



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, June 25, 2025

9:00 AM

**Room 3024 and hybrid TEAMS
option**

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) SKY MARINE & CARTS - PRE-APPLICATION

[2025-595](#)

Project Number: 25-80000067

Project Description: Proposed Special Exception to allow boat repair on 5.77 acres in the C-2 Zoning District located on the south side of N US Highway 17-92, west of County Home Rd

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

Parcel ID: 22-20-30-300-0040-0000+

BCC District: 2-Zembower

Applicant: James Pugh (703) 403-5068

Consultant: James Lopez Pugh (703) 309-4300

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

**9:20AM (TEAMS) CHARTER SCHOOL OF THE EVERGLADES -
PRE-APPLICATION**[2025-584](#)**Project Number:** 25-80000066**Project Description:** Proposed Site Plan for a K-5 charter school on 8.58 acres in the A-1 Zoning District located on the south side of EE Williamson Rd, West of I-4**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 35-20-29-501-0000-0100+++**BCC District:** 3-Constantine**Applicant:** Mary D. Solik (407) 367-7868**Consultant:** David E. Stokes (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-595

Title:

9:00AM (IN PERSON) SKY MARINE & CARTS - PRE-APPLICATION

Project Number: 25-80000067

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

Parcel ID: 22-20-30-300-0040-0000+

BCC District: 2-Zembower

Applicant: James Pugh (703) 403-5068

Consultant: James Lopez Pugh (703) 309-4300



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

PROJ. #:

25-80000067

Received & paid:
6/6/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: SKY MARINE + CARTS

PARCEL ID #(S): 22-20-30-300-0040-0000 / 22-20-30-300-0074-0000

TOTAL ACREAGE: ~~5.77~~ 5.65

BCC DISTRICT: 2: Zembower

ZONING: C2

FUTURE LAND USE: MXD

APPLICANT

NAME: JAMES GREGORY PUGH

ADDRESS: 4165 N US HWY 17-92

CITY: SANFORD

STATE: FL

ZIP: 32773

PHONE: (703) 403-5068

EMAIL: jgregpugh@gmail.com

CONSULTANT

NAME: JAMES CHRISTIAN LOPEZ PUGH COMPANY:

ADDRESS: 433 W NEW ENGLAND AVE #303

CITY: WINTER PARK

STATE: FL

ZIP: 32789

PHONE: (703) 309-4300

EMAIL: JAMES.P@SKYMAXINEORLANDO.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development:

boat repair

STAFF USE ONLY

COMMENTS DUE:

6/13

COM DOC DUE:

6/19

DRC MEETING:

6/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

on the south side of US Hwy 17-92,
west of Country Home Rd

W/S: Seminole County

BCC: 2: Zembower

Agenda: 6/20

SKY MARINE

4165 N US HWY 17-92

THE SITE OPERATED AS A TRUCK DEALERSHIP.

WE ACQUIRED THE SITE AND PLAN TO OPERATE
A BOAT / GOLF CART DEALERSHIP.

PLANNED HOURS OF OPERATION

MONDAY TO SATURDAY 9 AM TO 6 PM

NUMBER OF EMPLOYEES = 10

PLAN TO OPEN WITH SALES DEPARTMENT.

SERVICE DEPARTMENT TO OPERATE AFTER
(FOR REPAIRS)

SPECIAL EXCEPTION IS APPROVED.

NAME OF BUSINESS IS SKY MARINE

Legal Description:


Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
BRENDA AND JAMES MACKENNEY

-Legend-

- [illegible]

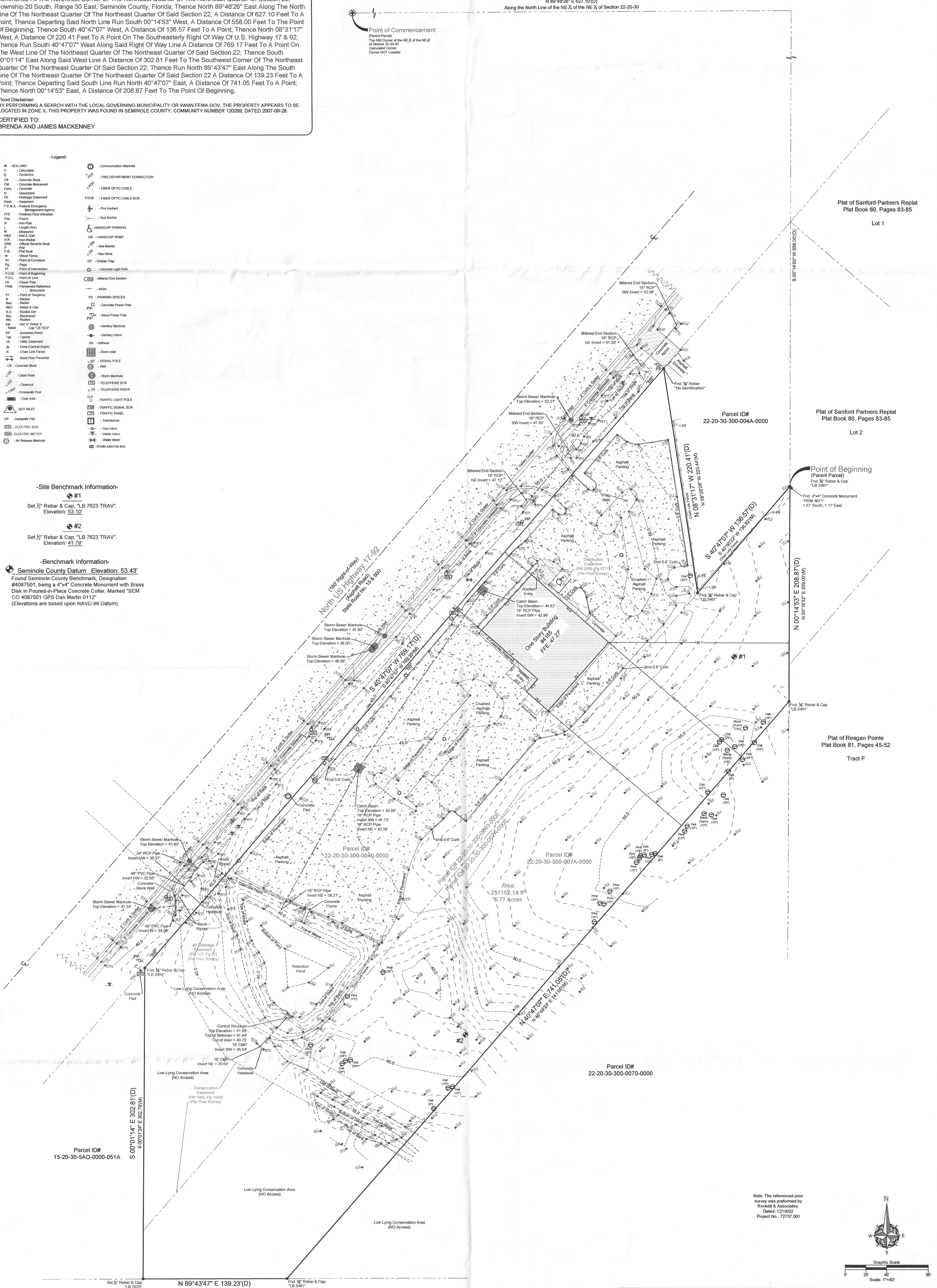
-Site Benchmark Information-

 #1
Set 1/2" Rebar & Cap, "LB 7623 TRAV".
Elevation: 53.10'

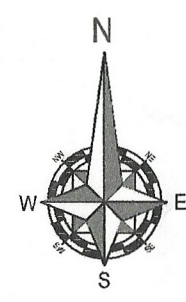
Set 1/2" Rebar & Cap, "LB 7623 TRAV".
Elevation: 41.79'

-Benchmark Information-

Seminole County Datum Elevation: 53.43'
Found Seminole County Benchmark, Designation #4087501, being a 4"x4" Concrete Monument with Brass Disk in Poured-in-Place Concrete Collar, Marked "SEM CO 4087501 GPS Dan Martin 0113"
(Elevations are based upon NAVD 88 Datum)



Note: The referenced prior survey was performed by Rockett & Associates.
Dated: 12/19/02
Project No.: 72737.001



Graphic Scale

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet.

[illegible]

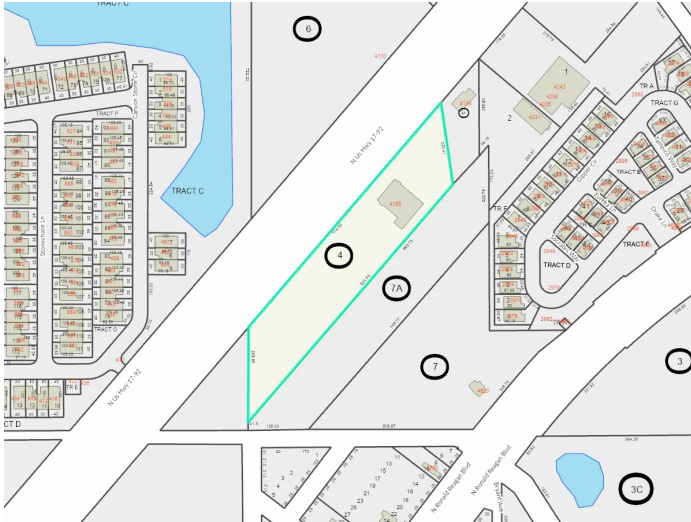
Ireland & Associates Surveying, Inc.
900 Currency Circle, Suite 1020
Lake Mary, FL 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Property Record Card



Parcel: 22-20-30-300-0040-0000
 Property Address: 4165 N US HWY 17-92 SANFORD, FL 32773
 Owners: PFL SANFORD RE LLC
 2025 Market Value \$2,096,147 Assessed Value \$1,593,885 Taxable Value \$1,593,885
 2024 Tax Bill \$20,858.68 Tax Savings with Non-Hx Cap \$2,582.29
 Used Car Sales property w/1st Building size of 5,184 SF and a lot size of 3.00 Acres

Parcel Location



Site View



22203030000400000 03/06/2025

Parcel Information

Parcel	22-20-30-300-0040-0000
Property Address	4165 N US HWY 17-92 SANFORD, FL 32773
Mailing Address	1104 FINLEY LN ALEXANDRIA, VA 22304-6193
Subdivision	
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$404,236	\$269,042
Depreciated Other Features	\$127,938	\$123,303
Land Value (Market)	\$1,563,973	\$1,382,276
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,096,147	\$1,774,621
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$502,262	\$325,635
P&G Adjustment	\$0	\$0
Assessed Value	\$1,593,885	\$1,448,986

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$23,440.97
Tax Bill Amount	\$20,858.68
Tax Savings with Exemptions	\$2,582.29

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PFL SANFORD RE LLC

Legal Description

SEC 22 TWP 20S RGE 30E BEG 292.69 FT E +
685.42 FT S OF NW COR OF NE 1/4 OF NE 1/4
RUN S 40 DEG 41 MIN W 450.2 FT S 255.89 FT
N 40 DEG 41 MIN E 824.93 FT N 8 DEG 31 MIN
W 220.41 FT S 40 DEG 41 MIN W 324.73 FT TO
BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,593,885	\$0	\$1,593,885
Schools	\$2,096,147	\$0	\$2,096,147
FIRE	\$1,593,885	\$0	\$1,593,885
ROAD DISTRICT	\$1,593,885	\$0	\$1,593,885
SJWM(Saint Johns Water Management)	\$1,593,885	\$0	\$1,593,885

Sales

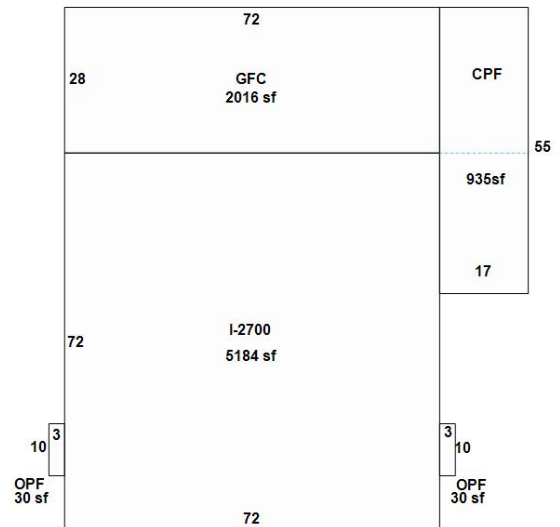
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/31/2025	\$5,200,000	10800/1245	Improved	Yes
WARRANTY DEED	12/1/2002	\$1,725,000	04647/0379	Improved	No
SPECIAL WARRANTY DEED	8/1/2000	\$2,200,000	03916/2022	Improved	No
SPECIAL WARRANTY DEED	11/1/1997	\$1,810,000	03327/1959	Improved	No
CORRECTIVE DEED	8/1/1997	\$100	03279/0276	Improved	No
WARRANTY DEED	7/1/1995	\$1,810,000	02938/1868	Improved	No
SPECIAL WARRANTY DEED	10/1/1992	\$1,550,000	02499/1657	Improved	No
WARRANTY DEED	10/1/1988	\$1,425,000	02009/0769	Improved	Yes
TRUSTEE DEED	9/1/1985	\$335,700	01672/1216	Vacant	No

Land

Units	Rate	Assessed	Market
114,998 SF	\$13.60/SF	\$1,563,973	\$1,563,973

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1986/2010
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5184
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$489,983
Assessed	\$404,236

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
CARPORT FINISHED	935
GARAGE FINISHED C.B.S.	2016
OPEN PORCH FINISHED	30
OPEN PORCH FINISHED	30

Permits

Permit #	Description	Value	CO Date	Permit Date
18871	4165 N US HWY 17-92 : REROOF COMMERCIAL-Commercial Reroof	\$45,470		12/27/2024
17952	4165 N US HWY 17-92 : FENCE/WALL COMMERCIAL-6ft tall black chainlink	\$20,250		12/27/2024
08918	4165 N US HWY 17-92 : MECHANICAL - COMMERCIAL-Replacement of split AC system	\$8,300		5/31/2022
07296	4165 N US HWY 17-92 : SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,350		5/23/2022
08743	4165 N US HWY 17-92 : MECHANICAL - COMMERCIAL-Car lot/Office Building	\$17,089		5/26/2021
10646	SIGN - NATION TRUCKS & SUV; PAD PER PERMIT 4159 N US HWY 17-92	\$0		9/22/2003
06892	SIDING/AWNINGS/AL ROOF/CANOPY	\$902		7/1/2001
02313	OVERHEAD DOOR/WALL/FIXTURE/CANOPY	\$7,000		3/1/1999
00244	5 POLES & LIGHTS & UPGRADE	\$0		1/1/1999
07418	FIRE ALARM	\$813		9/1/1998
07390	MISC ELECTRIC	\$1,400		9/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1986	41800	\$112,860	\$45,144
COMMERCIAL CONCRETE DR 4 IN	1986	1459	\$7,937	\$3,175
POLE LIGHT 2 ARM	1986	5	\$18,025	\$18,025
POLE LIGHT 1 ARM	1986	6	\$11,124	\$11,124
POLE LIGHT 2 ARM	1999	6	\$21,630	\$21,630
POLE LIGHT 4 ARM	1999	3	\$23,175	\$23,175
POLE LIGHT 3 ARM	1999	1	\$5,665	\$5,665

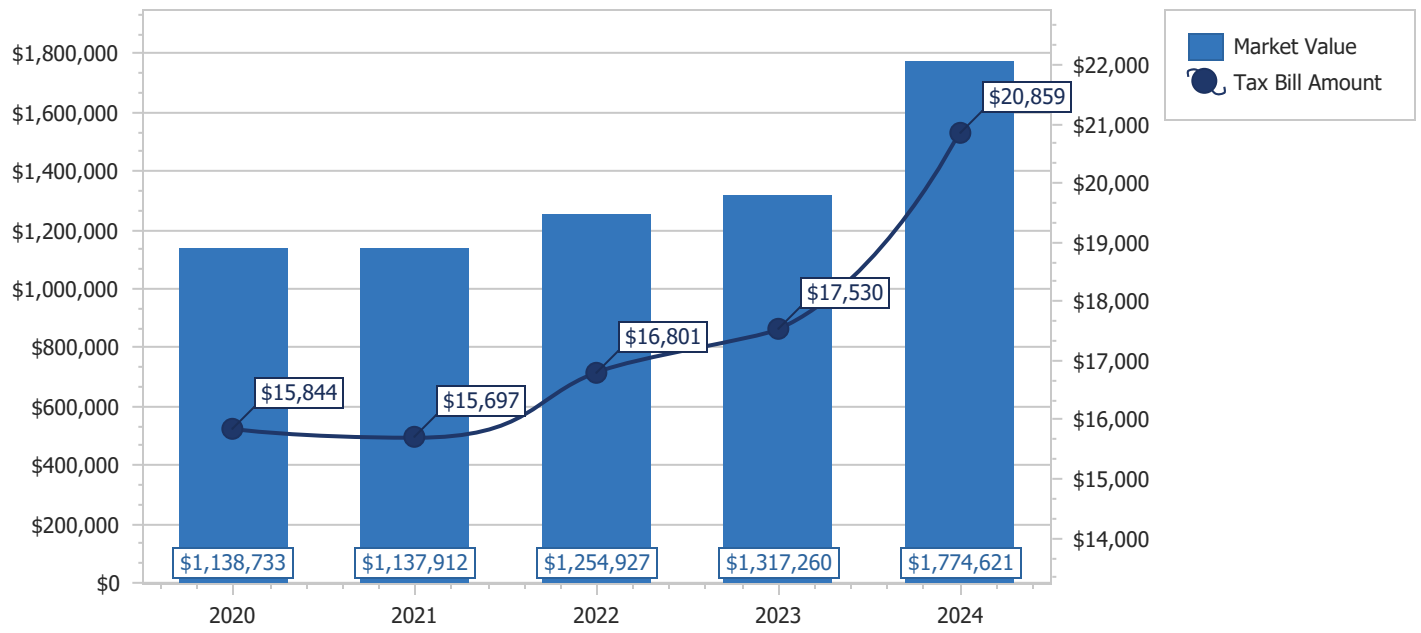
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

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

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 35 Zone: 357
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



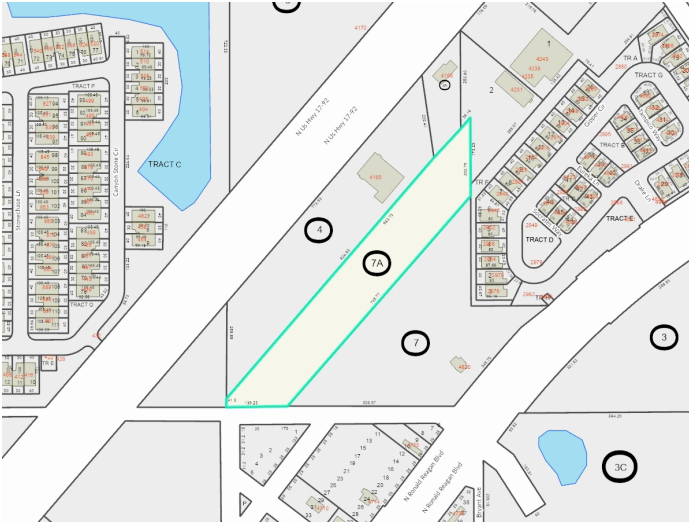
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Property Record Card



Parcel: 22-20-30-300-007A-0000
 Property Address:
 Owners: PFL SANFORD RE LLC
 2025 Market Value \$746,957 Assessed Value \$552,462 Taxable Value \$552,462
 2024 Tax Bill \$7,737.85 Tax Savings with Non-Hx Cap \$1,658.09
 Vac General-Commercial property has a lot size of 2.65 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-300-007A-0000
Property Address	
Mailing Address	1104 FINLEY LN ALEXANDRIA, VA 22304-6193
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$746,957	\$711,329
Land Value Agriculture	\$0	\$0
Just/Market Value	\$746,957	\$711,329
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$194,495	\$209,091
P&G Adjustment	\$0	\$0
Assessed Value	\$552,462	\$502,238

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,395.94
Tax Bill Amount	\$7,737.85
Tax Savings with Exemptions	\$1,658.09

Owner(s)

Name - Ownership Type
 PFL SANFORD RE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E BEG 627.1 FT E & 557
 FT S OF NW COR OF NE 1/4 OF NE 1/4 RUN S
 40 DEG 47 MIN 07 SEC W 963.73 FT S 41.50 FT
 E 139.23 FT N 40 DEG 47 MIN 07 SEC E 749.77
 FT N 202.79 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$552,462	\$0	\$552,462
Schools	\$746,957	\$0	\$746,957
FIRE	\$552,462	\$0	\$552,462
ROAD DISTRICT	\$552,462	\$0	\$552,462
SJWM(Saint Johns Water Management)	\$552,462	\$0	\$552,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/31/2025	\$5,200,000	10800/1245	Vacant	Yes
WARRANTY DEED	12/1/2002	\$1,725,000	04647/0379	Vacant	No
SPECIAL WARRANTY DEED	8/1/2000	\$2,200,000	03916/2022	Vacant	No
SPECIAL WARRANTY DEED	11/1/1997	\$1,810,000	03327/1959	Vacant	No
CORRECTIVE DEED	8/1/1997	\$100	03279/0276	Vacant	No
WARRANTY DEED	7/1/1995	\$1,810,000	02938/1868	Vacant	No
WARRANTY DEED	1/1/1993	\$250,000	02528/1383	Vacant	Yes

Land

Units	Rate	Assessed	Market
80,972 SF	\$9.22/SF	\$746,562	\$746,562
0.79 Acres	\$500/Acre	\$395	\$395

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

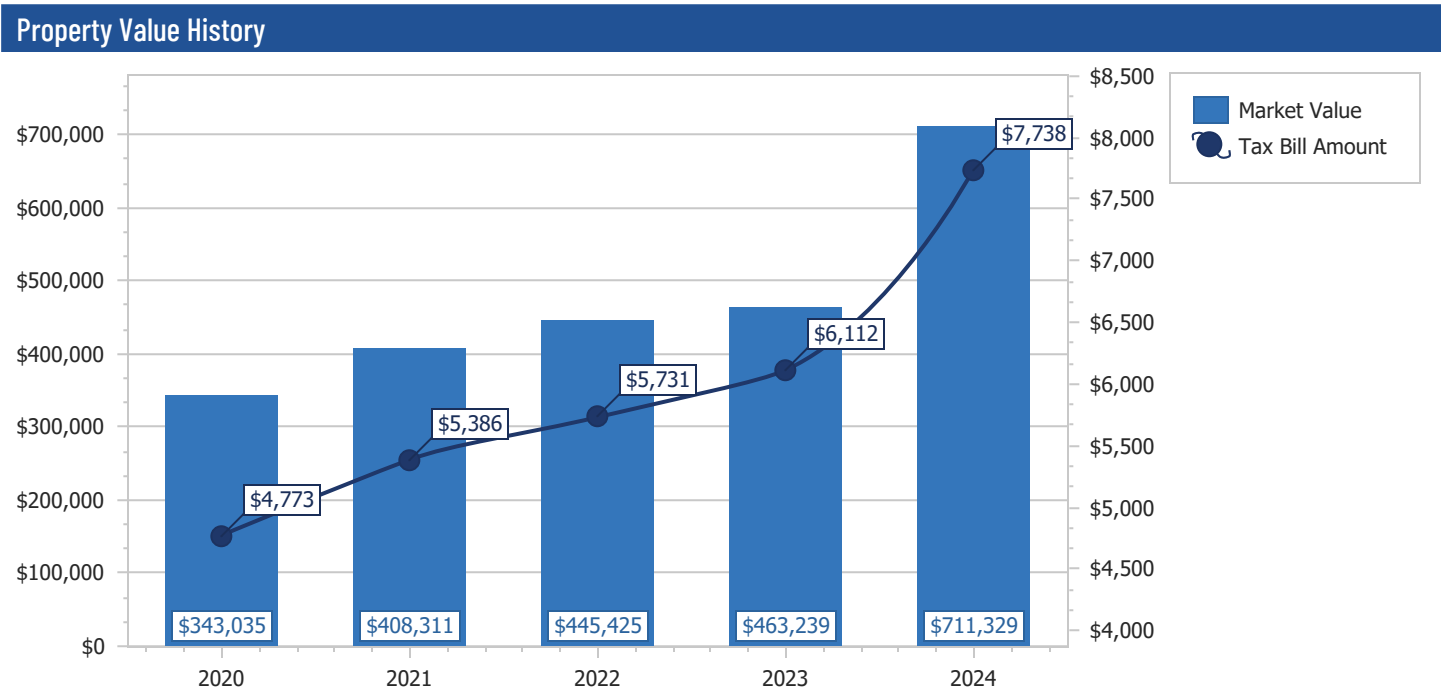
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Lake Mary

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

Utilities	
Fire Station #	Station: 35 Zone: 357
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 6/6/2025 2:31:08 PM
Project: 25-80000067
Credit Card Number: 42*****2183
Authorization Number: 03608G
Transaction Number: 060625C1B-B758ECA9-17A8-451C-835E-4279C9698AF3
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, June 20, 2025, in order to place you on the Wednesday, June 25, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

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

PROJECT NAME:	SKY MARINE & CARTS - PRE-APPLICATION	PROJ #: 25-80000067
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/25	
RELATED NAMES:	EP JAMES PUGH	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	22-20-30-300-0040-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR BOAT REPAIR AT A BOAT DEALERSHIP	
NO OF ACRES	5.77	
BCC DISTRICT	2 - ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	SOUTH SIDE OF US HWY 17-92, WEST OF COUNTRY HOME RD	
FUTURE LAND USE	MXD	
APPLICANT:	CONSULTANT:	
JAMES PUGH 4165 N US HWY 17-92 SANFORD FL 32773 (703) 403-5068 JGREGPUGH@GMAIL.COM	JAMES LOPEZ PUGH 433 W NEW ENGLAND AVE #303 WINTER PARK FL 32789 (703) 309-4300 JAMESP@SKYMARINEORLANDO.COM	

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

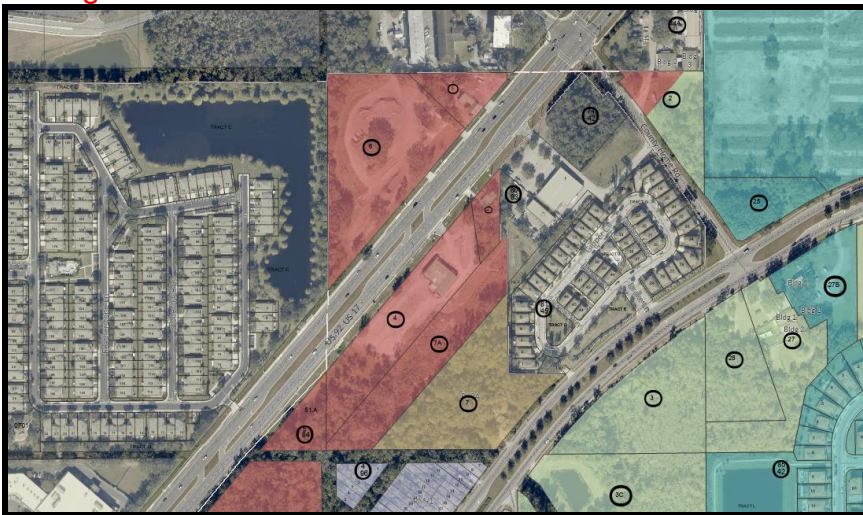
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Mixed Development (MXD) Future Land Use designation and a C-2 (General Commercial) zoning district.
- Marine sales and service are permitted in the C-2 zoning district and therefore do not require a Special Exception.
- The applicant will be required to obtain site plan approval. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot restriping, and ADA accessibility improvements.
- Any nonresidential zoning classification(s) assigned to a developed parcel before the Mixed Development (MXD) Land Use designation was assigned can continue as long as the existing use is not expanded more than twenty (20) percent by floor area. **If the building is proposed to be expanded by twenty (20) percent or more now or in the future, a rezone to Planned Development (PD) will be required.**

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	Buffers and CPTED	For a complete Buffer review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.

5	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
6	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
7	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.
8	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
9	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
10	Comprehensive Planning	Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options as follows: A Potential Development Options 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development. 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy. 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies. 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and 5 Attendant on-site facilities such as utilities, transit supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas. Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use, see (A)(4) above (commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres).

11	Comprehensive Planning	Allowable zoning districts in Future Land Use MXD are PLI, MUCD, MM, C-1, C-2, and PD. Proposed site, including the main parcel and vacant parcel, will require a PD rezone based on the following section from Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation (4.2.2(F)(5)): 5 Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI; Proposed use appears to be consistent with MXD Future Land Use if the site maintains the existing use without changes. If the existing use is expanded, then a PD rezone will be required along with requirements associated with MXD Future Land Use.
12	Comprehensive Planning	Site has a Future Land Use of MXD (Mixed Development). Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.
13	Comprehensive Planning	Site is located in Community Redevelopment Area as well as the Urban Corridor which requires site to follow design standards outlined in Future Land Use Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment (US 17-92 Community Redevelopment Area). Rezone to PD will require site to meet standards listed in Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, section (F)(4): 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment.
14	Environmental - Impact Analysis	Seminole County is the Water only service provider for this project. Capacity reservation will be required.
15	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 12" PVC potable water main running along the southeast side of N US HWY 17-92.
16	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manhole running through Tract F of the nearby Reagan Pointe Plat with utility easement access to the proposed development.
17	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
18	Environmental Services	Be advised that N US HWY 17-92 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.

19	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.
20	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
21	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
22	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
23	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)
24	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
25	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
26	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
27	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
28	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)

29	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
30	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.
31	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)
32	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)
33	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
34	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)
35	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
36	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
37	Planning and Development	The subject property has a Mixed Development (MXD) Future Land Use designation and a C-2 (General Commercial) zoning district.
38	Planning and Development	Any nonresidential zoning classification(s) assigned to a developed parcel before the Mixed Development (MXD) Land Use designation was assigned can continue as long as the existing use is not expanded more than twenty (20) percent by floor area. If the building is proposed to be expanded by twenty (20) percent or more now or in the future, a rezone to Planned Development (PD) will be required.

39	Planning and Development	The building setbacks for the C-2 zoning district are: front - 25 feet, side yard - 0 feet, and rear - 10 feet.
40	Planning and Development	<p>If the building is proposed to be expanded by twenty (20) percent or more now or in the future, a rezone to Planned Development (PD) will be required. The PD Rezone process is as follows:</p> <ul style="list-style-type: none"> - 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. - 2nd step is approval of the Final Development Plan as an Engineered Site Plan (FDP), which is approved at the staff level.
41	Planning and Development	<p>The parking requirements for the use is: 4 parking spaces for every 1,000 square feet of floor area for the first 10,000 square feet and 3 spaces for every 1,000 square feet above 10,000 square feet.</p> <p>Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
42	Planning and Development	Marine sales and service are permitted in the C-2 zoning district and therefore do not require a Special Exception.
43	Planning and Development	<p>The applicant will be required to obtain site plan approval. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot restriping, and ADA accessibility improvements. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40.</p> <p>The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
44	Planning and Development	<p>If any additional outdoor lighting is proposed, a photometric plan may be required. SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
45	Planning and Development	<p>Urban Core: The subject property is within the area described as the "Urban Core," defined as the lands bounded by I-4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p>
46	Planning and Development	Twenty-five (25) percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.

47	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
48	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
49	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
50	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
51	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
52	Public Safety - Fire Marshal	Any changes to the building or site shall require approved permits.
53	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.
54	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.
55	Public Works - Engineering	Based on a preliminary review, the site has an existing onsite drainage system. Any changes to the impervious on site will have to be evaluated. There are known drainage issues downstream of the property, therefore the site will be required to retain the pre vs post development volume onsite without discharge. The entire site would have to be brought to current standards if additional impervious is proposed.
56	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally south.
57	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing onsite drainage system.
58	Public Works - Engineering	A detailed drainage analysis will be required at final engineering if any new impervious is proposed.

59	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
60	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-584

Title:

9:20AM (TEAMS) CHARTER SCHOOL OF THE EVERGLADES - PRE-APPLICATION

Project Number: 25-80000066

Project Description: Proposed Site Plan for a K-5 charter school on 8.58 acres in the A-1 Zoning District located on the south side of EE Williamson Rd, West of I-4

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

Parcel ID: 35-20-29-501-0000-0100+++

BCC District: 3-Constantine

Applicant: Mary D. Solik (407) 367-7868

Consultant: David E. Stokes (407) 629-8330



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

PROJ. #: 25-80000066

Received: 5/28/25

Paid: 5/28/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	Charter School of the Everglades		
PARCEL ID #(S):	35-20-29-501-0000-0270 35-20-29-501-0000-0200	35-20-29-501-0000-0100 35-20-29-501-0000-0150	
TOTAL ACREAGE:	9.3 8.58	BCC DISTRICT:	3-Constantine
ZONING:	A-1	FUTURE LAND USE:	SE

APPLICANT

NAME:	MARY D. SOLIK, ESQ	COMPANY:	DOTY SOLIK LAW	
ADDRESS:	121 S. ORANGE AVE	STE	1500	
CITY:	ORLANDO	STATE:	FL	ZIP: 32801
PHONE:	407 367 7868	EMAIL:	msolike@dotysoliklaw.com	

CONSULTANT

NAME:	DAVID E. STOKES	COMPANY:	MADDEN, MOORMHEAD & STOKES	
ADDRESS:	431 E. MORATTO AVE.	STE	260	
CITY:	MAITLAND	STATE:	FL	ZIP: 32751
PHONE:	407 629 8330	EMAIL:	dstokes@madden-eng.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: K-5 Elementary Charter School with 50 Faculty/Staff and 600 Student Capacity				

STAFF USE ONLY

COMMENTS DUE: 6/06/2025	COM DOC DUE: 6/12/2025	DRC MEETING: 6/18/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION:
W/S: Sunshine Water Services	BCC: 3-Constantine	the northern west side of markham woods rd. west of tarry town trail

PROJECT NARRATIVE

Everglades College, Inc. (ECI), is partnering with a charter school management company to launch a charter school designed to serve students in pre-kindergarten through 5th grade. Rooted in a mission of educational excellence and social responsibility, the school will bear the “Everglades” name, symbolizing our commitment to sound environmental stewardship and connection to the land.

Our mission is to provide students with the highest quality education within a safe, secure, and authentically engaging learning environment. We are dedicated to helping each student reach their fullest potential through individualized learning and a strong support system.

The school’s **vision** is to foster high-performing, inclusive learning environments where students are inspired to become critical thinkers and problem solvers. Through an interdisciplinary approach, we aim to cultivate curiosity, creativity, and lifelong learning.

The foundation of the school culture will rest on the belief that *positive energy leads to positive thinking, learning, and experiences*. We will nurture a school climate that is success-oriented, emotionally supportive, and academically rigorous.

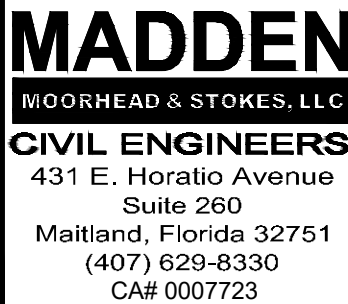
The curriculum will emphasize environmental education, introducing students to Florida’s natural ecosystems—including its land, ocean, weather systems, and native species. From learning about sea turtles and wetlands to understanding the importance of clean water and natural disaster preparedness, students will be encouraged to develop awareness and a sense of responsibility and respect for the world around them.

To meet a diverse student body’s academic needs, the school plans to utilize a **blended learning** model which includes a mix of direct instruction by certified teachers and technology-driven, self-paced learning. It is the intent of ECI that each student will have access to their own workstation in a modern, high-speed computer lab. Instructional strategies will be grounded in research-based best practices, ensuring each learner receives the personalized support needed to thrive.

The school will also implement a robust **character education program**, focusing on core values and principles to guide student behavior and decision-making. Our belief that “every student can succeed” will serve as the cornerstone of our educational philosophy.

Recognizing that education is a shared responsibility, we will actively engage families and community members in the educational process. Through outreach activities and ongoing collaboration, we aim to build strong partnerships that support student growth and reinforce our collective commitment to academic and social development.

Together, ECI and its charter school partner will create a transformative learning environment that not only equips students with the knowledge and skills to succeed academically, but also empowers them to become responsible, informed, and caring citizens of the future.



SITE PLAN FOR CHARTER SCHOOL OF THE EVERGLADES ORANGE COUNTY FLORIDA

CHARTER SCHOOL OF THE EVERGLADES
STREET ADDRESS

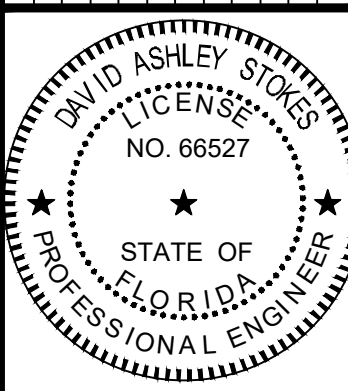
CITY, STATE ZIP
(XXX) XXX-XXXX

XXXX-XXXX (XXXX)

XXXX-XXXX (XXXX)

XXXX-XXXX (XXXX)

1	
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11	DATE REVISIONS



This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER OF RECORD

JOB # _____ 23MMS0800
DATE: _____ 04/30/25
DATUM: _____ NAVD 88
DESIGNED BY: _____ XXX
DRAWN BY: _____ XXX
APPROVED BY: _____ XXX

1

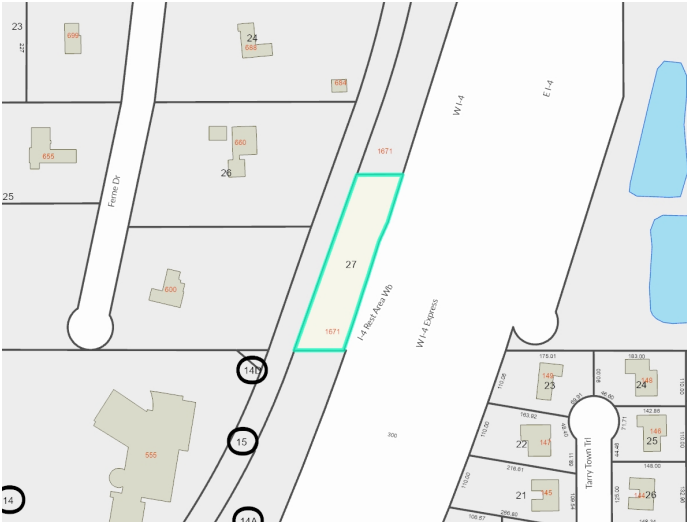


Property Record Card



Parcel: 35-20-29-501-0000-0270
 Property Address:
 Owners: EVERGLADES COLLEGE INC
 2025 Market Value \$93,000 Assessed Value \$93,000 Taxable Value \$93,000
 2024 Tax Bill \$1,228.44
 Commercial Sign Site property has a lot size of 0.75 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-20-29-501-0000-0270
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$93,000	\$93,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$93,000	\$93,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$93,000	\$93,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,228.44
Tax Bill Amount	\$1,228.44
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 27 (LESS ST RD 400)
DES PINAR ACRES
PB 12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$93,000	\$0	\$93,000
Schools	\$93,000	\$0	\$93,000
FIRE	\$93,000	\$0	\$93,000
ROAD DISTRICT	\$93,000	\$0	\$93,000
SJWM(Saint Johns Water Management)	\$93,000	\$0	\$93,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$93,000/Lot	\$93,000	\$93,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

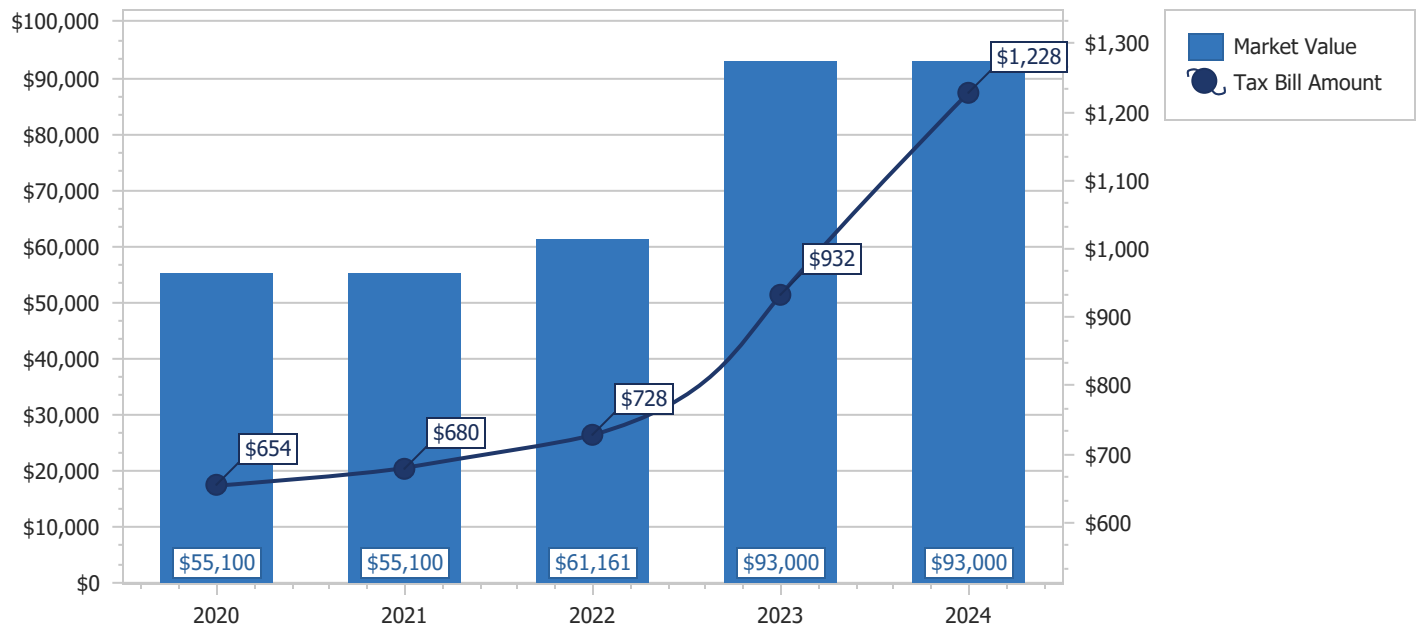
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



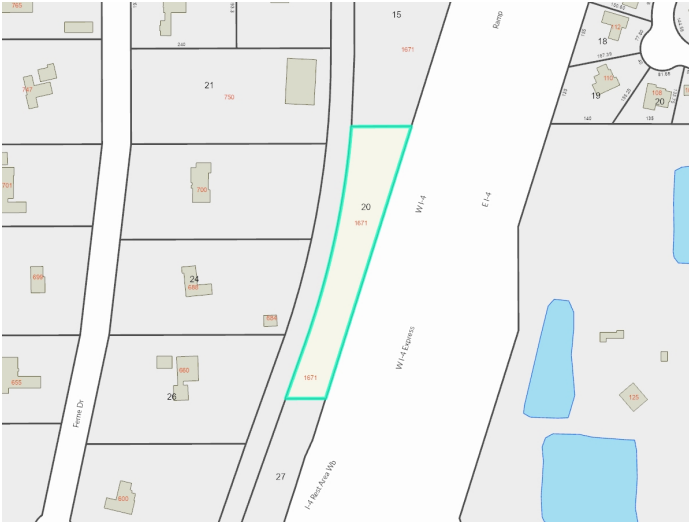
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Property Record Card



Parcel: 35-20-29-501-0000-0200
 Property Address:
 Owners: EVERGLADES COLLEGE INC
 2025 Market Value \$186,000 Assessed Value \$186,000 Taxable Value \$186,000
 2024 Tax Bill \$2,456.87
 Commercial Sign Site property has a lot size of 1.38 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-20-29-501-0000-0200
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$186,000	\$186,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$186,000	\$186,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$186,000	\$186,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,456.87
Tax Bill Amount	\$2,456.87
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 20 (LESS ST RD 400) DES PINAR ACRES PB
12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$186,000	\$0	\$186,000
Schools	\$186,000	\$0	\$186,000
FIRE	\$186,000	\$0	\$186,000
ROAD DISTRICT	\$186,000	\$0	\$186,000
SJWM(Saint Johns Water Management)	\$186,000	\$0	\$186,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

Land

Units	Rate	Assessed	Market
2 Lots	\$93,000/Lot	\$186,000	\$186,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

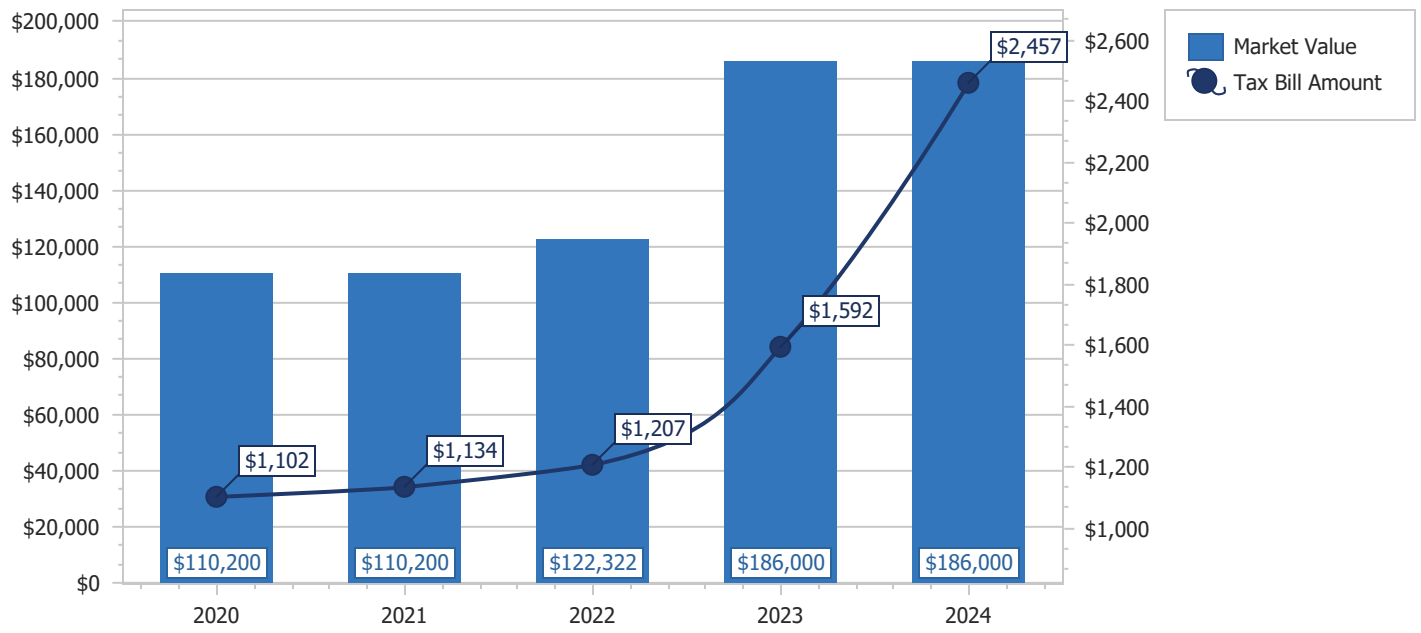
School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities

Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



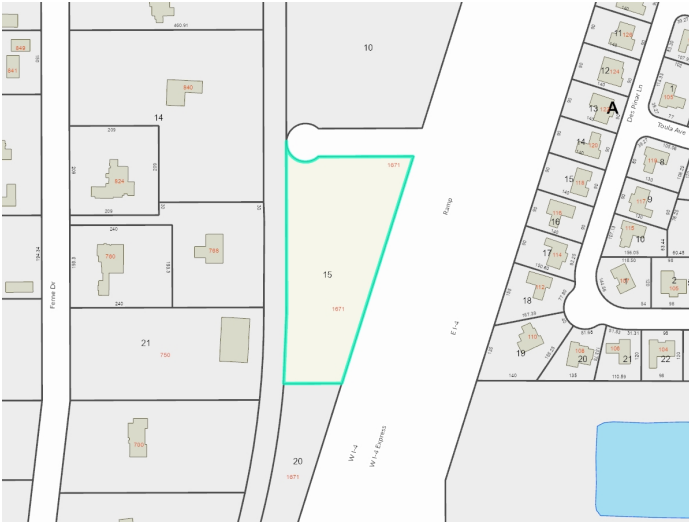
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Property Record Card



Parcel: 35-20-29-501-0000-0150
 Property Address:
 Owners: EVERGLADES COLLEGE INC
 2025 Market Value \$186,000 Assessed Value \$186,000 Taxable Value \$186,000
 2024 Tax Bill \$2,456.87
 Commercial Sign Site property has a lot size of 2.60 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-20-29-501-0000-0150
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$186,000	\$186,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$186,000	\$186,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$186,000	\$186,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,456.87
Tax Bill Amount	\$2,456.87
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 15 (LESS ST RD 400) DES PINAR ACRES PB
12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$186,000	\$0	\$186,000
Schools	\$186,000	\$0	\$186,000
FIRE	\$186,000	\$0	\$186,000
ROAD DISTRICT	\$186,000	\$0	\$186,000
SJWM(Saint Johns Water Management)	\$186,000	\$0	\$186,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

Land

Units	Rate	Assessed	Market
2 Lots	\$93,000/Lot	\$186,000	\$186,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

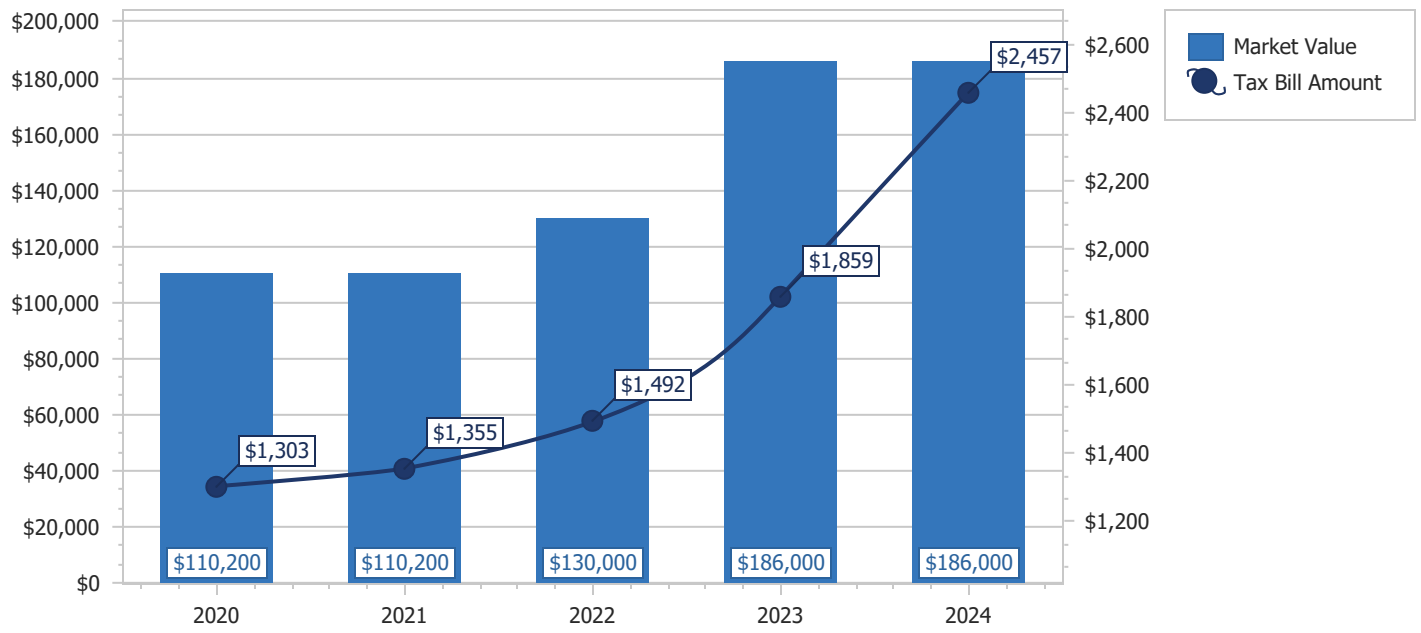
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



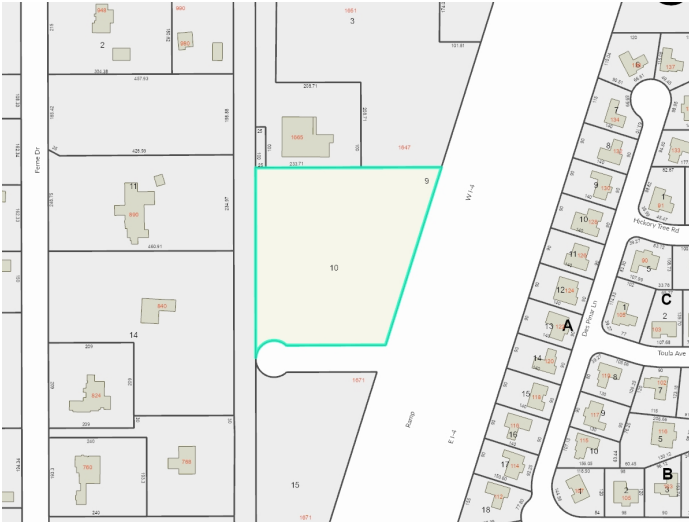
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Property Record Card



Parcel: 35-20-29-501-0000-0100
 Property Address:
 Owners: EVERGLADES COLLEGE INC
 2025 Market Value \$356,900 Assessed Value \$356,900 Taxable Value \$356,900
 2024 Tax Bill \$4,714.29
 Vac General-Commercial property has a lot size of 3.85 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-20-29-501-0000-0100
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$356,900	\$356,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$356,900	\$356,900
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$356,900	\$356,900

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,714.29
Tax Bill Amount	\$4,714.29
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 9 & 10 (LESS N 100 FT & ST RD 400) DES
PINAR ACRES PB 12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$356,900	\$0	\$356,900
Schools	\$356,900	\$0	\$356,900
FIRE	\$356,900	\$0	\$356,900
ROAD DISTRICT	\$356,900	\$0	\$356,900
SJWM(Saint Johns Water Management)	\$356,900	\$0	\$356,900

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

Land

Units	Rate	Assessed	Market
4.30 Acres	\$83,000/Acre	\$356,900	\$356,900

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

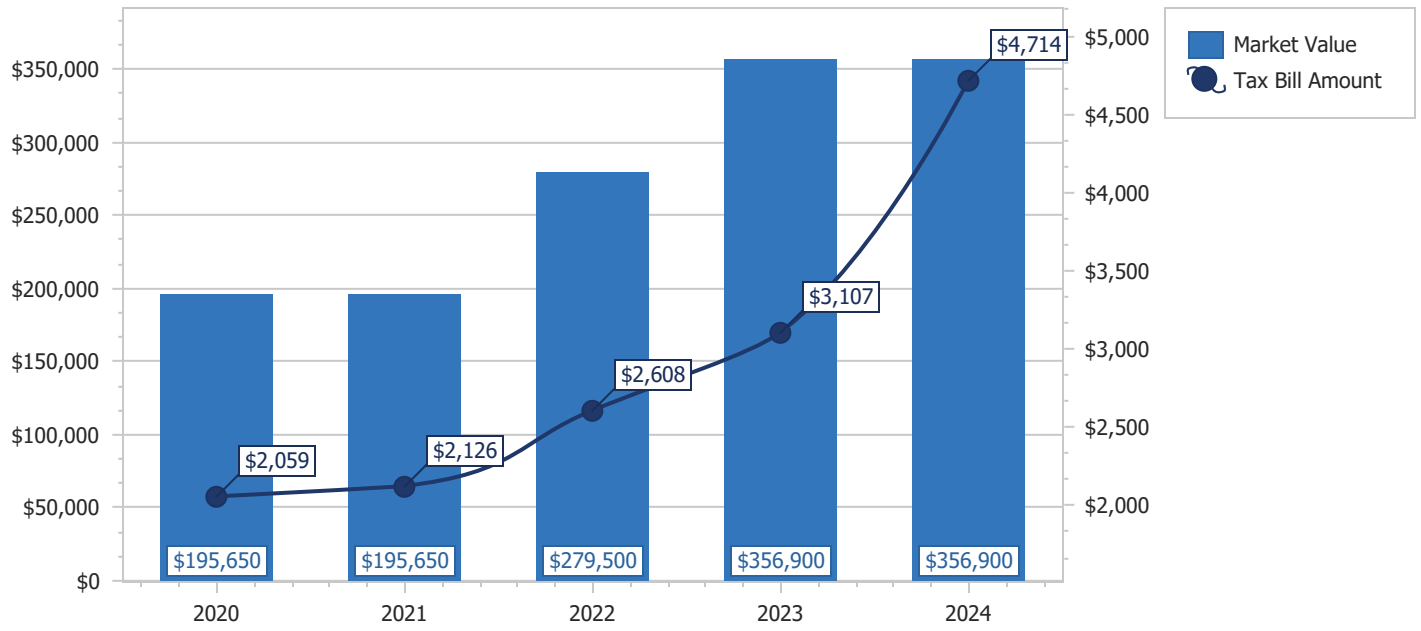
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 5/28/2025 10:40:43 AM
Project: 25-80000066
Credit Card Number: 37*****2002
Authorization Number: 240079
Transaction Number: 280525C1C-6E4D492A-5DDA-4AC1-9A17-267616D7D229
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	CHARTER SCHOOL OF THE EVERGLADES - PRE-APPLICATION	PROJ #: 25-80000066
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/28/25	
RELATED NAMES:	EP MARY D. SOLIK	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-501-0000-0270+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A K-5 CHARTERED SCHOOL ON 8.58 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHERN WEST SIDE OF MARKHAM WOOD RD, WEST OF TARRY TOWN TRL	
NO OF ACRES	8.58	
BCC DISTRICT	Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	THE NORTHERN WEST SIDE OF MARKHAM WOODS RD. WEST OF TARRY TOWN TRAIL	
FUTURE LAND USE	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
MARY D SOLIK 121 S. ORANGE AVENUE ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM	DAVID E STOKES 4331 E. HORATIO AVENUE SUITE 260 MAITLAND FL 32751 (407) 629-8330 DSTOKES@MADDEN-ENG.COM	

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

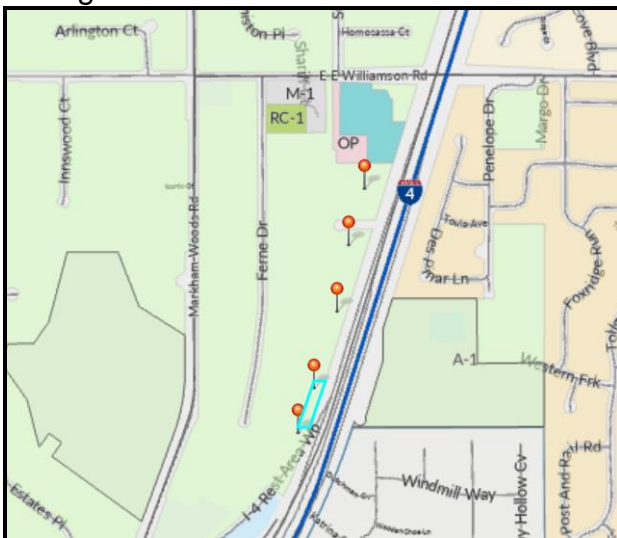
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates and A-1 (Agriculture) zoning.
- The proposed use of pre-kindergarten would require a special exception in the A-1 (Agriculture) zoning district.
- Access through the private easement would be required, and the road must be brought up to county standards. Additional, roadway improvements may be required to EE Williamson and may include a traffic signal. Please see Public Works Engineering Manual 1.2.3.A for Access Design Standards. This will include roadway, sidewalk and drainage standards.

PROJECT AREA ZONING AND AERIAL MAPS

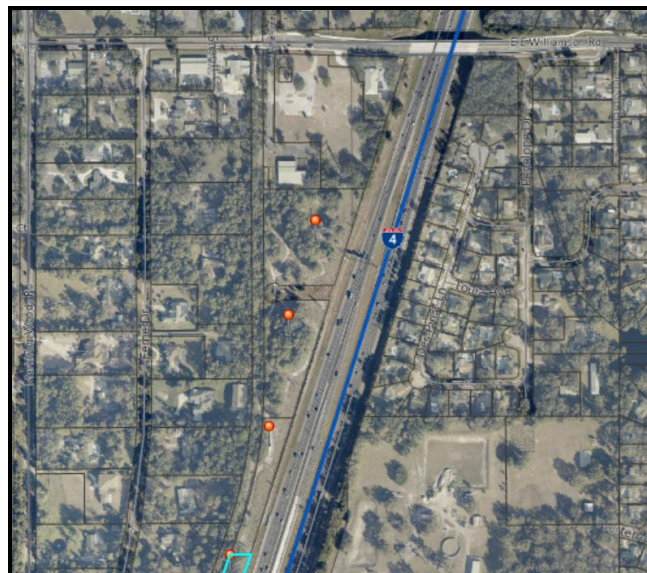
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the north and west portions of the property, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
7.	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning David German	Future Land Use of Suburban Estates. See FLU Policy FLU 3.5.4 Suburban Estates. Section 2 (d) of FLU Policy 3.5.4 Lists the following as approved uses: d. Public elementary schools, public middle schools and public high schools;	Info Only
12.	Comprehensive Planning David German	Site is located in the Wekiva Study Area and next to the Rails to Trails - Seminole Wekiva Trail. Consider connection to the trail system or incorporation for students to access the trail. Recreation and Open Space Comprehensive Plan element, Policy REC 5.2 Recreational Trail Development, which states the	Info Only

		following: The County shall continue to develop and maintain the signature trails, which include the Seminole Wekiva Trail...	
13.	Environmental - Impact Analysis Becky Noggle	Seminole County is NOT the Water & Sewer service provider for this project. Please contact Sunshine Water Association f/k/a Utilities Inc.	Info Only
14.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
15.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
17.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only

21.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
22.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
23.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
25.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
26.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
27.	Natural Resources Sarah Harttung	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
28.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
29.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be	Info Only

	Sarah Harttung	accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	
30.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
31.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
32.	Natural Resources Sarah Harttung	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
33.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
34.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
35.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
36.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:	Info Only

		http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
37.	Planning and Development Annie Sillaway	The building setbacks for the A-1 (Agriculture) zoning district are: Front Yard: Fifty (50) feet, Rear yard: Thirty (30) feet, Side Yard: Ten (10) feet, Side Street: Fifty (50) feet.	Info Only
38.	Planning and Development Annie Sillaway	The proposed use for Kindergarten through Fifth Grade is permitted within the current zoning district; however, pre-kindergarten requires a special exception in the A-1 (Agricultural) zoning district.	Info Only
39.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
40.	Planning and Development Annie Sillaway	Per Florida Statute 1013.36 Site Planning and Selection: 1) Before acquiring property for sites, each <u>district school board</u> and Florida College System institution board of trustees shall determine the location of proposed educational centers or campuses. In making this determination, the board shall consider existing and anticipated site needs and the most economical and practicable locations of sites. The board shall coordinate with the long-range or comprehensive plans of local, regional, and state governmental agencies to assure the consistency of such plans. Boards are encouraged to locate district educational facilities proximate to urban residential areas to the extent possible, and shall seek to collocate district educational facilities with other public facilities, such as parks, libraries, and community centers, to the extent possible and to encourage using elementary schools as focal points for neighborhoods. (2) Each new site selected must be adequate in size to meet the educational needs of the students to be served on that site by the original educational facility or future expansions of the facility through renovation or the addition of relocatables. (3) Sites recommended for purchase or purchased must meet standards prescribed in law and such supplementary standards as the State Board of Education prescribes to promote the educational	Info Only

		<p>interests of the students. Each site must be well drained and suitable for outdoor educational purposes as appropriate for the educational program or collocated with facilities to serve this purpose. As provided in s. 333.03, the site must not be located within any path of flight approach of any airport. Insofar as is practicable, the site must not adjoin a right-of-way of any railroad or through highway and must not be adjacent to any factory or other property from which noise, odors, or other disturbances, or at which conditions, would be likely to interfere with the educational program. To the extent practicable, sites must be chosen which will provide safe access from neighborhoods to schools.</p> <p>(4) It shall be the responsibility of the board to provide adequate notice to appropriate municipal, county, regional, and state governmental agencies for requested traffic control and safety devices so they can be installed and operating prior to the first day of classes or to satisfy itself that every reasonable effort has been made in sufficient time to secure the installation and operation of such necessary devices prior to the first day of classes. It shall also be the responsibility of the board to review annually traffic control and safety device needs and to request all necessary changes indicated by such review.</p> <p>(5) Each board may request county and municipal governments to construct and maintain sidewalks and bicycle trails within a 2-mile radius of each educational facility within the jurisdiction of the local government. When a board discovers or is aware of an existing hazard on or near a public sidewalk, street, or highway within a 2-mile radius of a school site and the hazard endangers the life or threatens the health or safety of students who walk, ride bicycles, or are transported regularly between their homes and the school in which they are enrolled, the board shall, within 24 hours after discovering or becoming aware of the hazard, excluding Saturdays, Sundays, and legal holidays, report such hazard to the governmental entity within the jurisdiction of which the hazard is located. Within 5 days after receiving notification by the board, excluding Saturdays, Sundays, and legal holidays, the governmental entity shall investigate the hazardous condition and either correct it or provide such precautions as are practicable to safeguard students</p>	
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		<p>until the hazard can be permanently corrected. However, if the governmental entity that has jurisdiction determines upon investigation that it is impracticable to correct the hazard, or if the entity determines that the reported condition does not endanger the life or threaten the health or safety of students, the entity shall, within 5 days after notification by the board, excluding Saturdays, Sundays, and legal holidays, inform the board in writing of its reasons for not correcting the condition. The governmental entity, to the extent allowed by law, shall indemnify the board from any liability with respect to accidents or injuries, if any, arising out of the hazardous condition.</p> <p>(6) If the school board and local government have entered into an interlocal agreement pursuant to ss. 1013.33(2) and 163.31777 or have developed a process to ensure consistency between the local government comprehensive plan and the school district educational facilities plan, site planning and selection must be consistent with the interlocal agreements and the plans.</p>	
41.	Planning and Development Annie Sillaway	The proposed public charter school shall be required to comply with the 2014 State Requirements for Educational Facilities (SREF) standards.	Info Only
42.	Planning and Development Annie Sillaway	<p>The proposed pre-kindergarten would require a special exception in the A-1 (Agriculture) zoning district. Please refer to Section 30.3.1.5 – Special Exceptions:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT3AD_S30.3.1PLZOCO</p>	Info Only
43.	Planning and Development Annie Sillaway	The proposed development of a public charter school shall be required to meet the requirements under Section 453 of the Florida Building Code.	Info Only
44.	Planning and Development Annie Sillaway	<p><u>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances.</u></p> <p>Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure</p>	Info Only

		(Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2 (e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
45.	Planning and Development Annie Sillaway	<p><u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u></p> <p>Placards shall be a minimum of 24x 36 in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>	Info Only
46.	Planning and Development Annie Sillaway	<p>Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30.</p> <p>Parking requirements for the subject use are: Daycare, Preschool, and Kindergarten: 1 space / employee and Elementary and Middle shall be required to meet the parking requirements set forth the SREF requirements.</p>	Info Only
47.	Planning and Development Annie Sillaway	During site plan review, if outdoor lighting is proposed, a photometric plan may be required. (Part 15 Chapter 30, Sec. 30.15.1.)	Info Only
48.	Planning and Development Annie Sillaway	The Applicant will be required to demonstrate at the time of site plan review that the public charter school meets Sec. 30.9.1 - Public School Location Criteria and Site Design Standards of the Seminole County Land Development Code.	Info Only

49.	Planning and Development Annie Sillaway	<p><u>Per Sec. 30.13.3 (c) - Flags.</u> A maximum of four (4) flags may be placed on any parcel. The maximum size of each flag shall be thirty-five (35) square feet. Should the property owner desire, one (1) large flag, a flag not exceeding one hundred forty (140) square feet may be flown in lieu of the four (4) smaller flags.</p> <p><u>Per Sec. 30.7.2.10 - Height limitations</u> on property assigned a non-residential zoning classification. Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports. It is the intent of the Board of County Commissioners that the provisions of this Code regulating communication towers shall prevail over the provisions of this Section.</p>	Info Only
50.	Planning and Development Annie Sillaway	<p><u>Per Sec. 30.13.3 (3) (aa-dd) - Ground/Pole Signs.</u></p> <p>aa. Only one ground/pole sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet, then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a road frontage of a parcel exceeds seven hundred (700) feet, then a maximum of three (3) ground/pole signs shall be allowed, but no closer than three hundred (300) feet apart.</p> <p><u>Ground/pole signs shall not be placed on lots with less than forty (40) feet of road frontage.</u> bb. The maximum height of the entire ground/pole sign structure shall be fifteen (15) feet above the elevation of the crown of the road that the sign is facing and intended to be viewed from including highways (e.g., Interstate 4). cc. No ground/pole sign nor its parts shall move, rotate, use animation or flashing lights. Electronic message centers, including time and temperature displays shall not display messages that give an illusion of motion and shall maintain each displayed message for a minimum of five (5) seconds. dd. The sign structure may be erected at the property line provided no part of the sign projects over the line and is no closer than ten</p>	Info Only

		(10) feet to the property line.	
51.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
52.	Planning and Development Annie Sillaway	Per Sec. 30.14.15 (a) - Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.	Info Only
53.	Planning and Development Annie Sillaway	Per Sec. 30.11.7.4 Quality of Bicycle Parking Required - Day Care, Preschool, and Kindergarten: Long-term: 1:5 classrooms, Short-term: 8 spaces plus 1:10,000 sf Assembly Space. Elementary, Middle, and High School: Long-term: 3:1 classroom, Short-term: 8 spaces plus 1:10,000 sf Assembly Space. Per Sec. 30.11.7.5 - 30.11.7.5 Location. (a) Short-term spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access	Info Only

54.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
56.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
57.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water	Info Only

		mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
58.	Public Safety - Fire Marshal Matthew Maywald	. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
59.	Public Works - County Surveyor Raymond Phillips	It appears that the proposed access falls outside of the existing ingress/egress easement for the property.	Info Only
60.	Public Works - Engineering Jennifer Goff	Based on 1 ft. contours, the topography of the site appears to slope both east and west with a high point approximately in the middle of the property.	Info Only
61.	Public Works - Engineering Jennifer Goff	Access through the private easement would be required. The road must be brought up to county standard. Additional, road improvements may be required to EE Williamson and may include a traffic signal. Please see Public Works Engineering Manual 1.2.3.A for Access Design Standards. This will include roadway, sidewalk and drainage standards.	Info Only
62.	Public Works - Engineering Jennifer Goff	The eastern portion proposed project is located within the Soldiers Creek drainage basin, and the western portion of the proposed project is located within the Little Wekiva drainage basin.	Info Only
63.	Public Works - Engineering Jennifer Goff	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.	Info Only

64.	Public Works - Engineering Jennifer Goff	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated, or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
65.	Public Works - Engineering Jennifer Goff	A detailed drainage analysis will be required at final engineering.	Info Only
66.	Public Works - Engineering Jennifer Goff	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
67.	Public Works - Engineering Jennifer Goff	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
68.	Public Works - Engineering Jennifer Goff	An FDOT drainage connection permit will be required if an outfall is proposed to the FDOT right-of-way.	Info Only
69.	Public Works - Impact Analysis William Wharton	A Traffic Impact Study (TIS) will be required for the proposed redevelopment. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 jgoff@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7377 dgerman@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jahmm@seminolecountyfl.gov
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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