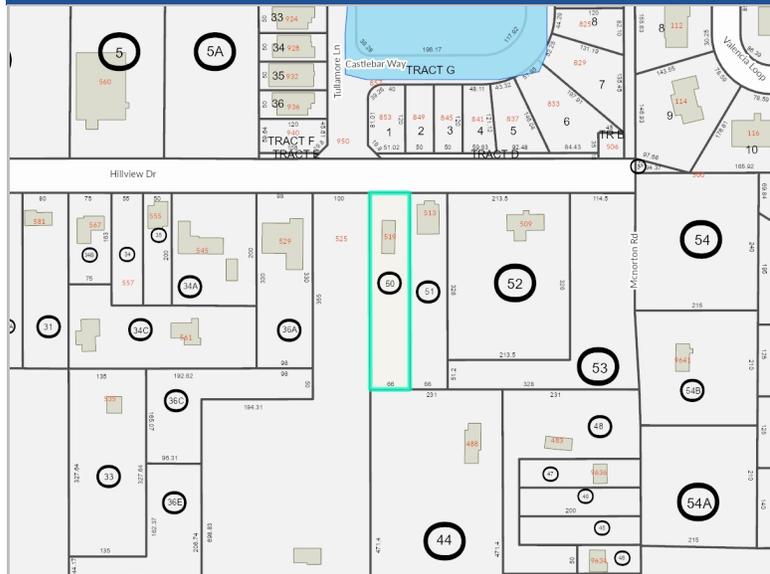


Parcel 22-21-29-300-0500-0000

Property Address 519 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



22212930005000000 01/27/2022

Parcel Information

Value Summary

Parcel	22-21-29-300-0500-0000
Owner(s)	UPSON, TERRY
Property Address	519 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	529 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	02-MOBILE/MANUFACTURED HOME
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$22,214	\$20,549
Depreciated EXFT Value	\$2,800	\$2,400
Land Value (Market)	\$43,200	\$43,200
Land Value Ag		
Just/Market Value	\$68,214	\$66,149
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$68,214	\$66,149

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$880.31
2023 Tax Bill Amount \$880.31

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 W 66 FT OF E 458.5 FT OF
 NE 1/4 OF SW 1/4 (LESS S
 942.8 FT)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$68,214	\$0	\$68,214
SJWM(Saint Johns Water Management)	\$68,214	\$0	\$68,214
FIRE	\$68,214	\$0	\$68,214
COUNTY GENERAL FUND	\$68,214	\$0	\$68,214
Schools	\$68,214	\$0	\$68,214

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	09/01/2002	04550	1341	\$100	No	Improved
QUIT CLAIM DEED	09/01/1995	02973	0849	\$16,900	No	Improved
QUIT CLAIM DEED	12/01/1986	01797	0840	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.54	\$80,000.00	\$43,200

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MOBILE HOME	1969	3	1.0	3	1,334	1,334	1,334	MOBILE HOMES AVG	\$22,214	\$55,534	Description	Area



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
CARPORT 3	04/01/1969	1	\$2,800	\$7,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	TUE/FRI	WED	NO SERVICE	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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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: 3/7/2024 8:39:27 AM
Project: 24-20000004
Credit Card Number: 37*****1001
Authorization Number: 250344
Transaction Number: 070324C18-D0879971-33B6-4933-AE9B-966634DCA7AF
Total Fees Paid: 5190.45

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	102.95
REZONE WITH LUA (50% OF FEE)14	5087.50
Total Amount	5190.45