



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, May 7, 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) W SR 434 (2045) - PRE-APPLICATION

[2025-428](#)

Project Number: 25-80000050

Project Description: Proposed Site Plan to add a new building and to do site modifications on 0.80 acres in the C-2 Zoning District located on the northeast corner of W SR 434 and Commerce Park Dr

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

Parcel ID: 02-21-29-503-0000-0010

BCC District: 3-Constantine

Applicant: George Fong (407) 467-3692

Consultant: N/A

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

9:20AM (IN PERSON) WINTER PARK TOWNHOMES - PRE-APPLICATION**[2025-383](#)****Project Number:** 25-80000041**Project Description:** Proposed Future Land Use Amendment, Rezone and Subdivision for a 22 townhome unit development on 3.14 acres in the A-1 Zoning District located on the northeast corner of Grand Rd and Garden Lake Blvd**Project Manager:** Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 26-21-30-300-009A-0000+**BCC District:** 1-Dallari**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) BUSINESS SUITES - PRE-APPLICATION****[2025-426](#)****Project Number:** 25-80000048**Project Description:** Proposed Site Plan to convert a hotel into business suites on 2.25 acres in the C-2 Zoning District located on the south side of US Hwy 17-92, east of Seminola Blvd**Project Manager:** Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 05-21-30-520-0400-0000**BCC District:** 2-Zembower**Applicant:** Vitalie Avram (407) 970-7746**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (IN PERSON) SANDY LANE HOMES - PRE-APPLICATION****[2025-424](#)****Project Number:** 25-80000046**Project Description:** Proposed Subdivision for 30 single family residential lots on 4.93 acres in the A-1/R-1AA Zoning District located on the west side of Sandy Ln, south of Sand Lake Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 07-21-29-300-014A-0000++**BCC District:** 3-Constantine**Applicant:** Giovanni Jordan (407) 257-5740**Consultant:** Mitch Collins (407) 448-8979**Attachments:** [APPLICATION](#)
[COMMENTS](#)

**10:20AM (IN PERSON) LIGHT YEARS AHEAD ACADEMY -
PRE-APPLICATION**[2025-423](#)**Project Number:** 25-80000045**Project Description:** Proposed Special Exception for a kindergarten on 0.57 acres in the R-1 Zoning District located on the southwest corner of Loraine Dr and Douglas Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 14-21-29-501-0A00-0010**BCC District:** 3-Constantine**Applicant:** Anita Ramnarayan (516) 770-5286**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:40AM (TEAMS) KELLER OUTDOOR LANDSCAPING - SPECIAL
EXCEPTION**[2025-463](#)**Project Number:** 25-32000003**Project Description:** Proposed Special Exception for a landscaping contractor on 6.23 acres in the A-1 Zoning District located on the east side of Ohio Ave, south of Marquette Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 08-20-31-300-0120-0000**BCC District:** 5-Herr**Applicant:** Bobby Keller (407) 509-2909**Consultant:** Bobby Keller (407) 509-2909**Attachments:** [APPLICATION](#)
[COMMENTS](#)**11:00AM (TEAMS) BURCH FAMILY SUBDIVISION - PRE-APPLICATION**[2025-427](#)**Project Number:** 25-80000049**Project Description:** Proposed Subdivision for 4 single family residential lots on 13.79 acres in the A-1 Zoning District located on the north side of Gabriella Ln, east of Tuskawilla Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-21-31-300-0060-0000**BCC District:** 1-Dallari**Applicant:** Robert Burch**Consultant:** Rebecca Hammock (407) 487-2594**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

SAN PEDRO EMMAUS - PD FINAL DEVELOPMENT PLAN**[2025-422](#)****Project Number:** 25-20500004**Project Description:** Proposed PD Final Development Plan for a spiritual development center on 94.75 acres located on the west side of Dike Rd and Queens Of Angels Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 27-21-30-300-0010-0000**BCC District:** 1-Dallari**Applicant:** Bertin Karpinski (407) 722-4161**Consultant:** Tyler Fitzgerald (407) 322-6841**Attachments:** [APPLICATION](#)
[COMMENTS](#)**7-11 SANFORD - PRE-APPLICATION****[2025-425](#)****Project Number:** 25-80000047**Project Description:** Proposed Site Plan for driveway connections for a gas station on 2.98 acres in the A-1 Zoning District located on the southeast corner of E Lake Mary Blvd and Skyway Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-20-31-5AY-0000-0560**BCC District:** 2-Zembower**Applicant:** Max Waldau (239) 210-0455**Consultant:** Jeremy Anderson (407) 951-5915**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-428

Title:

9:00AM (IN PERSON) W SR 434 (2045) - PRE-APPLICATION

Project Number: 25-80000050

Project Description: Proposed Site Plan to add a new building and to do site modifications on 0.80 acres in the C-2 Zoning District located on the northeast corner of W SR 434 and Commerce Park Dr

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

Parcel ID: 02-21-29-503-0000-0010

BCC District: 3-Constantine

Applicant: George Fong (407) 467-3692

Consultant: N/A



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

PROJ. #: 25-80000050

Received: 4/14/25

Paid: 4/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 2045 W. SR 434, Longwood.

PARCEL ID #(S): 02-21-29-503-0000-0010

TOTAL ACREAGE: 0.80

BCC DISTRICT: 3

ZONING: C-2

FUTURE LAND USE: COM

APPLICANT

NAME: George Fong

COMPANY: GDP DESIGN BUILD, LLC

ADDRESS: 601 E. Colonial Drive

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407 467-3692

EMAIL: gfong@gdpdesignbuild.com

CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: site modifications to add a new building

STAFF USE ONLY

COMMENTS DUE: 4/25

COM DOC DUE: 5/1

DRC MEETING: 5/7

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION:
 on the north side of W SR 434,
 east of Commerce Park Dr

W/S: Sunshine

BCC: 3: Constantine

Agenda: 5/2

gdpdesignbuild

April 11, 2025

Seminole County
Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

Re: 2405 W. SR 434 Site Modification Narrative

To Planning staff,

We are submitting a survey and a conceptual site plan for the referenced project. The owner plans to renovate the existing building, formerly the Imperial Dynasty restaurant, into a new restaurant concept with an outdoor patio. We are also proposing a new 2,000-square-foot freestanding building on the site as a second phase of the project.

We are seeking a pre-application meeting and input from planning and zoning. Your assistance is greatly appreciated.

Regards,

Sincerely,

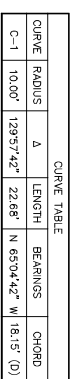

George Fong
Architect

601 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32803
TEL + FAX | 407.936.1355

LICENSED ARCHITECT AR0012653
LICENSED BUILDER CBC1261580

NORTH
SCALE: 1" = 30'

SCALE: 1" = 30'



		LINE PAIR		
LINE	LENGTH	BEAMS	LENGTH	BEAMS
[1-1]	112.26°	S 29°17' W (W)	(0)	112.4° S 29°13' N (N)
[1-2]	326.94°	S 00°20' E (E)	(0)	327.3° S 00°30' E (E)
[1-3]	111.00°	N 00°55' W (W)	(0)	110.4° N 00°54' W (W)
[1-4]	111.00°	N 01°55' E (E)	(0)	110.4° N 00°52' E (E)
[1-5]	10.00°	S 00°35' E (E)	(0)	9.90° S 0°31' E (E)
[1-6]	315.37°	S 00°52' W (W)	(0)	-
[1-7]	333.47°	N 00°20' W (W)	(0)	327.25° N 00°30' W (W)
		(0)		-

[illegible]

Book 5, Page 19, Public Records of Seminole County, Florida,
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM
CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS
NOT PLOTTED HEREON.

7. All matters contained on the Flat of Springside, as recorded in Flat Book 23, Page 29, Public Records of Seminole County, Florida.
THIS ITEM IS PLOTTED HEREON.

8. recorded in O.R., Book 7422, Page 1621, Public Records of Seminole County, Florida.
THIS ITEM IS PLOTTED HEREON.

9. Stipulated Order of Taking and Final Judgment recorded in O.R., Book 7710, Page 466
Public Records of Seminole County, Florida.

10. Quit Claim Deeds recorded in O.R. Book 1273, Page 1101, O.R. Book 1273, Page 1102 and O.R. Book 1273, Page 1103, Public Records of Seminole County, Florida.

11. **Essement for Drainage Ditch** recorded in O.R. Book 530, Page 664, Public Records of Seminole County, Florida.
DOCUMENT NOT PROVIDED

12. Easement to Duke Energy recorded in O.R. Book 8698, Page 388, Public Records of Seminole County, Florida.
DOCUMENT NOT PROVIDED

LEGAL DESCRIPTION:
LOT 1, LESS RIGHT OF WAY SPRINGSIDE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 29 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

First Choice Surveying..
Your **First Choice** for Land Surveys

CERTIFIED TO:
SG GROUP KOREA LLC; STRONGHOLD TITLE
AGENCY CORP; OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY



1. THIS SURVEY SHOWS HERON WAS PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. (NOTES OTHERWISE AGREE) IT IS THE RESPONSIBILITY OF THE TITLE COMPANY OR CLIENT TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEEDED FOR AGREEMENT. ANY PROVIDED DOCUMENTS MAY BE SUBJECT TO REVISION BY THE TITLE COMPANY. THIS DOCUMENT IS NOT A CONTRACT. SEE THE SURVEYOR'S STANDARD CONDITIONS OF SERVICE FOR A COMPLETE LIST OF APPLICABLE FEES IN EFFECT.

2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, POLES, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.

3. BEARINGS ARE BASED ON THE NORTHERLY BEARING OF WAY LINE OF WEST STATE ROAD 404, AS BEARING, 53° 02' 16" PER DEED, ASSUMED.

4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR ASSESS TAXATION; AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITHIN ANY CONVEYANCE INSTRUMENT. PURPOSES NOT INTENDED: CONVEYANCE AND/OR SAVED TITLE PURPOSES.

5. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAY, EASEMENTS, RESTRICTIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJACENT DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN OR PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT.

6. CLIENT'S OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES (UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES).

7. THE SURVEY DISPLAYED HERON FORMS A CLOSED GEOMETRIC FIGURE.

8. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.


9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND THIS SHOWN HERON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.

10. WALL, TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE SHOWN TO DISCONTINUE BOUNDARY LINES.

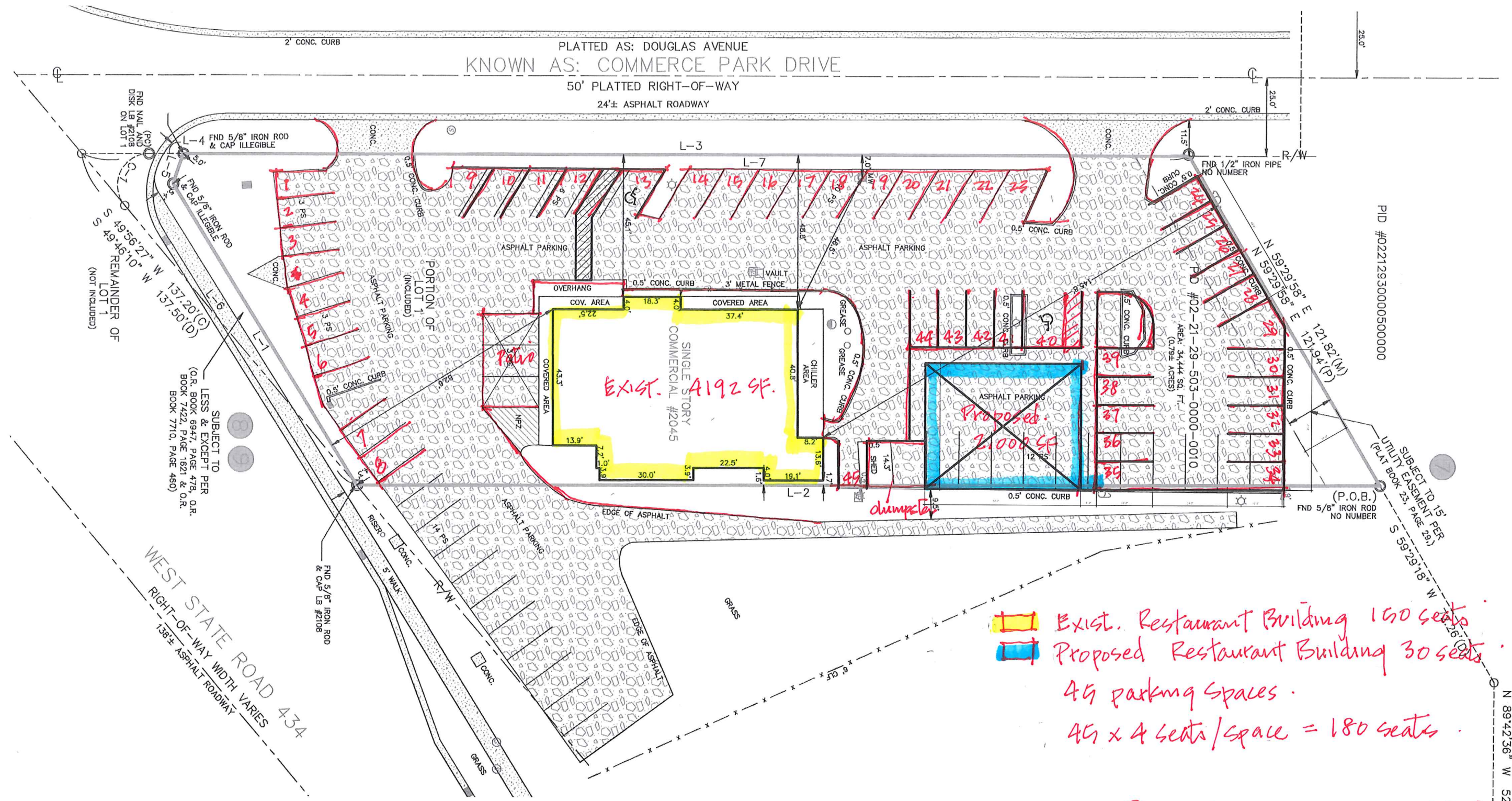
CLIENT NO: N/A
JOB NO: 86483
FIELD DATE: 12/12/2023
DRAWN BY: G.I.
DRAWN DATE: 12/13/23
CHECKED BY: E.D.
APPROVED BY: J.S.



I HEREBY CERTIFY THAT THE SURVEY OF THE HERON DESCRIBED
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE
STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS, CHAPTER 475, F.S. 561.60 THROUGH
561.615, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,
FLORIDA STATUTES.



CERTIFIED BY: RON SHOENBERGER, P.S. 5144
FIRST CIRCUIT BARRED DENCE, INC.
P.O. 479978, LAKE MONROE, FL 33747
407.951.3425 OFFICE 407.528.5553 (FAX) 187 8664
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER



- Exist. Restaurant Building 160 seats
- Proposed Restaurant Building 30 seats
- 49 parking spaces.
- 49 x 4 seats/space = 180 seats.

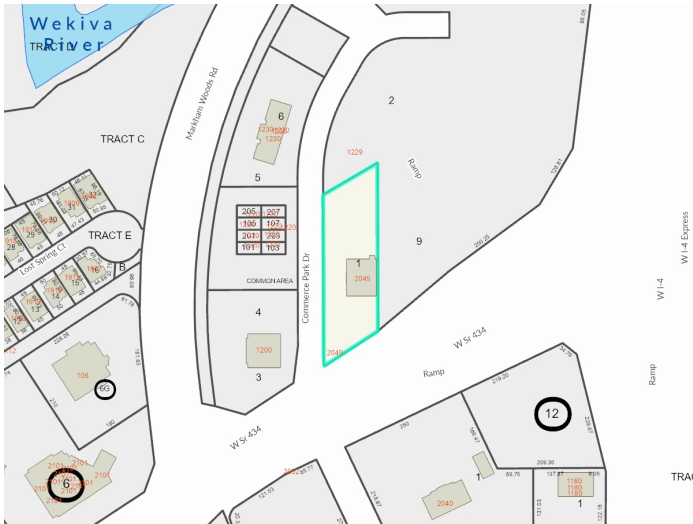
2045 W SR 434 Schematic Site Plan w Proposed new 2,000 SF Building
GDP DESIGN BUILD 4-7-2025

Property Record Card



Parcel: 02-21-29-503-0000-0010
 Property Address: 2045 W SR 434 LONGWOOD, FL 32779
 Owners: SG GROUP KOREA LLC
 2025 Market Value \$933,928 Assessed Value \$840,529 Taxable Value \$840,529
 2024 Tax Bill \$10,093.22
 Restaurant property w/1st Building size of 3,468 SF and a lot size of 0.80 Acres

Parcel Location



Site View



02212950300000010 02/02/2024

Parcel Information

Parcel	02-21-29-503-0000-0010
Property Address	2045 W SR 434 LONGWOOD, FL 32779
Mailing Address	7786 W SAND LAKE RD ORLANDO, FL 32819-5114
Subdivision	SPRINGSIDE
Tax District	01:County Tax District
DOR Use Code	21:Restaurant
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	\$254,154	\$251,678
Depreciated Other Features	\$28,568	\$25,614
Land Value (Market)	\$651,206	\$486,825
Land Value Agriculture	\$0	\$0
Just/Market Value	\$933,928	\$764,117
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$93,399	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$840,529	\$764,117

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,093.22
Tax Bill Amount	\$10,093.22
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SG GROUP KOREA LLC

Legal Description

LOT 1 (LESS RD)
SPRINGSIDE
PB 23 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$840,529	\$0	\$840,529
Schools	\$933,928	\$0	\$933,928
FIRE	\$840,529	\$0	\$840,529
ROAD DISTRICT	\$840,529	\$0	\$840,529
SJWM(Saint Johns Water Management)	\$840,529	\$0	\$840,529

Sales

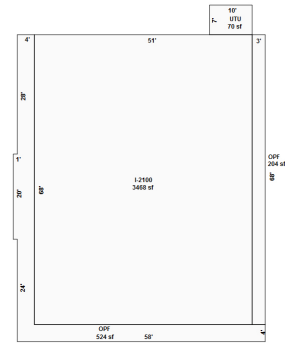
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/14/2023	\$1,900,000	10552/0921	Improved	No
CORRECTIVE DEED	12/14/2023	\$100	10552/0918	Improved	No
QUIT CLAIM DEED	4/1/2021	\$100	09893/0302	Improved	No
WARRANTY DEED	11/1/2000	\$410,400	03964/0227	Improved	No
WARRANTY DEED	11/1/2000	\$402,200	03964/0224	Improved	No
QUIT CLAIM DEED	2/1/2000	\$100	03848/1553	Improved	No
QUIT CLAIM DEED	2/1/2000	\$100	03848/1551	Improved	No
WARRANTY DEED	1/1/2000	\$100	03848/1549	Improved	No
WARRANTY DEED	6/1/1980	\$365,000	01313/1129	Improved	No
QUIT CLAIM DEED	3/1/1979	\$100	01213/1084	Vacant	No

Land

Units	Rate	Assessed	Market
34,731 SF	\$18.75/SF	\$651,206	\$651,206

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1978/1980
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3468
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$524,029
Assessed	\$254,154

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	524
OPEN PORCH FINISHED	204
UTILITY UNFINISHED	70

Permits				
Permit #	Description	Value	CO Date	Permit Date
01660	REROOF	\$18,500		2/8/2017
10228	PLUMBING	\$7,000		9/9/2015
05385	RANGE HOOD SUPPRESSION SYSEM - IMPERIAL DYNASTY RESTAURANT	\$1,800		6/26/2013
03368	ADD HOOD	\$4,500		4/30/2013
00278	INSTALL CUSTOMER SUPPLIED LED READER SIGN ON EXISTING POLE SIGN; PAD PER PERMIT 2049 W SR 434	\$1,450		1/14/2010
18451	RANGE HOOD SUPPRESSION SYSTEM	\$1,800		10/13/2005
17191	EXHAUST HOOD	\$6,150		9/19/2005
01891	BUILD CABINETS W/2 SINKS & ADD SUSHI BAR	\$10,000		1/26/2005
05041	INTERIOR REMODEL	\$50,000	1/20/2004	5/8/2003
07602	REROOF	\$24,400		8/1/2001
01051	REROOF	\$3,200		2/1/2001
00901	RANGE HOOD SUPPRESSION SYSTEM	\$1,800		2/1/2001
00476	SIGN(WALL,FACIA,POLE)	\$2,000		1/1/2001
11168	IMPERIAL DYNASTY RESTAURANT- INTERIOR RENOVATION	\$35,000	3/15/2001	12/1/2000

10970	PAD PER PERMIT; 2045 W SR 434 DEMO	\$900	12/1/2000
06122	OCCUPANCY ONLY; CARA MARA RISTORANTE	\$200	9/1/1997
05593	FIRE EQUIPMENT; CARA MARA RISTORANTE	\$700	8/1/1997
05476	CARA MARA REST HOOD SYSTEM	\$10,000	8/1/1997
04774	REROOF CARA MARA RESTAURANT	\$2,800	7/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO CONC	1979	1320	\$7,181	\$2,872
COMMERCIAL ASPHALT DR 2 IN	1979	23244	\$62,759	\$25,104
WALKS CONC COMM	1979	272	\$1,480	\$592

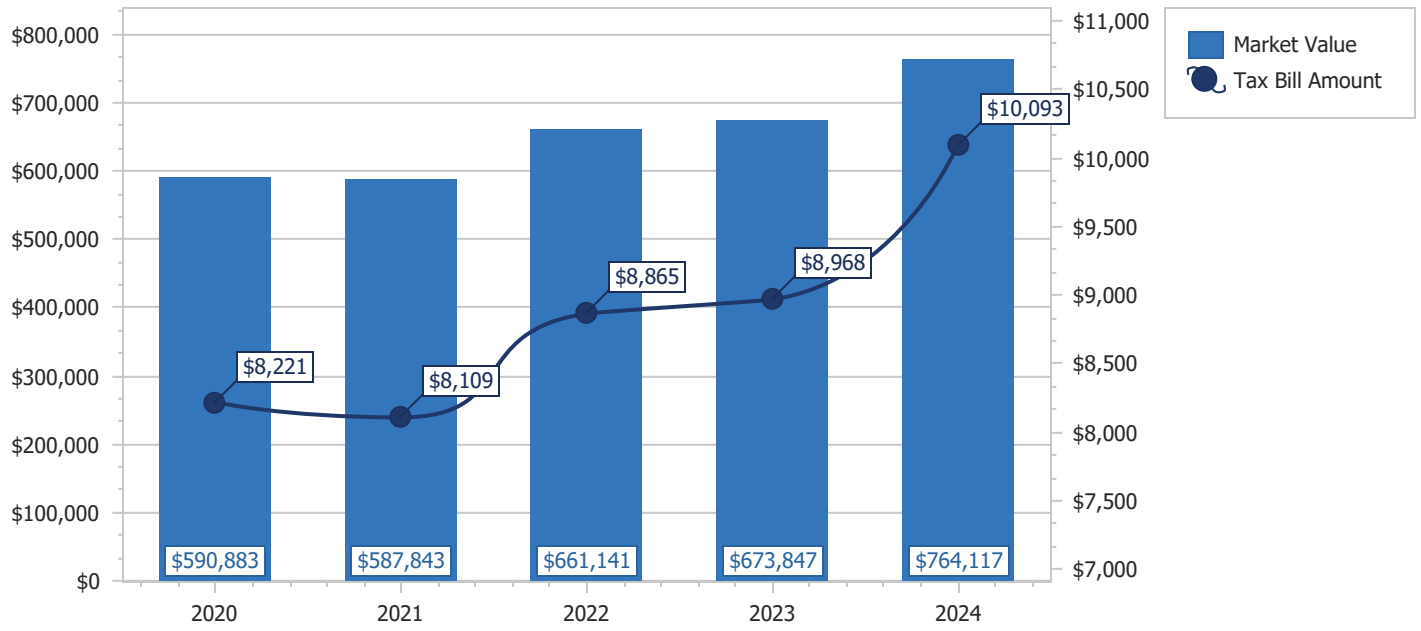
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

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	Sabal Point
Middle	Rock Lake
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 4/15/2025 10:48:33 AM
Project: 25-80000050
Credit Card Number: 43*****7386
Authorization Number: 01292G
Transaction Number: 150425O18-E2D24BE4-E4D0-4197-8817-BC99AB9E44D9
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:	W SR 434 (2045) - PRE-APPLICATION	PROJ #: 25-80000050
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/15/25	
RELATED NAMES:	EP GEORGE FONG	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	02-21-29-503-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO ADD A NEW BUILDING AND TO DO SITE MODIFICATIONS ON 0.80 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 434, EAST OF COMMERCE PARK DR	
NO OF ACRES	0.80	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF W SR 434, EAST OF COMMERCE PARK DR	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
GEORGE FONG GDP DESIGN BUILD LLC 601 E COLONIAL DR ORLANDO FL 32803 (407) 467-3692 GFONG@GDPDESIGNBUILD.COM		N/A

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

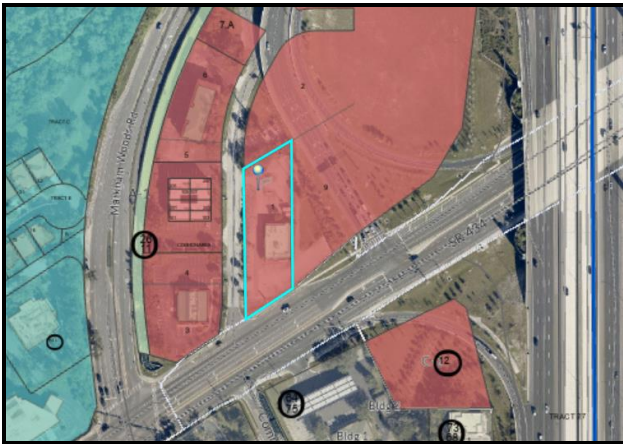
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

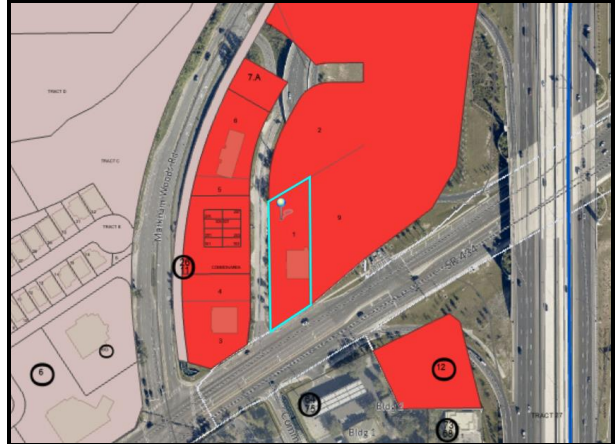
- The subject site has a Future Land Use of Commercial and a C-2 (General Commercial) zoning designation.
- The existing site is nonconforming due to the current drive aisle width and parking space dimensions. If the Applicant chooses to add a new building to the site and a patio to the existing structure, it will increase the nonconformity and require the Applicant to redevelop the site to comply with current zoning and site regulations, including but not limited to off-street parking requirements, building setbacks, open space, and access provisions.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
6.	Buffers and CPTED	For a complete Buffer Review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
7.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
8.	Buffers and CPTED	Based on a preliminary review of the conceptual plan, the Applicant may be required to provide landscape buffer along the west and south portions of the site. The west (along Commerce Park Drive a local road) would require a ten (10) foot wide buffer with a 0.1 opacity, and the south (along SR 434 an arterial roadway) would require a fifteen (15) foot wide landscape buffer with a 0.3 opacity.	Info Only
9.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
10.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
11.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division	Please account for fire resistance rating required for exterior walls due to proposed location of new building and its relation to the lot line. See FBC Table 705.5 and FBC 601 for reference.	Info Only
13.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
14.	Comprehensive	Future Land Use of COM allows a maximum FAR of	Info Only

	Planning	0.35	
15.	Environmental Services	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
16.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
17.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
18.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
19.	Planning and Development	The subject property has a Future Land Use of Commercial and a C-2 (General Commercial) zoning designation.	Info Only
20.	Planning and Development	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. F.A.R. Definition: The Floor Area Ratio (F.A.R.) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
21.	Planning and Development	The subject site is located within the Sunshine Utility service area; please call (866) 842-8432 to discuss utility requirements prior to submitting a formal application with the County for development.	Info Only
22.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf	Info Only
23.	Planning and	The minimum open space requirement for non-	Info Only

	Development	residential open space is twenty-five (25) percent.	
24.	Planning and Development	The subject site has a C-2 (General Commercial) zoning classification; the building setbacks for C-2 are: Front Yard: Twenty-five (25) feet; Rear Yard: Ten (10) feet; Side Yard: Zero (0) feet; Side Street: Zero (0) feet.	Info Only
25.	Planning and Development	The proposed use of a restaurant is permitted in current C-2 (General Commercial) Zoning designation.	Info Only
26.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
27.	Planning and Development	Off-street parking requirements can be found in SCLDC Part 14, Chapter 30. Parking requirements for the free standing restaurant uses are: Five (5) parking space for every 1,000 square feet.	Info Only
28.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required.	Info Only
29.	Planning and Development	<p>Per Sec. 30.14.13 (a-c) - Parking Lot Landscaping:</p> <p>(a) Landscaping required under this Section shall be installed in planting islands within a parking lot, or in adjacent planting areas not more than eight (8) feet from the edge of parking spaces or driveway aisles. All such planting areas shall be shown on required site plan(s) for the site.</p> <p>(b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>(c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.</p>	Info Only
30.	Planning and Development	Based on the boundary survey submitted by the Applicant, existing parking infrastructure is encroaching onto adjacent property owned by FDOT. As part of the site redevelopment, the Applicant will be required to relocate the parking areas to within the boundaries of the subject property.	Info Only
31.	Planning and	Per Sec. 30.11.6.2 Dimensional requirements of off-	Info Only

	Development	<p>street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>	
32.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
34.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
35.	Public Safety - Fire Marshal	<p>"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</p>	Info Only

		SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
36.	Public Works - Engineering	All site driveways and parking are required to meet County requirements. This would include but not limited to drive aisle width and parking space dimensions (10'x20' for 90-degree angle). Please see the Seminole County Land Development Code Chapter 30 Part 11 for requirements. The layout proposed does not meet these requirements.	Info Only
37.	Public Works - Engineering	The site does not meet current drainage requirements. Any new or revised design would require the site to meet current water quality requirements. Please contact Jim Potter (407 665 5765) to discuss directly if there are other retention or agreements for the drainage that staff is not aware of.	Info Only
38.	Public Works - Engineering	The site is in a high recharge area. While this is an existing site, the nature of the changes and the fact there was a taking from the property by FDOT, would facilitate stormwater and recharge requirements to be met as the site does not meet current County requirements. The recharge requirements are a maximum 65-percent impervious which would most likely require a reduction in the existing impervious.	Info Only
39.	Public Works - Engineering	Unless there is an agreement with FDOT to allow the existing parking and drive aisle to be used by this site, the County would want the connection to the FDOT property to be removed. You would need to provide something from FDOT showing that this area is allowed to be used by this site.	Info Only
40.	Public Works - Engineering	There is some concern with the existing south entrance to the site. It is too close to State Road 434. Please either remove this connection or make it into a right in only.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Engineering	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton 407-665- 5730 wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Annie Sillaway Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Surveyor	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Building Division	Jay Hamm 407-665-7468 jhamm@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: 2025-383

Title:

9:20AM (IN PERSON) WINTER PARK TOWNHOMES - PRE-APPLICATION

Project Number: 25-80000041

Project Description: Proposed Future Land Use Amendment, Rezone and Subdivision for a 22 townhome unit development on 3.14 acres in the A-1 Zoning District located on the northeast corner of Grand Rd and Garden Lake Blvd

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

Parcel ID: 26-21-30-300-009A-0000+

BCC District: 1-Dallari

Applicant: David Stokes (407) 629-8330

Consultant: N/A



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

PROJ. #: 25-80000041

Received: 3/26/25

Paid: 3/31/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Winter Park Townhomes at Grand Road

PARCEL ID #(S): 26-21-30-300-009A-0000 & 26-21-30-300-0090-0000

TOTAL ACREAGE: +/- 4 acres 3.14 BCC DISTRICT: 1: Dallari

ZONING: A-1 FUTURE LAND USE: LDR

APPLICANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland STATE: FL ZIP: 32751

PHONE: 407-629-8330 EMAIL: eplan email: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: 22 townhome units

STAFF USE ONLY

COMMENTS DUE: 4/11 COM DOC DUE: 4/17 DRC MEETING: 4/23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:
on the east side of Grand Rd,
south of Dike Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 4/18



3/25/2025

RE: Winter Park Townhomes at Grand Road
26-21-30-300-009A-0000 & 26-21-30-300-0090-0000

We kindly request a pre-application meeting to discuss a proposed 22 townhome unit development located at Grand Road and Garden Lake Boulevard in Winter Park, Florida. We wish to discuss zoning, land use, utilities, access, and general site design issues.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com
ePlan email: nicole@madden-eng.com

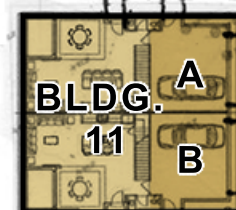
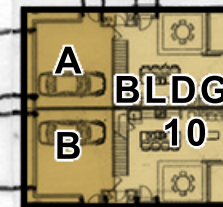
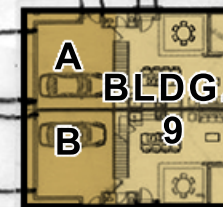
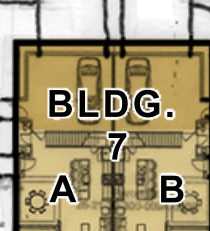
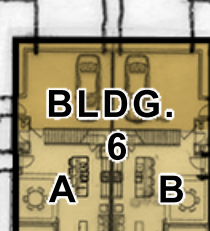
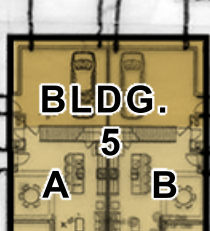
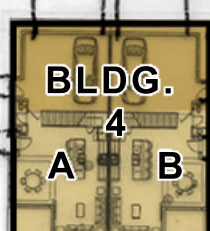
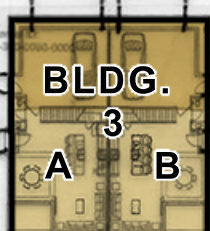
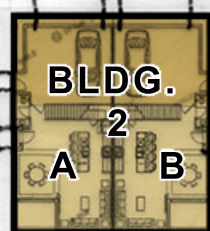
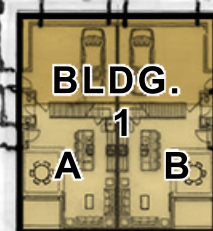
SITE DATA

TOWNHOMES = 11 BUILDINGS
22 UNITS

PARKING = 22 CARACES

ENTRANCE
1

GRAND ROAD



POOL

CLUBHOUSE

VISITOR
PARKING

VISITOR
PARKING

WETLAND

RETENTION

ENTRANCE
2

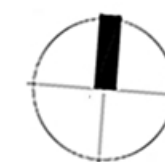
GARDEN LAKE BOULEVARD

CONCEPTUAL SITE PLAN

WINTER PARK TOWNHOMES AT GRAND ROAD

24-044

12.17.24



SLOCUM
PLATTS
ARCHITECTS 28

Property Record Card



Parcel: **26-21-30-300-009A-0000**
 Property Address: **GRAND RD WINTER PARK, FL 32792**
 Owners: **GRAND ROAD DEV LLC**
 2025 Market Value \$235,531 Assessed Value \$235,531 Taxable Value \$235,531
 2024 Tax Bill \$327.63 Tax Savings with Exemptions \$2,745.97
 The 3 Bed/1 Bath Single Family property is 1,248 SF and a lot size of 1.43 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-21-30-300-009A-0000
Property Address	GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$56,622	\$54,981
Depreciated Other Features	\$6,400	\$5,200
Land Value (Market)	\$172,509	\$172,509
Land Value Agriculture	\$0	\$0
Just/Market Value	\$235,531	\$232,690
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$160,094
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$235,531	\$72,596

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,073.60
Tax Bill Amount	\$327.63
Tax Savings with Exemptions	\$2,745.97

Owner(s)

Name - Ownership Type
 GRAND ROAD DEV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 21S RGE 30E E 295.16 FT OF S 8 AC
OF W 1/2 OF SW 1/4 OF NE 1/4 (LESS N 295.16
FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$235,531	\$0	\$235,531
Schools	\$235,531	\$0	\$235,531
FIRE	\$235,531	\$0	\$235,531
ROAD DISTRICT	\$235,531	\$0	\$235,531
SJWM(Saint Johns Water Management)	\$235,531	\$0	\$235,531

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/3/2024	\$635,000	10708/1364	Improved	Yes
WARRANTY DEED	5/9/2024	\$630,000	10629/0643	Improved	Yes
WARRANTY DEED	12/21/1963	\$100	00473/0409	Improved	Yes

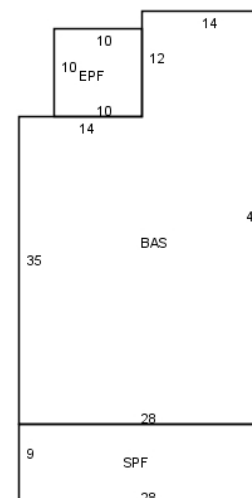
Land

Units	Rate	Assessed	Market
1.50 Acres	\$115,000/Acre	\$172,500	\$172,500
0.45 Acres	\$20/Acre	\$9	\$9

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1927
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1148
Total Area (ft ²)	1500
Constuction	SIDING GRADE 3
Replacement Cost	\$141,555
Assessed	\$56,622

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	100
SCREEN PORCH FINISHED	252

Permits				
Permit #	Description	Value	CO Date	Permit Date
15408	1299 GRAND RD: DEMO RESIDENTIAL-S.F.R.	\$0		11/19/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
ACCESSORY BLDG 1	1975	1	\$2,500	\$1,000
CARPORT 2	1975	1	\$4,500	\$1,800
CARPORT 1	1975	1	\$3,000	\$1,200
CARPORT 1	1975	1	\$3,000	\$1,200

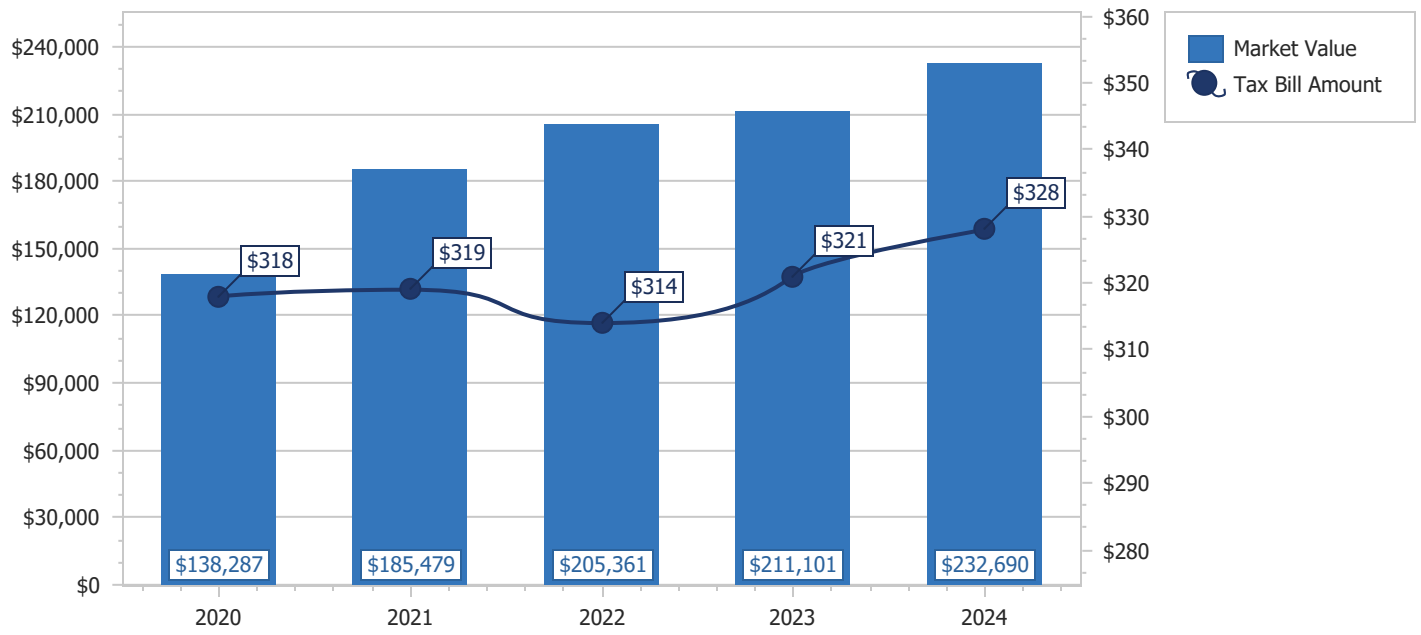
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 26-21-30-300-0090-0000
Property Address: 1297 GRAND RD WINTER PARK, FL 32792
Owners: GRAND ROAD DEV LLC
 2025 Market Value \$284,180 Assessed Value \$284,180 Taxable Value \$284,180
 2024 Tax Bill \$3,523.95 Tax Savings with Non-Hx Cap \$209.15
 The 3 Bed/1 Bath Single Family property is 1,340 SF and a lot size of 1.71 Acres

Parcel Location



Site View



26213030000900000 02/24/2022

Parcel Information

Parcel	26-21-30-300-0090-0000
Property Address	1297 GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$54,180	\$52,618
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$230,000	\$230,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$284,180	\$282,618
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$26,375
P&G Adjustment	\$0	\$0
Assessed Value	\$284,180	\$256,243

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,733.10
Tax Bill Amount	\$3,523.95
Tax Savings with Exemptions	\$209.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRAND ROAD DEV LLC

Legal Description

SEC 26 TWP 21S RGE 30E S 8 AC OF W 1/2 OF
SW 1/4 OF NE 1/4 (LESS N 212.33 FT + S 77.67
FT OF N 290 FT OF W 272.84 FT & E 295.16 FT
& RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$284,180	\$0	\$284,180
Schools	\$284,180	\$0	\$284,180
FIRE	\$284,180	\$0	\$284,180
ROAD DISTRICT	\$284,180	\$0	\$284,180
SJWM(Saint Johns Water Management)	\$284,180	\$0	\$284,180

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/3/2024	\$635,000	10708/1364	Improved	Yes
WARRANTY DEED	5/9/2024	\$630,000	10629/0643	Improved	Yes
ADMINISTRATIVE DEED	12/1/1987	\$100	01919/1176	Improved	No
QUIT CLAIM DEED	11/1/1980	\$100	01307/1038	Improved	No
WARRANTY DEED	1/1/1976	\$100	01105/0292	Improved	No

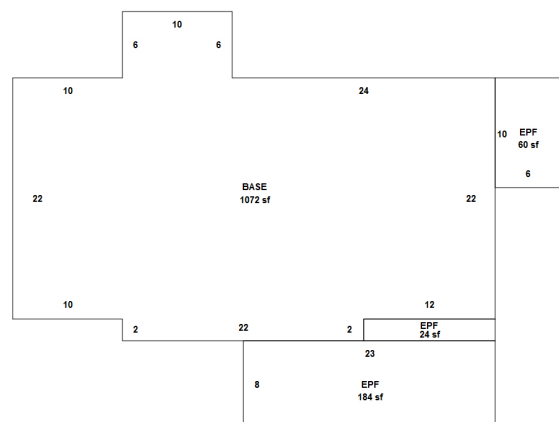
Land

Units	Rate	Assessed	Market
2 Acres	\$115,000/Acre	\$230,000	\$230,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1072
Total Area (ft ²)	1340
Constuction	SIDING GRADE 3
Replacement Cost	\$135,450
Assessed	\$54,180

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	60
ENCLOSED PORCH FINISHED	24
ENCLOSED PORCH FINISHED	184

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

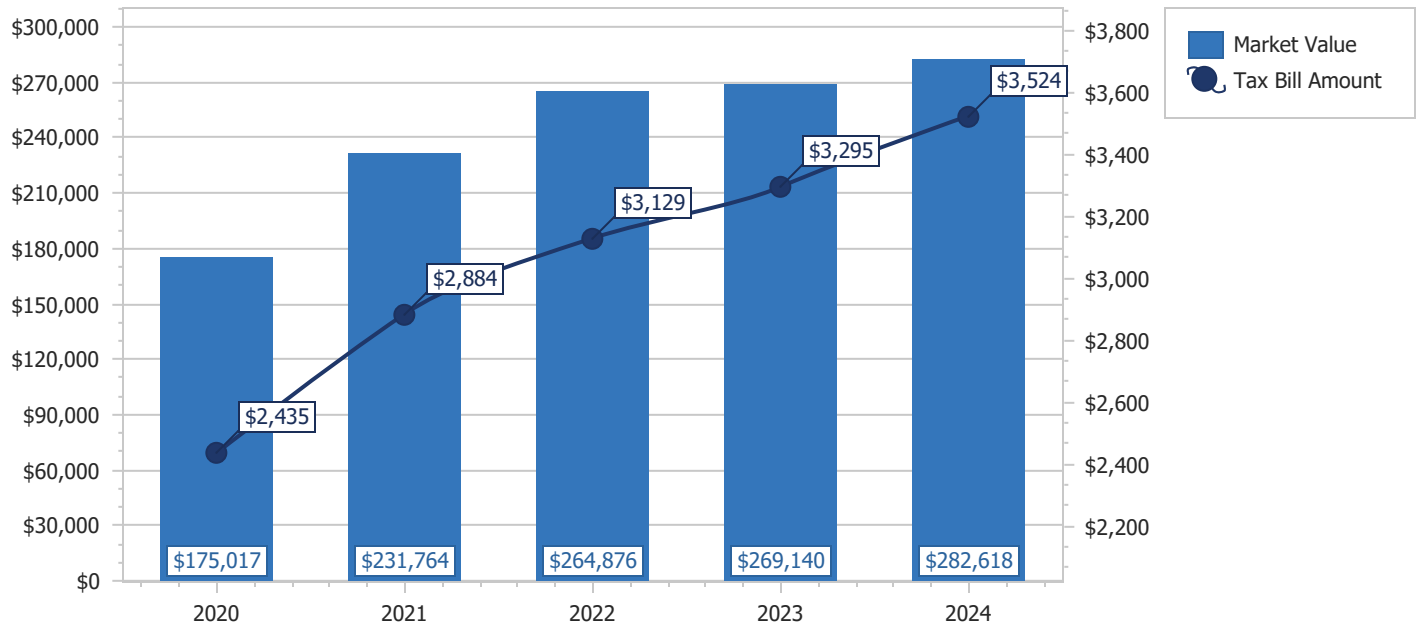
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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

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

Receipt Details

Date: 3/31/2025 9:54:23 AM
Project: 25-80000041
Credit Card Number: 37*****1015
Authorization Number: 223932
Transaction Number: 310325O3A-4DFAB100-46E1-4650-AB00-0D5B03BA490E
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	WINTER PARK TOWNHOMES - PRE-APPLICATION	PROJ #: 25-80000041
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	26-21-30-300-009A-0000+	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR A 22 TOWNHOME UNIT COMPLEX ON 3.14 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF GRAND RD, SOUTH OF DIKE RD	
NO OF ACRES	3.14	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF GRAND RD, SOUTH OF DIKE RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM		N/A

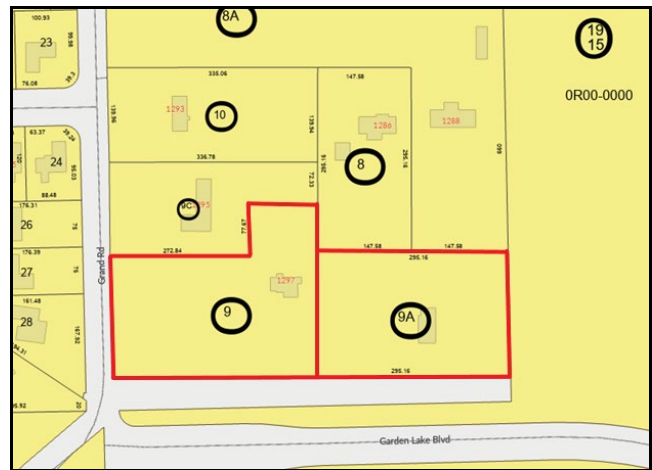
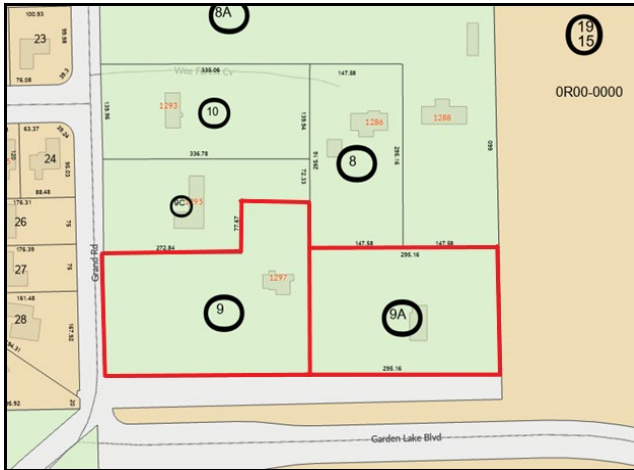
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential (LDR) and a Zoning classification of A-1 (Agriculture).
- Staff recommends a Rezone to Missing Middle (MM); however, the proposed development is limited to the maximum allowable density under the Low Density Residential Future Land Use designation of four (4) dwelling units per net buildable acre or up to seven (7) dwelling units per net buildable acre if the project is developed as affordable housing.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the	Info Only

		design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLAD_ECO_CH30ZORE_PT67LASCBU	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Comprehensive Planning	Subject site has a Future Land Use of LDR which allows 4DU/AC or maximum of 7DU/AC with affordable housing per Policy HSG 3.3	Info Only
5.	Comprehensive Planning	A rezone to Missing Middle (MM) could be allowed with LDR (Low Density Residential) without a land use amendment but would be limited to LDR density maximum. Townhomes are allowed in Missing Middle (MM) zoning. (Per LDC Sec. 30.8.3. - MM Missing Middle District and Alternative Standards)	Info Only
6.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 10" asbestos concrete (AC) potable water main running along the east side of Grand Road. The next closest connection point is an 8" PVC potable water main running along the south side of Garden Lake Road. Please note that parcel 26-21-30-502-0R00-0000 lies in-between this development and Garden Lake Road so a utility easement would be required from the owner of parcel 26-21-30-502-0R00-0000 to run a potable water line through their property.	Info Only
7.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect based off of the proposed sewer demand intensity. The nearest force main connection point is an 8" PVC force main running along the west side of Grand Road. A force main connection would require the developer to build a public lift station to pressurize the sanitary sewer discharge to connect to our system. The nearest gravity sewer main connection point is a manhole with roughly 6 ft of cover to the invert on the north side of the Princess Gate Road/Hampshire Court intersection. There is also a manhole with roughly 5 ft of cover to the invert on the southwest side of the Garand Road/Olde Wharf Run intersection.	Info Only
8.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this	Info Only

		development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	
9.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Garden Lake Estates Water Distribution System 1977", "Woodcrest Unit 5 (Grand Road) 1973", "Howell Estates 1979", and "Pelican Bay 1981" files in the Resources folder on eplan for reference.	Info Only
10.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property	Info Only

		owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	
17.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
18.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
19.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
20.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
21.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
22.	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 preserved protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
23.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
24.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
25.	Natural Resources	In the case of any development which requires site	Info Only

		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)	
26.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
27.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
28.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
29.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
30.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
31.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
32.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
33.	Natural Resources	The site has favorable conditions for gopher	Info Only

		tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	
34.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
35.	Planning and Development	The proposed use is not permitted in the current A-1 (Agriculture) zoning district designation. and will require Rezoning.	Info Only
36.	Planning and Development	<p>The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
37.	Planning and Development	<p>The purpose of the Missing Middle District and Alternative Standards is to encourage a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability without subsidies. https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.3MMMIMIDIALST</p>	Info Only
38.	Planning and Development	<p>Per Sec. 30.8.3.3 Review of Development Proposals (a) – A Final Development Plan Required. Prior to subdivision or site plan approval, the applicant must submit a final development plan consistent with the development criteria and limitations in the Missing Middle and Alternative standards and any conditions of approval. This plan must be reviewed and approved by the Development Services Director or designee.</p> <p>(b) Building Elevations Required. Prior to subdivision or site plan approval, the applicant must submit building elevations for all proposed Missing Middle Housing Typologies for review by the Development Services Director or designee.</p>	Info Only

39.	Planning and Development	Per Sec. 30.8.3.7 - the Missing Middle District, has site regulations requirements.	Info Only
40.	Planning and Development	A minimum of twenty-five (25) percent open space is required of the gross site area.	Info Only
41.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
42.	Planning and Development	<p>Seminole County requires community meetings for all Rezones.</p> <ul style="list-style-type: none"> Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. <p>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).</p>	Info Only
43.	Planning and Development	New Public Notification Procedures are required for all Rezones. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
44.	Planning and Development	Net buildable area is defined as the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
45.		***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be	Info Only

		directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us@scps.k12.fl.us.	
46.	Planning and Development	<p>Rezone and Subdivision steps:</p> <p>1st Step –is approval of the Missing Middle Rezone which includes the Development Plan. This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC), which may take between 3-4 months depending on the review and agenda date deadlines.</p> <p>2nd Step (if, subdividing) - Approval of the Preliminary Subdivision Plan (PSP) which must be approved by Staff and the Planning & Zoning Board as a technical review item. If the Applicant is not subdivision is proposed, this step may be skipped and proceed to Final Engineering.</p> <p>3rd Step- Approval of the Final Engineering Plans; may be submitted once step one has completed a review cycle has been completed by Staff.</p> <p>4th Step (if, subdividing) - Approval of the Final Plat; may be submitted once Final Engineering Plans are in review. The Final Plat must be approved by Staff and the Board of County Commissioners as a consent agenda item.</p>	Info Only
47.	Public Safety - Fire Marshal	<p>1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).</p>	Info Only
48.	Public Safety - Fire Marshal	<p>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</p>	Info Only
49.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard.	Info Only

50.	Public Works - Engineering	Based on the available County data, approximately 10% of the site appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
51.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
52.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5 % slopes (69%), Map Unit Symbol 31, Myakka and EauGallie Fine Sand (18%), Map Unit Symbol 20; and Basinger, Samsula, and Hontoon Soils, Depressional (13%), Map Unit Symbol 10. Tavares and similar soils (58%) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper and similar soils (32%) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor soil components are Candler (3%), Astatula (2%), Myakka (2%), Felda (2%), and Pomello (1%). Myakka Fine Sand (58%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sand soils (32%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Pompano, flooded (5%) and Basinger (5%). Basinger, Depressional soils (58%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Samsula, Depressional soils (15%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Hontoon, Depressional soils (15%) are classified by the USDA	Info Only

		as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Felda (3%), EauGallie (3%), Smyrna (2%), Myakka (2%), and St. Johns (2%).	
53.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the wetlands located in the southwest section of the subject properties and, subsequently, to the wetlands located south of Garden Lake Boulevard and Garden Lake. There is an existing Seminole County stormwater conveyance system that conveys stormwater from the properties north of Garden Lake Boulevard to the wetlands located south of this road. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.	Info Only
54.	Public Works - Engineering	A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
55.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
56.	Public Works - Engineering	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
57.	Public Works - Engineering	The primary access point to the subject properties is Garden Lake Boulevard which is functionally classified as a Local Road and was last resurfaced in 2017. The roadway geometry and structure meet the current Seminole County standards. Garden Lake Boulevard is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program. An alternative access point to the subject properties is Grand Road which is also functionally classified as a Local Road and was last resurfaced in 2021. The roadway geometry and structure meet the current Seminole County standards. Grand Road is currently not programmed to be improved according to the Seminole County 5-year Capital Improvement Program.	Info Only
58.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning	Info Only

		and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b).	
59.	Public Works - Engineering	All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7).	Info Only
60.	Public Works - Engineering	A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban area is 20 feet, while the minimum Right-of-Way width for residential developments with less than 50 lots in an urban area is 46 feet. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1).	Info Only
61.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development.	Info Only

		<p>Therefore, pedestrian concrete sidewalk shall be constructed along the entire property frontage (north side of Garden Lake Boulevard and east side of Grand Road). The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials & collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.</p>	
62.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
63.			

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	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwarton@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: 2025-426

Title:

9:40AM (IN PERSON) BUSINESS SUITES - PRE-APPLICATION

Project Number: 25-80000048

Project Description: Proposed Site Plan to convert a hotel into business suites on 2.25 acres in the C-2 Zoning District located on the south side of US Hwy 17-92, east of Seminola Blvd

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

Parcel ID: 05-21-30-520-0400-0000

BCC District: 2-Zembower

Applicant: Vitalie Avram (407) 970-7746

Consultant: N/A



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

PROJ. #: 25-8000048
Received & Paid:
4/14/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Business Suite Suites

PARCEL ID #(S): 05-21-30-520-0400-0000

TOTAL ACREAGE: 2.25

BCC DISTRICT: 2

ZONING: C2

FUTURE LAND USE: MXD

APPLICANT

NAME: Vitalie Avram COMPANY: Casa Mare Group

ADDRESS: 1995 S US Hwy 17-92 Longwood, FL 32750

CITY: Longwood STATE: FL ZIP: 32750

PHONE: 907 970 7746 EMAIL: vlytinyoffice@yahoo.com

CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Transform a hotel into business suite.

STAFF USE ONLY

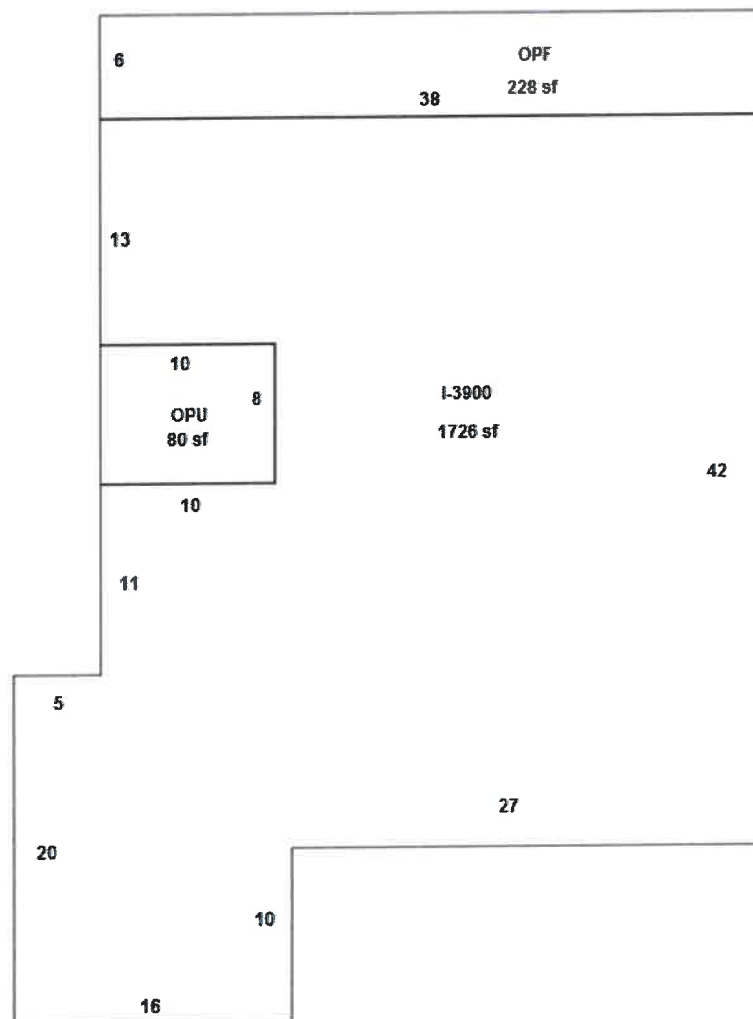
COMMENTS DUE: 4/25 COM DOC DUE: 5/1 DRC MEETING: 5/7

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2 FLU: MXD LOCATION: on the south side of
W/S: Casselberry BCC: 2: Zembower US Hwy 17-92, east of Seminole Blvd

Agenda: 5/2

- 1) Transform a hotel into Business units
- 2) Increase occupancy capacity
- 3) Any residential neighborhood restrictions
- 4) Any contaminations
- 5) Any Floating zone restrictions
- 6) Parking Ratio
- 7) Impervious restrictions
- 8) City sewer and city water

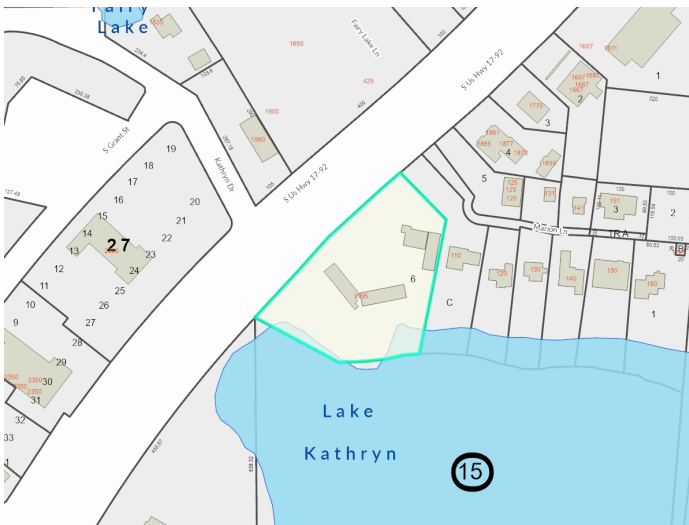


Property Record Card



Parcel: 05-21-30-520-0400-0000
 Property Address: 1995 S US HWY 17-92 LONGWOOD, FL 32750
 Owners: LAKE KATHRYN MOTEL LLC
 2025 Market Value \$874,510 Assessed Value \$750,589 Taxable Value \$750,589
 2024 Tax Bill \$9,557.93 Tax Savings with Non-Hx Cap \$818.27
 Hotel Motl property w/1st Building size of 1,726 SF and a lot size of 2.25 Acres

Parcel Location



Site View



05213052004000000 03/02/2025

Parcel Information

Parcel	05-21-30-520-0400-0000
Property Address	1995 S US HWY 17-92 LONGWOOD, FL 32750
Mailing Address	755 MONROE RD UNIT #470211 LAKE MONROE, FL 32747-7500
Subdivision	SURVEY FOR THOMAS GRAHAM
Tax District	01:County Tax District
DOR Use Code	39:Hotel Motl
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$177,250	\$168,149
Depreciated Other Features	\$22,542	\$21,007
Land Value (Market)	\$674,718	\$596,384
Land Value Agriculture	\$0	\$0
Just/Market Value	\$874,510	\$785,540
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$123,921	\$103,186
P&G Adjustment	\$0	\$0
Assessed Value	\$750,589	\$682,354

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,376.20
Tax Bill Amount	\$9,557.93
Tax Savings with Exemptions	\$818.27

Owner(s)

Name - Ownership Type

LAKE KATHRYN MOTEL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACTS 5 + 6 (LESS TRACT 5
N OF MARION LANE + PT
PLATTED LOT C VEITCH SUBD + BEG
NW COR LOT C VEITCHS SUBD RUN N 11
DEG 37 MIN 22 SEC E 20.577 FT N
79 DEG 19 MIN 14 SEC W 39.25 FT N
48 DEG 1 MIN 57 SEC W 86.47 FT
NELY ON ELY R/W U.S. 17-92 TO NW
COR TRACT 6 S 20 DEG 29 MIN 22 SEC
W 49.50 FT S 74 DEG 35 MIN 22 SEC W
33.25 FT TO BEG)
SURVEY FOR THOMAS GRAHAM
DB 156 PG 273

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$750,589	\$0	\$750,589
Schools	\$874,510	\$0	\$874,510
FIRE	\$750,589	\$0	\$750,589
ROAD DISTRICT	\$750,589	\$0	\$750,589
SJWM(Saint Johns Water Management)	\$750,589	\$0	\$750,589

Sales

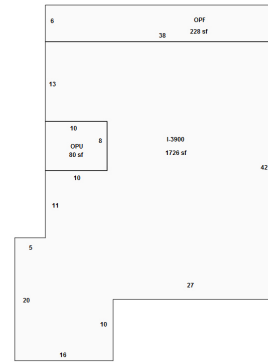
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2016	\$600,000	08631/0664	Improved	Yes
WARRANTY DEED	3/1/2004	\$90,000	05251/0576	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0575	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0574	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0573	Improved	No
WARRANTY DEED	3/1/2004	\$90,000	05251/0572	Improved	No
CORRECTIVE DEED	10/1/2000	\$100	03937/1089	Improved	No
QUIT CLAIM DEED	3/1/1999	\$100	03614/0367	Improved	No
ADMINISTRATIVE DEED	3/1/1987	\$100	01927/0486	Improved	No

Land

Units	Rate	Assessed	Market
49,579 SF	\$13.60/SF	\$674,274	\$674,274
1.11 Acres	\$400/Acre	\$444	\$444

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1945
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1726
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$92,867
Assessed	\$37,147

* Year Built = Actual / Effective



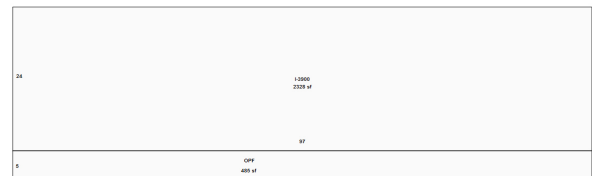
Search by Area Search

Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	228
OPEN PORCH UNFINISHED	80

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2328
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$128,580
Assessed	\$51,432

* Year Built = Actual / Effective



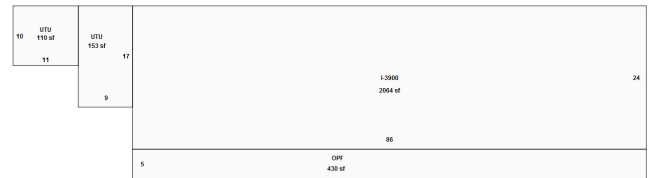
Search by Area Search

Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	485

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2064
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$121,101
Assessed	\$48,440

* Year Built = Actual / Effective



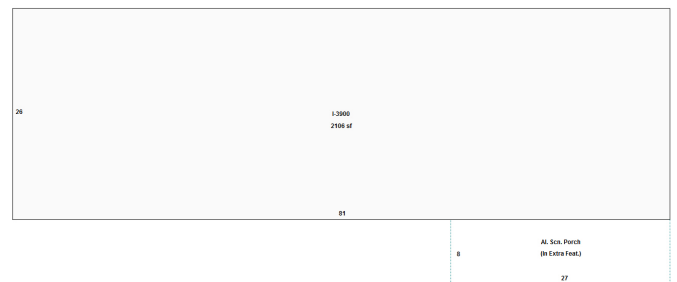
Search by Area Search

Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	430
UTILITY UNFINISHED	110
UTILITY UNFINISHED	153

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2106
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$100,577
Assessed	\$40,231

* Year Built = Actual / Effective



Search by Area Search

Building 4

Permits				
Permit #	Description	Value	CO Date	Permit Date
06980	REROOF	\$13,500		6/16/2016

01284	ELECTRICAL	\$1,000	2/7/2007
15332	REROOF W/SHINGLES	\$10,000	8/12/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed
MOTEL HT & COOL UNIT	1979	6	\$3,152	\$3,152
MOTEL HT & COOL UNIT	1979	7	\$3,677	\$3,677
COMM: ALUM SCREEN PORCH W/CONC FL	1971	216	\$3,024	\$1,210
FIREPLACE 1	1979	1	\$3,000	\$1,200
COMMERCIAL ASPHALT DR 2 IN	1979	6814	\$18,398	\$7,359
CONC UTILITY BLDG	1979	192	\$4,800	\$1,920
WALKS CONC COMM	1979	145	\$789	\$316
POLE LIGHT 1 ARM	1979	2	\$3,708	\$3,708

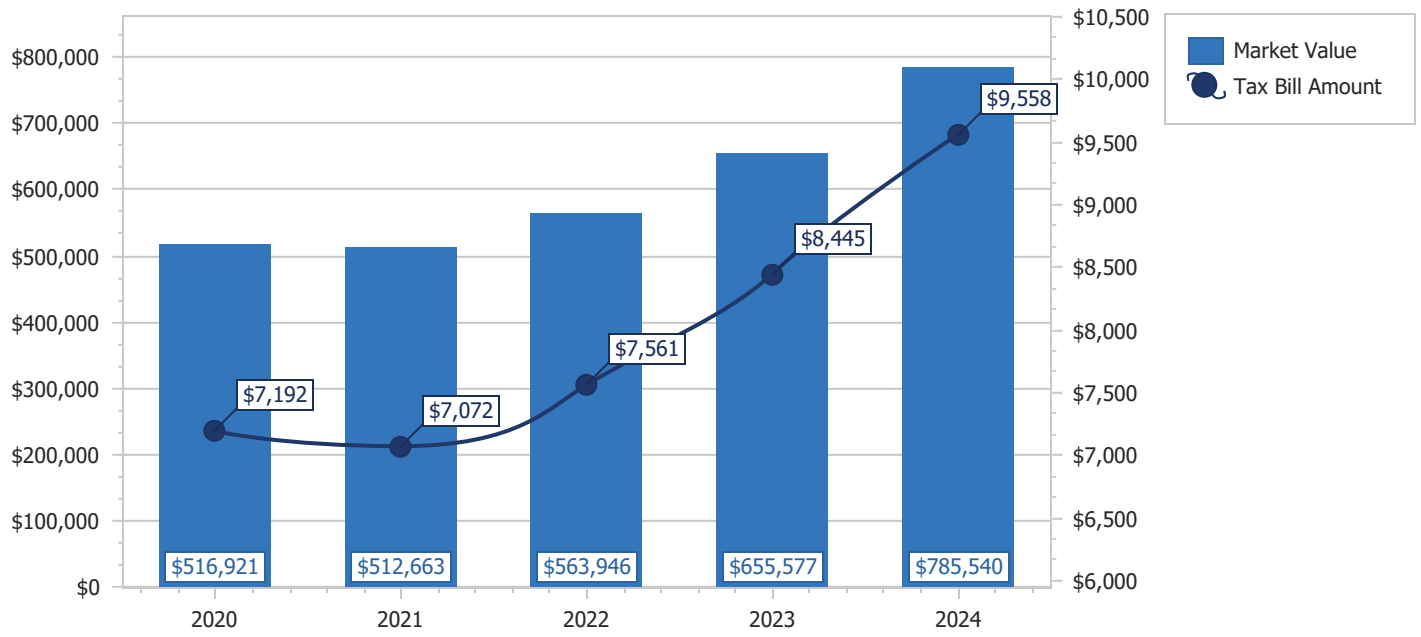
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 45

School Districts	
Elementary	Casselberry
Middle	Milwee
High	Winter Springs

Utilities	
Fire Station #	Station: 17 Zone: 174
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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*

4/14/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:29:58
PROJ # 25-80000048 RECEIPT # 0103032
OWNER:
JOB ADDRESS: LOT #:

64

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002383	
CASH/CHECK AMOUNTS....:	50.00	
COLLECTED FROM:	BUSINESS SUITES	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

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

PROJECT NAME:	BUSINESS SUITES - PRE-APPLICATION	PROJ #: 25-80000048
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/14/25	
RELATED NAMES:	EP VITALIE AVRAM	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	05-21-30-520-0400-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO TRANSFORM A HOTEL INTO BUSINESS SUITES ON 2.25 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF US HWY 17-92, EAST OF SEMINOLA BLVD	
NO OF ACRES	2.25	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTH SIDE OF US HWY 17-92, EAST OF SEMINOLA RD	
FUTURE LAND USE-	MXD	
APPLICANT:	CONSULTANT:	
VITALIE AVRAM CASA MARA GROUP 1995 S US HWY 17-92 LONGWOOD FL 32750 (407) 970-7746 MYTINYOFFICE@YAHOO.COM	N/A	

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

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 Mixed Development (MXD) and a C-2 (General Commercial District) zoning designation.
- A Rezone to MUCD (Mixed-Use Corridor District), PD (Planned Development), MM (Missing Middle District), or PLI (Public Lands and Institutions) would be required as the use of the subject property has been discontinued for more than 365 days. If the Applicants intends to modify the use of the subject property without extensive site redevelopment, staff recommends a Rezone to PD (Planned Development) however, the Applicant proposes substantial redevelopment by demolishing and replacing the existing structures, staff recommends a rezoning to MUCD (Mixed-Use Corridor District).

PROJECT AREA ZONING AND AERIAL MAPS





AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements	Info Only

		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.	
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Building Division	Each office will be required to have an ADA compliant bathroom. To facilitate this, the property would fall into substantial improvement and possibly required additional work for flood mitigation. An alternative would be to construct a communal restroom facility (stand-alone building) that is ADA compliant and can support the entire occupant load of all the office spaces combined.	Info Only
11.	Comprehensive Planning	<p>Future Land Use of MXD (Mixed Development) allows for a Maximum residential density of 30 DU/AC (Maximum 60 DU/AC per Policy FLU 4.2.2)</p> <p>Maximum FAR of 1.0 (Commercial and Industrial)(additional FAR allowable per Policy 4.2.2)</p> <p>For density increases, Policy 4.2.2(F) states:</p> <p>1(b): Density may be increased to 60 dwelling units per acre for projects which parking is provided in a structure...</p> <p>1(c) Density may be increased to 60 units per acre for projects 3 acres or less provided that the FAR of the development... does not exceed 1.0.</p> <p>2: 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.</p>	Info Only
12.	Comprehensive Planning	<p>Site will required rezone due to FLU Policy 4.2.2(F)(5), which states the following:</p> <p>Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;</p> <p>Staff noted possible options for rezone would be PD or MUCD. Options MM or PLI are not feasible based on</p>	Info Only

		staff reviews. Staff recommends rezone to MUCD.	
13.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
14.	Natural Resources	According to the county wetland maps, wetlands are possibly located near the southern property line. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
15.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
16.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
17.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
18.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
19.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
25.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
26.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
29.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
30.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
31.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only

32.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
33.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
34.	Planning and Development	The subject property has a Future Land Use designation of Mixed-Use Developments (MXD) and a C-2 (General Commercial District) zoning designation.	Info Only
35.	Planning and Development	Per Policy FLU 4.2.2 (F)(5) - Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require Rezoning to MUCD (Mixed-Use Corridor District), PD (Planned Development), MM (Missing Middle District), or PLI (Public Lands and Institutions).	Info Only
36.	Planning and Development	If the Applicants intends to modify the use of the subject property without extensive site redevelopment, staff recommends a Rezone to PD (Planned Development).	Info Only
37.		If the Applicant intends is to physically redevelop through the demolition and replacement of existing structures on the subject site -staff recommends a Rezone to the MUCD (Mixed-Use Corridor District) zoning designation. The subject site seems to be a good candidate for the MUCD Zoning designation; however, the structures existing on the property do not appear to conform to the required building setback requirements in the C-2 zoning district.	Info Only
38.	Planning and Development	Per Sec. 30.8.2 (b) MUCD (Mixed Use Corridor District)- Rezoning. Any application for a zoning map amendment to MUCD must be accompanied by a conceptual site plan that includes the following: (1) Density and intensity of the proposed development. (2) Proposed uses. (3) Points of access to existing roadways and neighboring properties including future access points to undeveloped properties. The submitted conceptual site plan must be evaluated by the Board of County Commissioners and become a condition of approval of the Mixed-Use Corridor District for the subject property.	Info Only
39.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay. (The Urban Centers and Corridors	Info Only

		Overlay is along certain roadways per Policy FLU 4.2.3 and the Urban Centers and Corridors Overlay – Exhibit 6).	
40.	Planning and Development	The subject property is adjacent to the City of Casselberry. Seminole County will provide an intergovernmental notice to the City of Casselberry.	Info Only
41.	Planning and Development	While the purpose and intent of the Mixed-Use Developments Future Land Use designation is to encourage and promote well planned, suitable and appropriate mixed-use developments with residential and nonresidential components in close proximity to one another, new single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres is allowable.	Info Only
42.	Planning and Development	The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 F.A.R., with a potential F.A.R. bonus. An F.A.R. bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the F.A.R. exceed 1.4 inclusive of any applicable bonuses.	Info Only
43.	Planning and Development	The subject site is located within the City of Casselberry Utility service area; please contact the City at 407-262-7700 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
44.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
45.	Planning and Development	Parking and landscaping requirement can be found in Seminole County Land Development Part 11 Chapter 30. https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE	Info Only
46.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
47.	Planning and Development	Per Sec. 30.8.5.3 (g) Common Useable Open space – A Planned Development is required to maintain a minimum twenty-five (25) percent open space.	Info Only
48.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
49.	Planning and Development	The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional	Info Only

		<p>zoning regulations.</p> <p>Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p> <p><u>Per SCLDC Sec. 30.8.5.3 Review Criteria -</u></p> <ul style="list-style-type: none"> • 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: <ul style="list-style-type: none"> • Natural resource preservation. • Crime Prevention (CPTED). • Neighborhood/community amenities. • Provision of affordable or workforce housing. • Reduction in vehicle miles traveled per household. • Transit-oriented development. • Provision of new multimodal connectivity. • Innovation in water or energy conservation. • Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. <p>In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <p>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</p> <p>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood</p>	
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		electric vehicles; transportation demand management; or permitting complementary uses.	
50.	Planning and Development	<p>Approval for a planned development is obtained through a two-step process.</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 (FDP) as an Engineered Site plan, which is approved on a staff level. <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Info Only
51.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
52.	Planning and Development	<p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Before 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. 30.3.5.3 - 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).</p>	Info Only
53.	Planning and Development	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
54.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

56.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
57.	Public Safety - Fire Marshal	Any modification to the existing buildings shall require building permits and be in accordance with FFPC 8th edition.	Info Only
58.	Public Works - Engineering	Based on FEMA FIRM Map most of the site appear to lie in the floodplain with a known elevation of 54' NAVD 88. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Any modifications to the site may require additional measures for flood plain management.	Info Only
59.	Public Works - Engineering	The proposed project is located within the Gee Creek drainage basin.	Info Only
60.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has urban class soils.	Info Only
61.	Public Works - Engineering	Based on preliminary review, at a minimum, the site will be required to hold water quality and not exceed predevelopment rate of discharge rate for 25yr/24hr storm event.	Info Only
62.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
63.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
64.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Kathryn	Info Only
65.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
66.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
67.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
68.	Public Works - Engineering	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
69.	Public Works - Engineering	The property is adjacent to FDOT US HWY 17-92 which is classified as a Urban Principal Arterial. Driveway/Drainage connection permit will be needed from FDOT.	Info Only
70.	Public Works - Engineering	Driveway location/separation will be in accordance with the code. The separation is required to be 330'.	Info Only
71.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Any sidewalk less than 5' wide (6' along arterial or collector roads) will be brought into compliance with Seminole County regulations. Any broken sidewalk within Seminole County ROW abutting property frontage will be replaced.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jennifer Goff (407) 665-7336 jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 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: 2025-424

Title:

10:00AM (IN PERSON) SANDY LANE HOMES - PRE-APPLICATION

Project Number: 25-80000046

Project Description: Proposed Subdivision for 30 single family residential lots on 4.93 acres in the A-1/R-1AA Zoning District located on the west side of Sandy Ln, south of Sand Lake Rd

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

Parcel ID: 07-21-29-300-014A-0000++

BCC District: 3-Constantine

Applicant: Giovanni Jordan (407) 257-5740

Consultant: Mitch Collins (407) 448-8979



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

PROJ. # 25-80000046
Received & paid:
4/8/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	Sandy Lane Homes		
PARCEL ID #(S):	07-21-29-300-014A-0000; 07-21-29-300-0150-0000; 07-21-29-300-014C-0000		
TOTAL ACREAGE:	7.64 acres +/-	BCC DISTRICT:	District 3
ZONING:	R-1AA	FUTURE LAND USE:	Low Density Residential

APPLICANT

NAME:	Giovanni Jordan	COMPANY:	Jordan Homes
ADDRESS:	2653 W SR 426		
CITY:	Orlando	STATE:	Florida
PHONE:	407-257-5740	ZIP:	32765
EMAIL:	gjordan@jordanhomesfl.com		

CONSULTANT

NAME:	Mitch Collins	COMPANY:	Mitch Collins, PE, Inc.
ADDRESS:	801 E South Street		
CITY:	Orlando	STATE:	Florida
PHONE:	407-448-8979	ZIP:	32801
EMAIL:	mitch.collins@mitchcollinspe.com		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>30 single family residences</u>				

STAFF USE ONLY

COMMENTS DUE:	4/18	COM DOC DUE:	4/24	DRC MEETING:	5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1 / R-1AA	FLU:	LDR	LOCATION:	On the west side of Sandy Ln,
W/S:	Sunshine/Seminole	BCC:	3: Constitution		south of Sand Lake Rd

Agenda: 5/2

Seminole County Pre-Application Detailed Narrative

Subject Properties:

Property A: 07-21-29-300-014A-0000
Property B: 07-21-29-300-0150-0000
Property C: 07-21-29-300-014C-0000

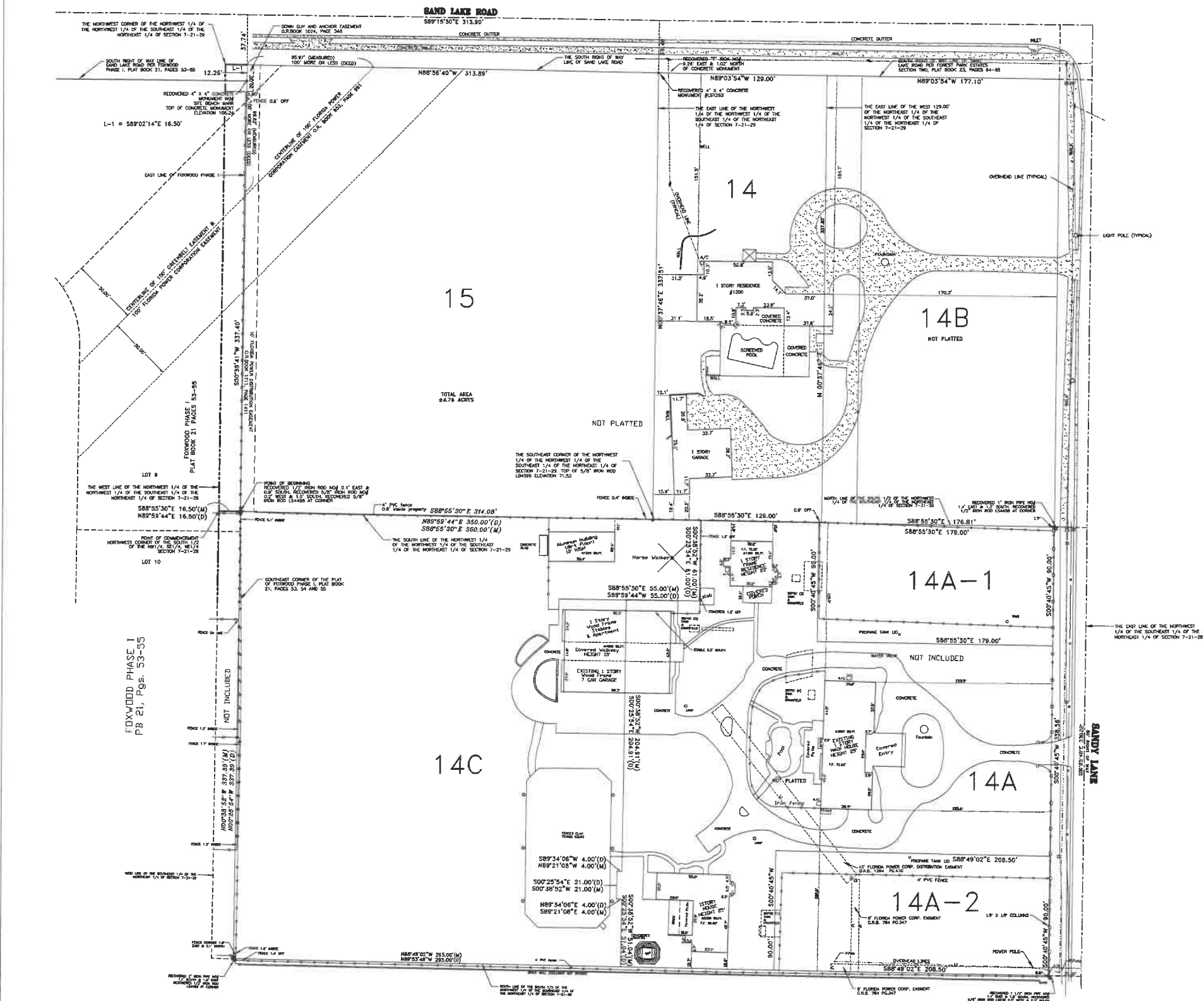
Submitter:

Giovanni Jordan
Jordan Homes, LLC
2653 W SR 426
Oviedo, FL 32765

On Properties A, B and C (noted above), our intentions are to build a 30 homes single family home subdivision with two residential streets or similar plan based on site limitations discovered during due diligence. The intent will be to build 30 single family homes regardless of site geometry.



SPECIFIC PURPOSE SURVEY
BOUNDARY SURVEY



LEGAL DESCRIPTION (14)

THE WEST 129.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA, LESS THAT PART FOR RIGHT OF WAY FOR SAND LAKE ROAD AND SANDY LANE.

LEGAL DESCRIPTION (14B)

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA, LESS THAT PART FOR RIGHT OF WAY FOR SAND LAKE ROAD AND SANDY LANE, AND ALSO LESS THE WEST 129.00 FEET THEREOF.

LEGAL DESCRIPTION (14A-1)

THE EAST 179.00 FEET OF THE NORTH 90.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY AND LESS THE WEST 16.5 FEET THEREOF.

LEGAL DESCRIPTION (14A-2)

THE EAST 208.50 FEET OF THE SOUTH 90.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY AND LESS THE WEST 16.5 FEET THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS LOCATED AT 400 DUCK LAKE AVENUE, SUITE 205-F, ALTAMONTE, FLORIDA 32714. PHONE: (407) 882-7856. FAX: (407) 882-9259.

REVISIONS: 1. 1/2" BENCH MARK (B.M.) 2. 1/2" BENCH MARK (B.M.) 3. 1/2" BENCH MARK (B.M.) 4. 1/2" BENCH MARK (B.M.) 5. 1/2" BENCH MARK (B.M.) 6. 1/2" BENCH MARK (B.M.) 7. 1/2" BENCH MARK (B.M.) 8. 1/2" BENCH MARK (B.M.) 9. 1/2" BENCH MARK (B.M.) 10. 1/2" BENCH MARK (B.M.)

LEGEND: 1. 1/2" BENCH MARK (B.M.) 2. 1/2" BENCH MARK (B.M.) 3. 1/2" BENCH MARK (B.M.) 4. 1/2" BENCH MARK (B.M.) 5. 1/2" BENCH MARK (B.M.) 6. 1/2" BENCH MARK (B.M.) 7. 1/2" BENCH MARK (B.M.) 8. 1/2" BENCH MARK (B.M.) 9. 1/2" BENCH MARK (B.M.) 10. 1/2" BENCH MARK (B.M.)

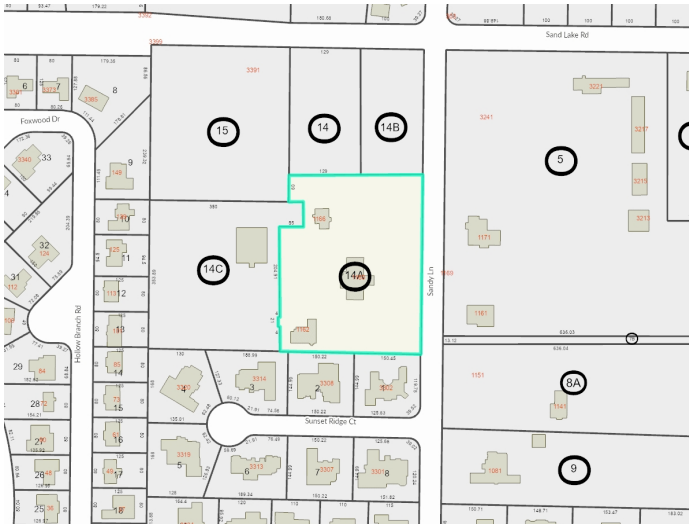
ALTAMONTE SURVEYING AND PLATTING, INC.

Property Record Card



Parcel: 07-21-29-300-014A-0000
 Property Address: 1160 SANDY LN LONGWOOD, FL 32779
 Owners: SHEA, JAMES K
 2025 Market Value \$841,206 Assessed Value \$841,206 Taxable Value \$841,206
 2024 Tax Bill \$10,934.67
 The 4 Bed/4 Bath Single Family property is 3,018 SF and a lot size of 2.89 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-29-300-014A-0000
Property Address	1160 SANDY LN LONGWOOD, FL 32779
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$670,744	\$657,358
Depreciated Other Features	\$26,212	\$26,212
Land Value (Market)	\$144,250	\$144,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$841,206	\$827,820
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	\$841,206	\$827,820

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,934.67
Tax Bill Amount	\$10,934.67
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Legal Description

SEC 07 TWP 21S RGE 29E
 S 1/2 OF NW 1/4 OF SE 1/4
 OF NE 1/4 (LESS RDS & BEG NW COR LOT 4 PB
 66 PG 92 RUN N 353.89 FT E 350 FT S 61 FT W
 55 FT S 204.91 FT W 4 FT S 21 FT E 4 FT S TO PT
 E OF BEG W TO BEG) & S 60 FT OF NE 1/4 OF
 NW 1/4 OF SE 1/4 OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$841,206	\$0	\$841,206
Schools	\$841,206	\$0	\$841,206
FIRE	\$841,206	\$0	\$841,206
ROAD DISTRICT	\$841,206	\$0	\$841,206
SJWM(Saint Johns Water Management)	\$841,206	\$0	\$841,206

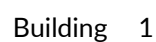
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/1994	\$750,000	02841/0177	Improved	Yes
WARRANTY DEED	5/1/1989	\$250,300	02068/0391	Improved	No
WARRANTY DEED	4/1/1989	\$247,700	02068/0388	Improved	No
WARRANTY DEED	7/1/1988	\$315,000	01978/0560	Improved	No
QUIT CLAIM DEED	7/1/1988	\$100	01978/0558	Improved	No
QUIT CLAIM DEED	7/1/1986	\$100	01762/1282	Improved	No
WARRANTY DEED	6/1/1984	\$175,000	01555/1031	Improved	Yes
WARRANTY DEED	4/1/1984	\$100	01544/0534	Improved	No
WARRANTY DEED	1/1/1981	\$175,000	01318/1322	Improved	Yes
WARRANTY DEED	1/1/1969	\$9,000	00743/0052	Vacant	No

Land

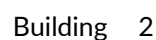
Units	Rate	Assessed	Market
2.89 Acres	\$50,000/Acre	\$144,250	\$144,250

* Year Built = Actual / Effective



* Year Built = Actual / Effective

* Year Built = Actual / Effective



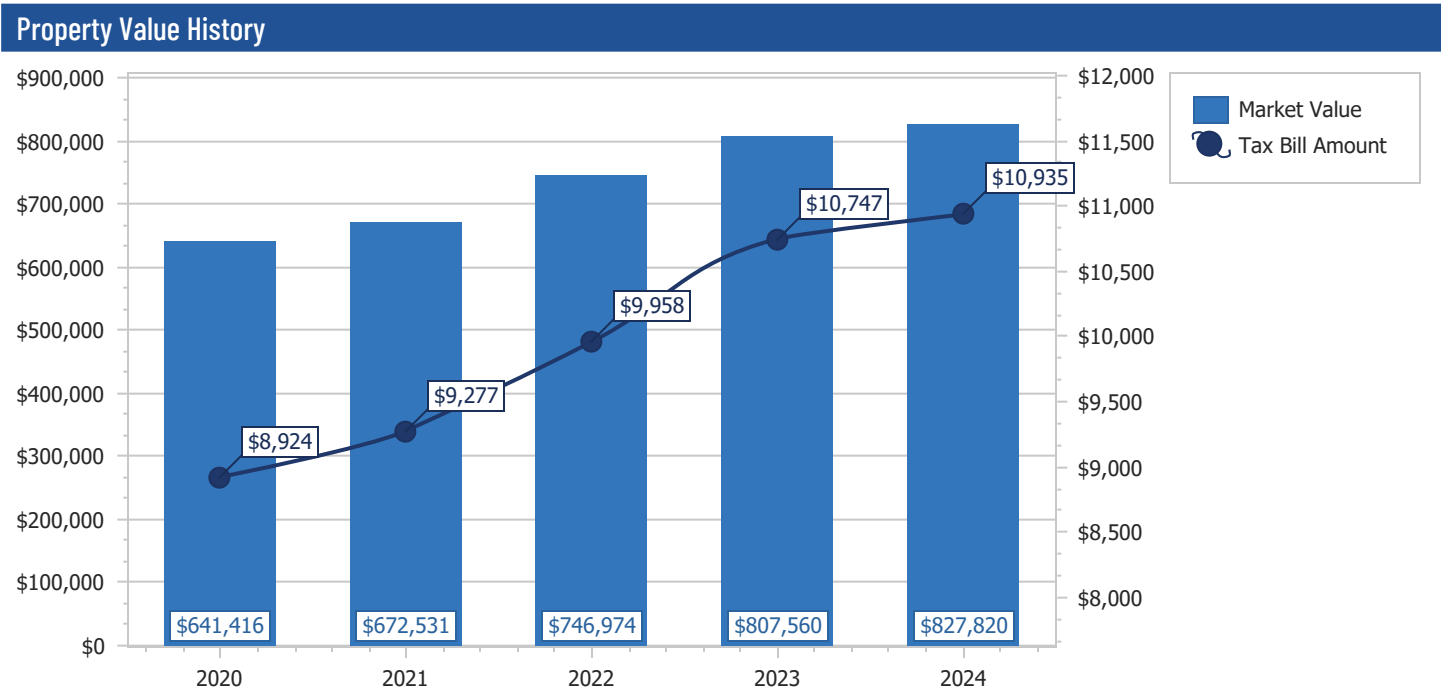
Tuesday, April 8, 2025

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

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

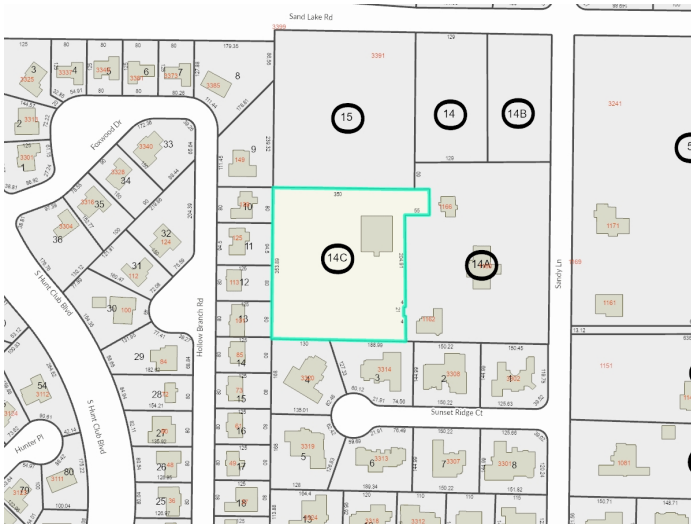


Property Record Card



Parcel: 07-21-29-300-014C-0000
 Property Address:
 Owners: SHEA, JAMES K
 2025 Market Value \$202,619 Assessed Value \$202,619 Taxable Value \$202,619
 2024 Tax Bill \$2,463.58
 The / Miscellaneous Residential property is 5,600 SF and a lot size of 2.38 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-300-014C-0000
Property Address	
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
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	\$77,719	\$61,933
Depreciated Other Features	\$6,900	\$6,575
Land Value (Market)	\$118,000	\$118,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$202,619	\$186,508
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	\$202,619	\$186,508

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,463.58
Tax Bill Amount	\$2,463.58
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
 BEG NW COR LOT 4 PB 66 PG 92 RUN N 353.89
 FT E 350 FT S 61 FT W 55 FT S 204.91 FT W 4 FT
 S 21 FT E 4 FT S TO PT E OF BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$202,619	\$0	\$202,619
Schools	\$202,619	\$0	\$202,619
FIRE	\$202,619	\$0	\$202,619
ROAD DISTRICT	\$202,619	\$0	\$202,619
SJWM(Saint Johns Water Management)	\$202,619	\$0	\$202,619

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2009	\$475,000	07213/1172	Vacant	No
SPECIAL WARRANTY DEED	11/1/2006	\$175,000	06474/1233	Vacant	No

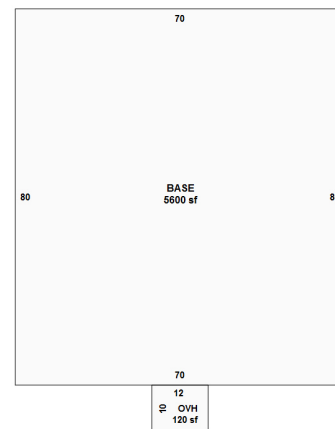
Land

Units	Rate	Assessed	Market
2.36 Acres	\$50,000/Acre	\$118,000	\$118,000

Building Information

#	1
Use	BARN/SHEDS
Year Built*	1984
Bed	0
Bath	0.0
Fixtures	2
Base Area (ft ²)	5600
Total Area (ft ²)	5720
Constuction	SIDING GRADE 1
Replacement Cost	\$122,392
Assessed	\$77,719

* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 1

Appendages	
Description	Area (ft²)
OVERHANG	120

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 3	1989	1	\$10,000	\$4,000
TENNIS COURT - UNIT	1996	1	\$7,250	\$2,900

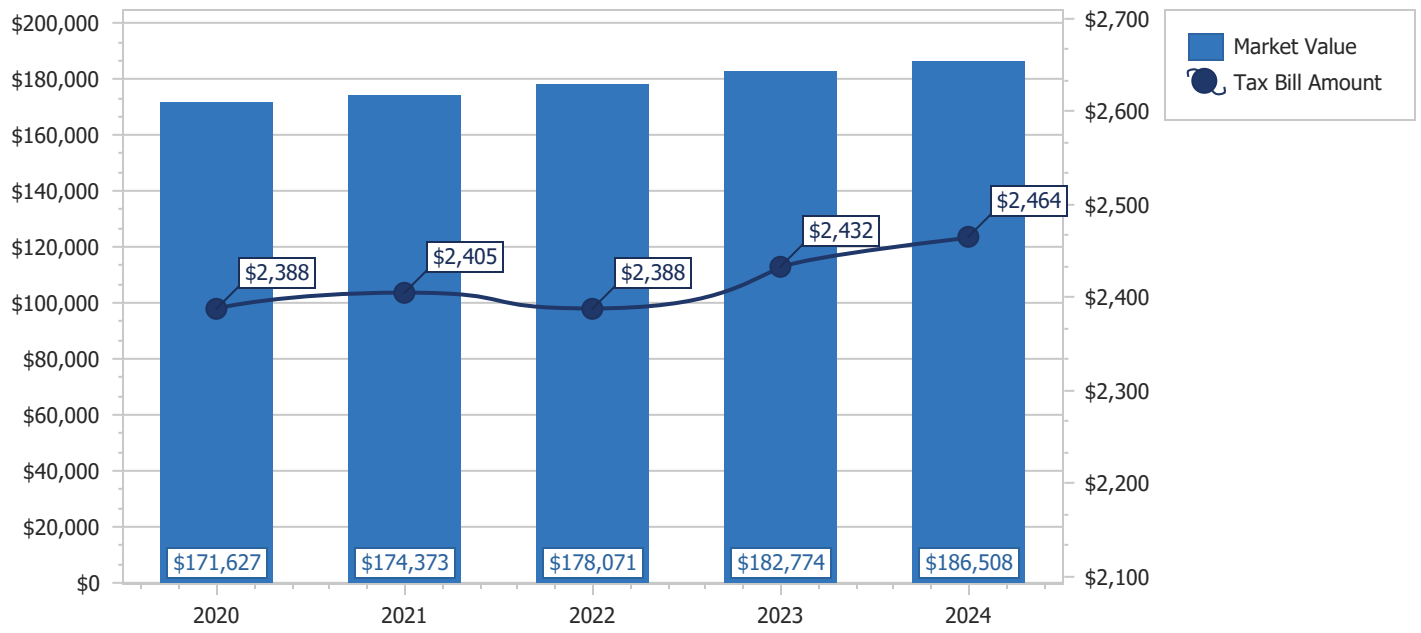
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 37

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



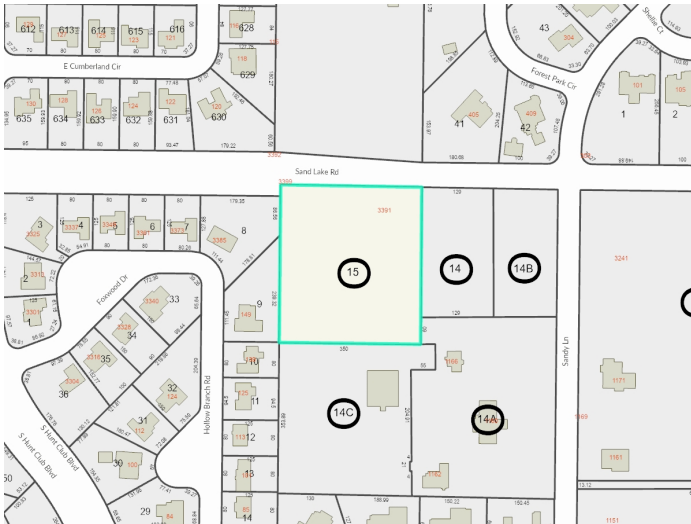
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Property Record Card



Parcel: 07-21-29-300-0150-0000
 Property Address:
 Owners: SHEA, JAMES K
 2025 Market Value \$120,000 Assessed Value \$120,000 Taxable Value \$120,000
 2024 Tax Bill \$1,585.08
 Pud Under Development property has a lot size of 2.55 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-300-0150-0000
Property Address	
Mailing Address	1160 SANDY LN LONGWOOD, FL 32779-5825
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
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)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$120,000	\$120,000
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	\$120,000	\$120,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,585.08
Tax Bill Amount	\$1,585.08
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SHEA, JAMES K

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 29E
NW 1/4 OF NW 1/4 OF SE 1/4
OF NE 1/4 (LESS RD + W
16.5 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,000	\$0	\$120,000
Schools	\$120,000	\$0	\$120,000
FIRE	\$120,000	\$0	\$120,000
ROAD DISTRICT	\$120,000	\$0	\$120,000
SJWM(Saint Johns Water Management)	\$120,000	\$0	\$120,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2009	\$475,000	07213/1172	Vacant	No
WARRANTY DEED	12/1/2004	\$550,000	05570/1999	Improved	Yes
QUIT CLAIM DEED	12/1/1997	\$100	03359/0639	Improved	No
SPECIAL WARRANTY DEED	12/1/1991	\$145,000	02373/1865	Improved	Yes
WARRANTY DEED	7/1/1988	\$102,100	01999/0606	Improved	Yes
SPECIAL WARRANTY DEED	3/1/1987	\$100	01830/1988	Improved	No
WARRANTY DEED	2/1/1985	\$145,000	01619/0253	Improved	Yes
CERTIFICATE OF TITLE	5/1/1982	\$30,000	01396/0319	Improved	No
WARRANTY DEED	9/1/1981	\$65,000	01358/0530	Improved	Yes
WARRANTY DEED	6/1/1978	\$67,500	01172/0961	Improved	Yes

Land

Units	Rate	Assessed	Market
2.40 Acres	\$50,000/Acre	\$120,000	\$120,000

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
03416	DEMOLISH 2 EXISTING BLDGS ON PROPERTY	\$2,500		2/15/2005
07277	MECHANICAL & CONDENSOR	\$1,332		6/22/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed

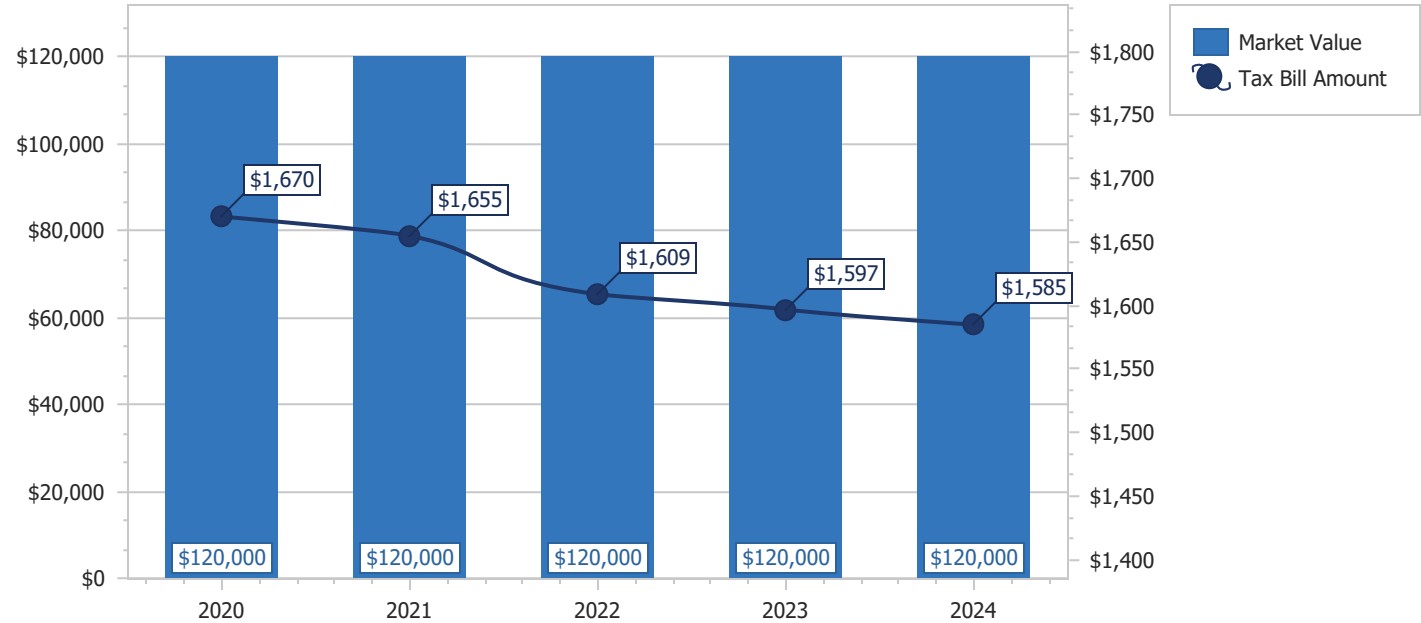
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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 37

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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4/08/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:56:39
PROJ # 25-80000046 RECEIPT # 0098331

96

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
----------------------	-------

AMOUNT RECEIVED.....:	50.00
-----------------------	-------

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000014273	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	JORDAN HOMES LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

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

PROJECT NAME:	SANDY LANE HOMES - PRE-APPLICATION	PROJ #: 25-80000046
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/25	
RELATED NAMES:	EP MITCH COLLINS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	07-21-29-300-014A-0000++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 30 SINGLE FAMILY RESIDENTIAL LOTS ON 4.93 ACRES IN THE A-1/R-1AA ZONING DISTRICT LOCATED ON THE WEST SIDE OF SANDY LN, SOUTH OF SAND LAKE RD	
NO OF ACRES	4.93	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1/R-1AA	
LOCATION	ON THE WEST SIDE OF SANDY LN, SOUTH OF SAND LAKE RD	
FUTURE LAND USE-	LDR	
APPLICANT:		CONSULTANT:
GIOVANNI JORDAN JORDAN HOMES 2653 W SR 426 OVIEDO FL 32765 (407) 257-5740 GJORDAN@JORDANHOMESFL.COM		MITCH COLLINS MITCH COLLINS, PE, INC 801 E SOUTH ST ORLANDO FL 32801 (407) 448-8979 MITCHCOLLINS@MITCHCOLLINSPE.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](#).

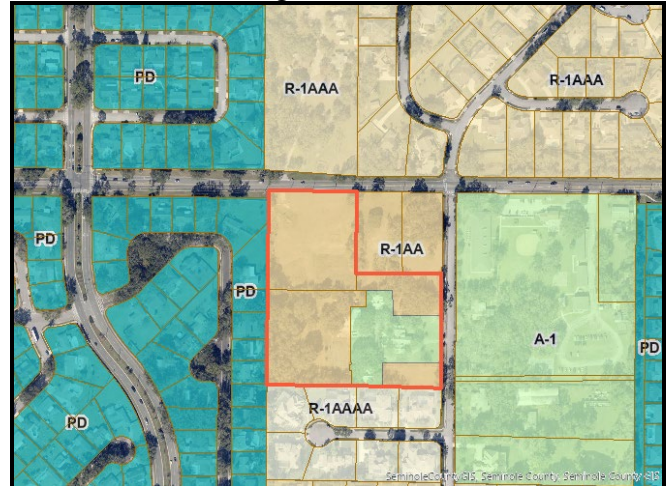
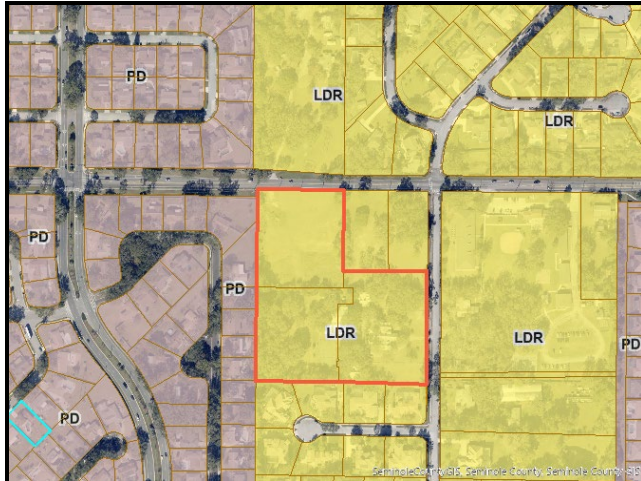
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of R-1AA (Single-Family) and A-1 (Agriculture).
- Parcel 07-21-29-300-014A-0000 has split zoning of A-1 (Agriculture) and R-1AA (Single-Family Dwelling) which requires the property to be rezoned.
- Any proposed Future Land Use amendment and/or Rezone will be evaluated for consistency with the greater area. Staff may not support a more intense density than LDR based on the trend of development in the area. Future Land Use Amendments and Rezones are decided upon ultimately by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR

Zoning: R-1AA and A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L_ASCBU	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review.	Info Only
3.	Buffers and CPTED	Sand Lake Road is considered a collector road. Buffers adjacent to the street and surrounding property will be calculated based on proposed project density, if applicable, per Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCB_UOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Comprehensive Planning	Site has a Future Land Use of LDR which allows for a Maximum of 4 DU/AC	Info Only
6.	Environmental - Impact Analysis	Seminole County is NOT the Water or Sewer service provider for this project. Please contact Sanlando Utilities.	Info Only
7.	Environmental Services	This development is not within Seminole Countys utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
8.	Environmental Services	If the proposed lots are unable to connect to Sunshine Water Services sewer, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since the proposed lots would need to be serviced by septic systems and the lot split/plat is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as Sunshine Water Services water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
9.	Natural Resources	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay. Residential development is limited to 60% impervious surface coverage.	Info Only
10.	Natural Resources	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	Info Only

		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)	
11.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
14.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
15.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
16.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
17.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
18.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
21.	Natural	In the case of a subdivision development, an application for an	Info Only

	Resources	arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	
22.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
23.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
24.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
25.	Planning and Development	The building setbacks for the R-1AA (Single Family Dwelling) zoning district are: 25 feet ,Front Yard, 30 feet, Rear yard, 10 feet, Side Yard; 25 feet, Side Street. The minimum lot size is 11,700 square feet. The minimum lot width at building line is 90 feet. The maximum allowable building height is 35 feet.	Info Only
26.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
27.	Planning and Development	Per SCLDC Sec. 35.61 (c), Each lot created must have a minimum net buildable lot area in accordance with the zoning district requirements that is above the 100 year flood plain and outside of the wetland areas. Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Info Only
28.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Richard Leblanc at 407-320-0560 or	Info Only

		lebanrz@scps.k12.fl.us.	
29.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
30.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
31.	Planning and Development	Subdivision Process: <ul style="list-style-type: none"> • 1st step is approval of the Rezone. 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 Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. • 3rd step is approval of the Final Engineering Plans; may be submitted once step 1 has been approved by BCC and step 2 is under review. • 4th step is approval of the Final Plat; may be submitted once PSP is approved and Final Engineering Plans are in for review. 	Info Only
32.	Planning and Development	This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. Please see the following link for more info: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA_S258.2REREURBEMAAR	Info Only
33.	Planning and	The Low Density Residential (LDR) Future Land Use designation	Info Only

	Development	has a maximum density of four (4) dwelling units per acre (7 DU/acre if affordable housing). If the project is proposing a greater density, a Future Land Use Amendment will be required. Any proposed Future Land Use amendment will be evaluated for consistency with the greater area; however, staff may not be in support of a more intense Future Land Use density.	
34.	Planning and Development	Each lot must have minimum width of twenty (20) feet of access onto a public right of way that conforms to the Seminole County standards.	Info Only
35.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (18.2.3.5.4 of NFPA 1, 2021)	Info Only
36.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
37.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
38.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
39.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
40.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Info Only
41.	Public Safety - Fire Marshal	NO PARKING Signage and yellow stripping for all fire department appliances, fire hydrants and fire department lanes shall be	Info Only

		provided in accordance with NFPA 1, 18.2.3.6.3	
42.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well draining soils.	Info Only
44.	Public Works - Engineering	The site outfall (Sandy Lane) does not have a defined drainage outfall collection or conveyance system. The area also has a severely constrained outfall system. The site will be required to hold at minimum 25-year, 24-hour total retention.	Info Only
45.	Public Works - Engineering	The site outfall (Sandy Lane) does not have a defined drainage outfall collection or conveyance system. The area also has a severely constrained outfall system. The site will be required to hold at minimum 25-year, 24-hour total retention.	Info Only
46.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
48.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
50.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only
51.	Public Works - Engineering	Access will only be allowed from Sandy Lane.	Info Only
52.	Public Works - Engineering	All sidewalks shall be maintained during the construction and sitework process. Any repairs and or replacements must be to county standards.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-423

Title:

10:20AM (IN PERSON) LIGHT YEARS AHEAD ACADEMY - PRE-APPLICATION

Project Number: 25-80000045

Project Description: Proposed Special Exception for a kindergarten on 0.57 acres in the R-1 Zoning District located on the southwest corner of Loraine Dr and Douglas Ave

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

Parcel ID: 14-21-29-501-0A00-0010

BCC District: 3-Constantine

Applicant: Anita Ramnarayan (516) 770-5286

Consultant: N/A



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

PROJ. #: 25-80000045
PM: Hilary
REC'D: 4/8/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Light Years Ahead Academy		
PARCEL ID #(S):	14-21-29-SD1-OADD-0010		
TOTAL ACREAGE:	.57	BCC DISTRICT:	3 Constantine
ZONING:	R1	FUTURE LAND USE:	LDR

APPLICANT

NAME:	Anita Ramnarayan	COMPANY:	Xena Property Group
ADDRESS:	748 Brooks Field Drive		
CITY:	Winter Garden	STATE:	FL
		ZIP:	34787
PHONE:	(516) 770-5286	EMAIL:	anitamramnarayan@gmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: _____

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

STAFF USE ONLY

COMMENTS DUE:	4/18	COM DOC DUE:	4/24	DRC MEETING:	5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	R-1	FLU:	LDR	LOCATION:	on the southwest corner of Loraine Dr & Douglas Ave
W/S:	Altamonte Springs	BCC:	3: Constantine		

Revised Oct 2020

Agenda: 5/2

April 2, 2025

To Whom It May Concern:

This document is a request for a Special Exemption for the property located at 398 Douglas Avenue, Altamonte Springs FL 32714, Parcel# 14-21-29-501-0A00-0010.

This property is currently zoned R1, Residential/Single Family.

We are requesting a Special Exception to operate the property at 398 Douglas Avenue, Altamonte Springs FL 32714 as a Daycare/Pre School/VPK/Kindergarten.

We purchased this property on November 30, 2022, as an existing fully operational Daycare/Pre School/VPK. The property has been operating as such since November 30, 2022 to present.

We would like to add Private Kindergarten to the services offered at our center. After requesting a Fire Inspection of our property, we were informed that a Zoning Confirmation Letter is required from Seminole County Planning and Development since the property is zoned as residential.

We contacted the Department of Planning and Development and were informed our property is permitted to operate as a Daycare/Pre School/VPK/Kindergarten with a Special Exception and there is currently no Special Exception on file.

On March 27, 2025, I went into the Department of Planning and Zoning and was told once again that there is no Special Exception on file for our property. I was told a Pre Application needs to be submitted as well as a Special Exception Application.

I went into the Department of Planning and Zoning on March 28, 2025 and was able to speak with a planner who advised me the zoning regulations changed on April 1, 2024, so while our property may have been zoned to operate as a Daycare/Pre School/VPK previously, it is no longer zoned as such and a Special Exception is required. I was informed that notification was not sent informing us of this zoning change.

There will be no structural changes made to the property to operate the kindergarten program. The program will be run in an existing vacant classroom.

We are requesting this Special Exemption be expedited to ensure we can continue operating as a Daycare/Pre School/VPK and to ensure we are able to begin our Kindergarten program in August 2025. We have several families that have shown interest in our Kindergarten program and are relying on our center for this program.

Our Child Care center currently serves 87 children in the community, 10 of which will be participating in our Private Kindergarten Program. The goal of our Child Care Center is to provide a nurturing and inclusive environment where children thrive through play, exploration, and meaningful interactions. We are committed to fostering a love of learning, celebrating diversity, and partnering with families to create a foundation for lifelong success.

Please advise if anything else is needed to process/expedite this application.

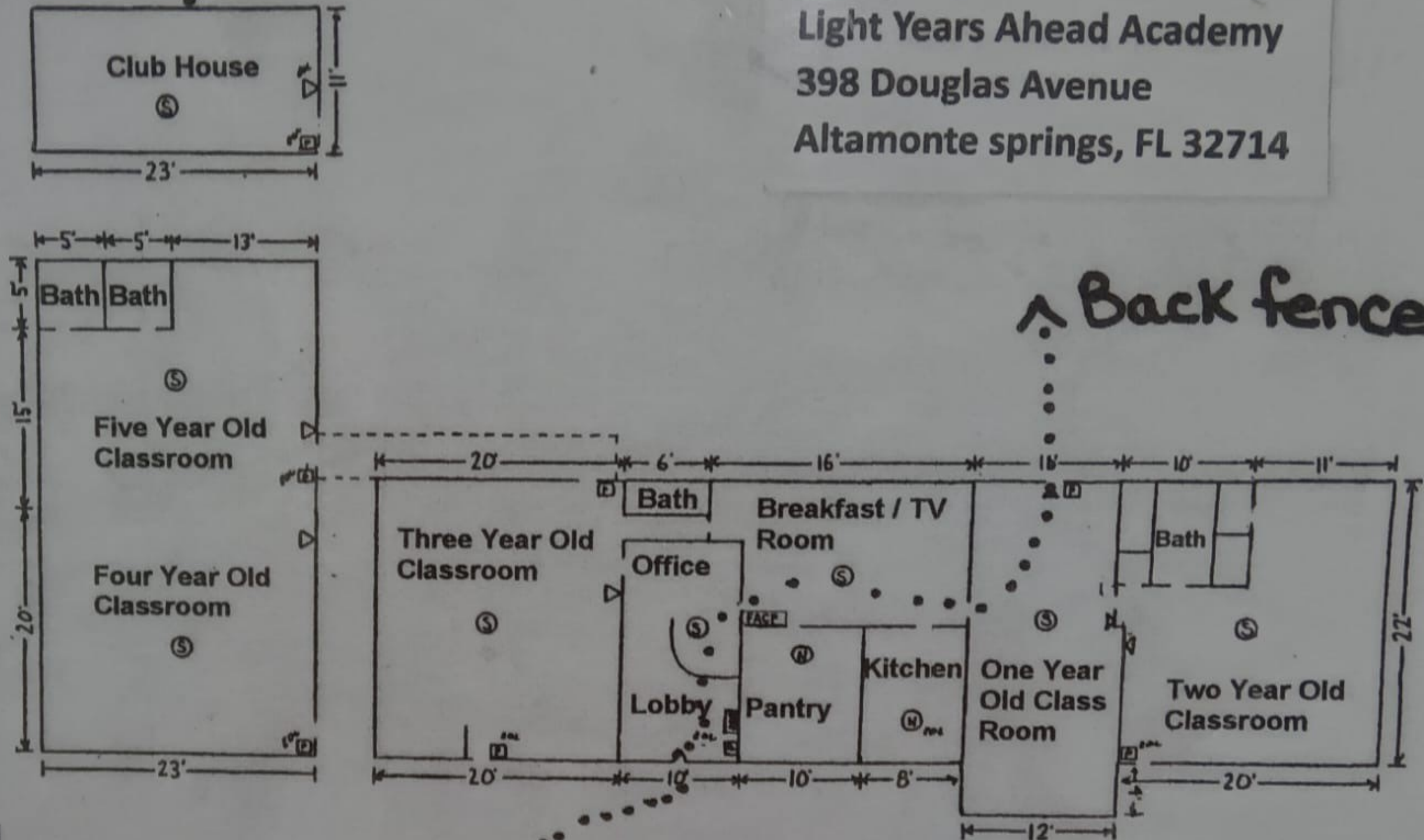
Respectfully,

A handwritten signature in black ink, appearing to read 'Anita Ramnarayan', with a long horizontal flourish extending to the right.

Anita Ramnarayan
Xena Property Group
(516) 770-5286
anitamramnarayan@gmail.com

Breakfast/TV Room

Light Years Ahead Academy
398 Douglas Avenue
Altamonte springs, FL 32714



Legend

- FIRE ALARM CONTROL PANEL
- REMOTE ANNUNCIATOR
- SMOKE DETECTOR
- HEAT DETECTOR
- PULL STATION
- HORN/STROBE

ZONE

DESCRIPTION

- | | |
|---|--------------------------|
| 1 | Office Lobby Area |
| 2 | Two Year Old Classroom |
| 3 | One Year Old Classroom |
| 4 | Kitchen / Pantry Area |
| 5 | Breakfast / T.V. Room |
| 6 | Three Year Old Classroom |
| 7 | Four Year Old Classroom |
| 8 | Five Year Old Classroom |
| 9 | Club House |

Property Record Card



Parcel: **14-21-29-501-0A00-0010**
 Property Address: **398 DOUGLAS AVE ALTAMONTE SPRINGS, FL 32714**
 Owners: **XENA PROPERTY GROUP LLC**
 2025 Market Value \$734,386 Assessed Value \$653,850 Taxable Value \$653,850
 2024 Tax Bill \$7,851.55
 Private School & College property w/1st Building size of 2,364 SF and a lot size of 0.57 Acres

Parcel Location



Site View



1421295010A000010 01/26/2024

Parcel Information

Parcel	14-21-29-501-0A00-0010
Property Address	398 DOUGLAS AVE ALTAMONTE SPRINGS, FL 32714
Mailing Address	748 BROOKS FIELD DR WINTER GARDEN, FL 34787-2250
Subdivision	IOWANA SUBD AMENDED PLAT
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$372,190	\$313,408
Depreciated Other Features	\$13,792	\$11,991
Land Value (Market)	\$348,404	\$269,010
Land Value Agriculture	\$0	\$0
Just/Market Value	\$734,386	\$594,409
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$80,536	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$653,850	\$594,409

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,851.55
Tax Bill Amount	\$7,851.55
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 XENA PROPERTY GROUP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 + 2 BLK A IOWANA SUBD AMENDED
PLAT PB 10 PG 11

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$653,850	\$0	\$653,850
Schools	\$734,386	\$0	\$734,386
FIRE	\$653,850	\$0	\$653,850
ROAD DISTRICT	\$653,850	\$0	\$653,850
SJWM(Saint Johns Water Management)	\$653,850	\$0	\$653,850

Sales

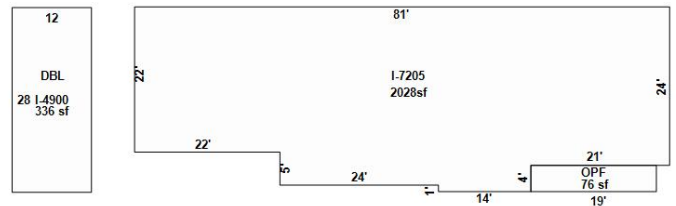
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/30/2022	\$1,250,000	10357/0949	Improved	No
CORRECTIVE DEED	4/1/2008	\$100	06974/1037	Improved	No
WARRANTY DEED	3/1/2008	\$800,000	06955/1522	Improved	No
WARRANTY DEED	5/1/2006	\$560,000	06283/0001	Improved	No
WARRANTY DEED	5/1/1995	\$225,000	02920/1592	Improved	No
WARRANTY DEED	10/1/1986	\$580,000	01786/0060	Improved	No
WARRANTY DEED	1/1/1980	\$120,000	01263/1292	Improved	No
WARRANTY DEED	7/1/1979	\$106,000	01235/1726	Improved	Yes

Land

Units	Rate	Assessed	Market
24,886 SF	\$14/SF	\$348,404	\$348,404

Building Information	
#	1
Use	COMM/RES
Year Built*	1957/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2364
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$278,976
Assessed	\$235,735

* Year Built = Actual / Effective

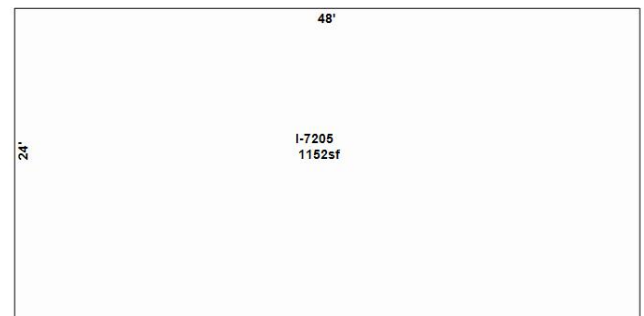


Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	76

Building Information	
#	2
Use	COMM/RES
Year Built*	1957/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1152
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$161,485
Assessed	\$136,455

* Year Built = Actual / Effective



Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
13503	REROOF	\$8,100		8/14/2018
02423	RE-ROOF.	\$3,995		4/5/2013
03223	RE-FACE EXISTING SIGN	\$1,200		3/23/2006

05804	RE-ROOF (KIDS UNITED)	\$2,180	6/1/2001
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Extra Features				
Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	1979	560	\$4,833	\$1,933
4' CHAIN LINK FENCE - LIN FT	1979	552	\$5,934	\$2,374
COMMERCIAL CONCRETE DR 4 IN	1979	1610	\$8,758	\$3,503
COMMERCIAL ASPHALT DR 3 IN	1979	4464	\$14,954	\$5,982

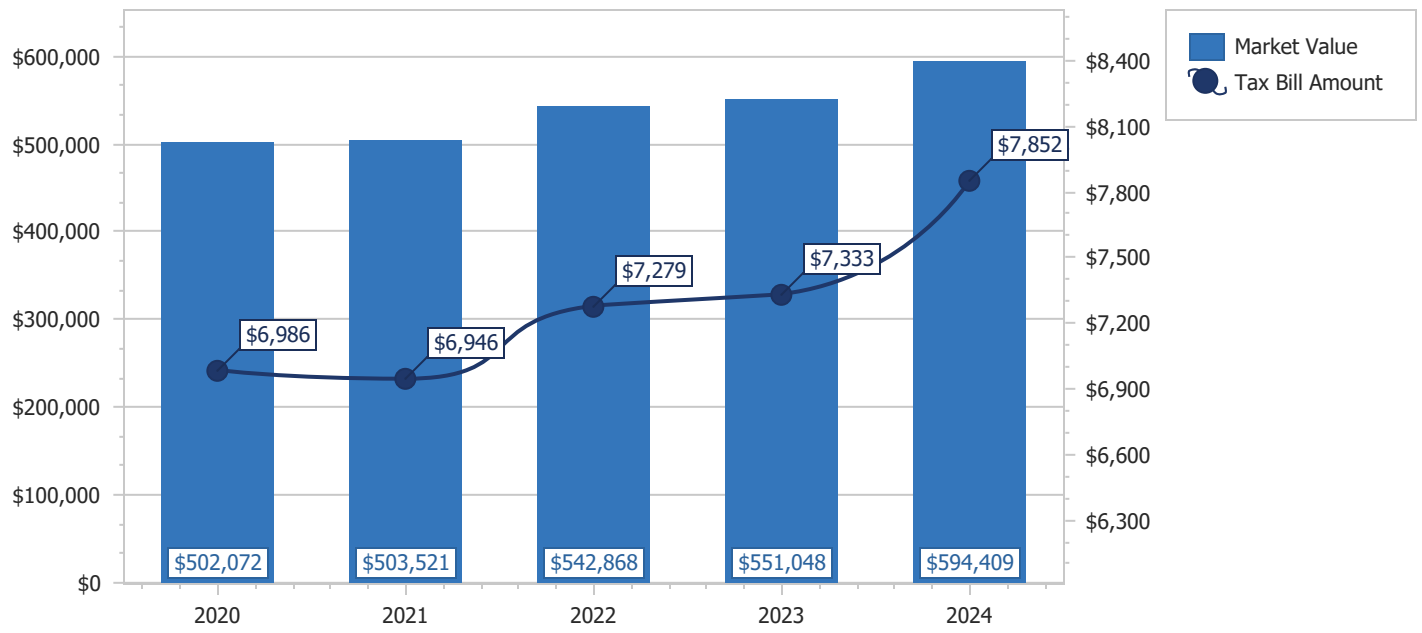
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

School Districts	
Elementary	Sabal Point
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 121
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

*

4/08/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:10:07
PROJ # 25-80000045 RECEIPT # 0098150
OWNER:
JOB ADDRESS: LOT #:

117

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000119	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	XENA PROPERTY GROUP, LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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, May 2, 2025, in order to place you on the Wednesday, May 7, 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:	LIGHT YEARS AHEAD ACADEMY - PRE-APPLICATION	PROJ #: 25-80000045
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/25	
RELATED NAMES:	EP ANITA RAMNARAYAN	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	14-21-29-501-0A00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A KINDERGARTEN ON 0.57 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF LORAIN DR AND DOUGLAS AVE	
NO OF ACRES	0.57	
BCC DISTRICT	3 - CONSTANTINE	
CURRENT ZONING	R-1	
LOCATION	SOUTHWEST CORNER OF LORAIN DR AND DOUGLAS AVE	
FUTURE LAND USE	LDR	
APPLICANT:	CONSULTANT:	
ANITA RAMNARAYAN XENA PROPERTY GROUP 748 BROOKS FIELD DR WINTER GARDEN FL 34787 (516) 770-5286 ANITAMRAMNARAYAN@GMAIL.COM	N/A	

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

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 Low Density Residential (LDR) Future Land Use and an R-1 (Single Family Dwelling) zoning classification.
- On February 16, 1970, a Special Exception was granted (project # BA2-16-70SE) for a daycare. Since the use of a daycare still exists, the Special Exception remains valid and in effect.
- The addition of the kindergarten will require the existing Special Exception to be amended. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.
- The subject site is located within the City of Altamonte Springs utility service area. Please contact the City at (407) 571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting the Special Exception application with the County.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division Jay Hamm	The proposed use of the portion of the building for kindergarten will require a change of occupancy classification to Educational (Group E) in accordance with Florida Building Code Section 305.1. As a result, the building must comply with the requirements for a mixed-use occupancy, including all applicable life safety provisions and other design and construction elements outlined in the Florida Building Code, including but not limited to Chapters 3, 4 (Section 466), and applicable fire protection and egress requirements.
2	Building Division Jay Hamm	Change of use permits require an application through the building department. Supporting documentation include life safety plan of proposed use(s), construction plans if needed. This change of use may drive construction requirements to meet FBC/NFPA to include restroom/sanitary and accessibility requirements. No action required at this time.
3	Comprehensive Planning David German	Future Land Use of LDR (Low Density Residential) permits the proposed usage with a special exception.
4	Comprehensive Planning David German	Site is surrounded by City of Altamonte Springs and located in the Altamonte Springs utility area. Annexation of the site into Altamonte Springs may be an option. The County recommends the property owner reach out to the City regarding this.
5	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.
6	Planning and Development Hilary Padin	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/
7	Planning and Development Hilary Padin	The building setbacks for the R-1 zoning district are: front - 25 feet, side yard - 7.5 feet, and side street - 15 feet.
8	Planning and Development Hilary Padin	The addition of the kindergarten will require the existing Special Exception to be amended. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC). https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml
9	Planning and Development Hilary Padin	The subject property is adjacent to the City of Altamonte Springs. Seminole County will provide an intergovernmental notice to the adjacent city.

10	Planning and Development Hilary Padin	Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, you must conduct a community meeting in compliance with Seminole County Land Development Code Section 30.3.5.3. The community meeting shall be held at least 20 days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. You will need to prepare a flyer that you will send out to the community in compliance with Section 30.3.4.2(e). Prior to sending out the flyer, please provide the project manager with a draft to approve before mailing them out. During the meeting, you will be required to have a sign in sheet for the public and take minutes, which you will provide to the project manager after the meeting. See the link for additional information: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlit/Community-Meeting-Procedure.pdf
11	Planning and Development Hilary Padin	On February 16, 1970, a Special Exception was granted (project # BA2-16-70SE) for a daycare. Since the use of a daycare still exists, the Special Exception remains valid and in effect.
12	Planning and Development Hilary Padin	The subject property has a Low Density Residential (LDR) Future Land Use and an R-1 (Single Family Dwelling) zoning classification.
13	Planning and Development Hilary Padin	The subject site is located within the City of Altamonte Springs utility service area. Please contact the City at (407) 571-8000 to discuss utility requirements and a pre-annexation agreement prior to submitting the Special Exception application with the County.
14	Public Safety - Fire Marshal Brenda Paz	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.
15	Public Safety - Fire Marshal Brenda Paz	Type of use and size of building may require fire sprinklers and fire alarms.
16	Public Safety - Fire Marshal Brenda Paz	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1.
17	Public Safety - Fire Marshal Brenda Paz	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1.
18	Public Safety - Fire Marshal Brenda Paz	Access to gated Sites shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.
19	Public Safety - Fire Marshal Brenda Paz	Additional comments may be generated after an actual site plan is submitted for review.

20	Public Safety - Fire Marshal Brenda Paz	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.
21	Public Works - Engineering Jennifer Goff	Currently there are no plans for additional footprint on the site. Should this change a site plan would needed.
22	Public Works - Engineering Jennifer Goff	Currently there is nothing to show an increase to traffic flow to the site. Should you repave and restripe all requirements for ADA spaces would have to be met.
23	Public Works - Engineering Jennifer Goff	The parking off Lorraine in the right of way would not be allowed as currently used.
24	Public Works - Engineering Jennifer Goff	There does not appear to be any onsite drainage. Water quality retention onsite would be required.

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	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Brenda Paz bpaz@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	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: 2025-463

Title:

10:40AM (TEAMS) KELLER OUTDOOR LANDSCAPING - SPECIAL EXCEPTION

Project Number: 25-32000003

Project Description: Proposed Special Exception for a landscaping contractor on 6.23 acres in the A-1 Zoning District located on the east side of Ohio Ave, south of Marquette Ave

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

Parcel ID: 08-20-31-300-0120-0000

BCC District: 5-Herr

Applicant: Bobby Keller (407) 509-2909

Consultant: Bobby Keller (407) 509-2909



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

PROJ #: 25-32000003

BS #: 2025-03

MEETING: _____

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>Landscaping</u>

PROPERTY

PARCEL ID #: <u>08-20-31-300-0120-0000</u>	
ADDRESS: <u>3257 Ohio Ave Sanford FL 32773</u>	
TOTAL ACREAGE: <u>6.23</u>	CURRENT USE OF PROPERTY: <u>landscaping</u>
WATER PROVIDER: <u>City of Sanford</u>	SEWER PROVIDER: <u>N/A</u> <u>City of Sanford</u>
ZONING: <u>Agricultural</u> <u>A-1</u>	FUTURE LAND USE: <u>SE</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input type="checkbox"/> NO	

OWNER

NAME: <u>Bobby S Keller - Kol Inv LLC</u>	COMPANY: <u>Keller Outdoor Landscaping</u>
ADDRESS: <u>3257 Ohio Ave</u>	
CITY: <u>Sanford</u>	STATE: <u>FL</u> ZIP: <u>32773</u>
PHONE: <u>407-509-2909</u>	EMAIL: <u>BKeller@Kelleroutdoorland.com</u>

APPLICANT/CONSULTANT

NAME: <u>Bobby S Keller / Kol Inv LLC</u>	COMPANY: <u>Keller Outdoor Landscaping</u>
ADDRESS: <u>3257 Ohio Ave</u>	
CITY: <u>Sanford</u>	STATE: <u>FL</u> ZIP: <u>32773</u>
PHONE: <u>407-509-2909</u>	EMAIL: <u>BKeller@Kelleroutdoorland.com</u>

Bobby S. Keller

SIGNATURE OF OWNER/AUTHORIZED AGENT

3/19/2025

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☒ Limited Liability Company

 ☐ Partnership

 ☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER
Bobby S Keller	3257 Ohio Ave Sanford FL 32773	407-509-2909
Brandy Keller	3257 Ohio Ave Sanford FL 32773	407-405-4717

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: KOL Investment LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Bobby S Keller	Mgr	3257 Ohio Ave Sanford FL 32773	80
Brandy Keller	Mgr	3257 Ohio Ave Sanford FL 32773	20

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

3/19/2025
Date

Bobby S. Keller
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19th day of March, 2025, by Bobby S. Keller, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Liza M. Houghton
Signature of Notary Public

Liza M. Houghton
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Bobby S Keller, the owner of record for the following described property [Parcel ID Number(s)] 08-20-31-300-0120-0000 hereby designates Liza M Houghton to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

3/19/2025
Date

Bobby S. Keller
Property Owner's Signature

Bobby S. Keller
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Bobby S Keller (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 19th day of March, 2025.



Liza M Houghton
Notary Public

Keller Outdoor Landscaping, LLC
3257 Ohio Avenue
Sanford, FL 32773

NARRATIVE FOR SPECIAL EXCEPTION

SUMMARY OF BUSINESS OPERATIONS

Landscaping company in business for 35 years that installs plant materials to residential and commercial properties.

Business is divided into Landscape for installs, Maintenance for maintaining installed plant material and Irrigation for installed plant material.

SQUARE FOOTAGE

Buildings on property are:

Shop - 1800 sq ft

Garage - 4000 sq ft

GreenHouse - 12,100 sq ft

Office - 888 sq ft.

HOURS OF OPERATION

Monday - Friday 7:00 am to 7:00 pm

Saturday 8:00 am to 1:00 pm

SEATING CAPACITY

Does not apply as employees do not work on site.

Employees arrive and take vehicles and equipment to job sites.

Office has 1 employee.

STAFF & SHIFTS

41 Landscape, Maintenance and Irrigation employees 7a.m to 7p.m. Mon-Fri.

2 Yard crew 7a.m. to 7p.m. Mon-Fri. Saturday 8 a.m. to 1p.m.

2 Supervisors 7-7 Mon-Fri

1 Office Manager Monday-Friday 10-5

SITE CONCERNS

Does not apply. Fences surround property sides and back are solid and covered so as not to provide unsightly views. Yard is impeccably kept.



DESCRIPTION:

PARCEL 1: (PER ORB, 06520 / PG 1328)

BEGIN 190 FEET EAST AND 223 FEET NORTH OF THE WEST 1/4 SECTION POST, SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST, RUN THENCE NORTH 632.5 FEET, NORTH 88 DEGREES 15 MINUTES EAST 412.09 FEET, SOUTH 246.10 FEET, NORTH 88 DEGREES 15 MINUTES EAST 269.08 FEET, NORTH 3 DEGREES 18 MINUTES 8 SECONDS EAST, 164.53 FEET, NORTH 88 DEGREES 15 MINUTES EAST 25.04 FEET, SOUTH 3 DEGREES 18 MINUTES 8 SECONDS WEST TO A POINT EAST OF BEGINNING, RUN THENCE WEST TO POINT OF BEGINNING.

AND

PARCEL 2: (PER ORB, 06520 / PG 1328)

BEGIN 190 FEET EAST AND 223 FEET NORTH OF THE WEST 1/4 SECTION POST, SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST, RUN THENCE SOUTH 20 FEET NORTH 88 DEGREES 15 FEET EAST 412.09 FEET, SOUTH 246.10 FEET, NORTH 88 DEGREES 15 MINUTES EAST 269.08 FEET, NORTH 3 DEGREES 18 MINUTES 8 SECONDS EAST 164.53 FEET, NORTH 88 DEGREES 15 MINUTES EAST 22.19 FEET, NORTH 103 FEET, THENCE RUN SOUTH 88 DEGREES 15 FEET WEST 713 FEET TO BEGINNING.

INGRESS AND EGRESS EASEMENT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S.89°56'52" E. ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 215.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OHIO AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE 519.08 FEET; THENCE S.89°56'52" E. PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 258.67 FEET; THENCE N.75°40'30" E. 409.34 FEET TO THE POINT OF BEGINNING; THENCE N.03°18'08" E. 176.00 FEET; THENCE N.88°15'00" E. 25.10 FEET; THENCE S.03°18'08" W. 176.00 FEET; THENCE S.88°15'00" W. 25.10 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS

PARCEL 'A': (BY SURVEYOR)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S.89°56'52" E. ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 215.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OHIO AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE 223.08 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF THE SOUTH 223.08 FEET (3.38 CHAINS) OF SAID NORTHWEST 1/4 OF SECTION 8; THENCE CONTINUE NORTH ALONG SAID RIGHT-OF-WAY LINE 526.68 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S.87°04'18" E. 275.42 FEET; THENCE S.01°33'11" W. 161.99 FEET; THENCE S.45°09'22" E. 14.76 FEET; THENCE N.89°45'33" E. 158.17 FEET; THENCE N.75°26'16" E. 223.19 FEET; THENCE N.88°15'00" E. 25.10 FEET; THENCE S.03°18'08" W. 399.08 FEET TO SAID NORTH LINE OF THE SOUTH 223.08 FEET (3.38 CHAINS) OF THE NORTHWEST 1/4 OF SECTION 8; THENCE N.89°56'52" W. 657.42 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 6.5 ACRES MORE OR LESS.

PARCEL 'B': (BY SURVEYOR)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S.89°56'52" E. ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 215.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OHIO AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE 748.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID RIGHT-OF-WAY LINE 125.74 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N.88°15'00" E. 687.99 FEET; THENCE SOUTH 100.00 FEET; THENCE N.88°15'00" E. 2.88 FEET; THENCE S.03°18'08" W. 175.99 FEET; THENCE S.88°15'00" W. 25.10 FEET; THENCE S.75°26'16" E. 223.19 FEET; THENCE S.89°45'33" W. 158.17 FEET; THENCE N.45°09'22" W. 14.76 FEET; THENCE N.01°33'11" E. 161.99 FEET; THENCE N.87°04'18" W. 275.42 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 3.8 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THE LANDS AS SHOWN HEREON LIE WITHIN SECTION 8, TOWNSHIP 20 S., RANGE 31 E., SEMINOLE COUNTY, FLORIDA.
- THIS SURVEY REPRESENTS A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE SIGNING SURVEYOR, UNLESS OTHERWISE NOTED.
- UNDERGROUND IMPROVEMENTS OR UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED EXCEPT AS NOTED.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- ALL EASEMENTS OF WHICH THE SURVEYOR HAS KNOWLEDGE OF, OR HAS BEEN FURNISHED, HAVE BEEN NOTED ON THIS MAP.
- NO TITLE DATA HAS BEEN PROVIDED TO THIS SURVEYOR UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF OHIO AVENUE, BEARING N00°00'00"E ASSUMED.
- ACCORDING TO THE FEDERAL INSURANCE RATE MAP, THIS PROPERTY LIES IN ZONE "X", COMMUNITY PANEL NUMBER 12117C0090 F, DATED: 9/28/2007.

BOUNDARY SURVEY
FOR
PYLE ENTERPRISES

HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7278

302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
F. (407) 982-7186
Survey@HLSM.US

REVISIONS

Rev.	Date:
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No:	I-719	William F. Menard Professional Surveyor & Mapper Florida Registration #5625
Field Date:	4/14/18	
Drawn By:	AMJ	
Field By:	ME/KL	
Scale:	1"=60'	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

KOL INVESTMENTS LLC

Filing Information

Document Number L18000281134
FEI/EIN Number 83-2765727
Date Filed 12/06/2018
Effective Date 11/29/2018
State FL
Status ACTIVE

Principal Address

3257 Ohio Avenue
 Sanford, FL 32773

Changed: 02/03/2021

Mailing Address

3257 Ohio Avenue
 Sanford, FL 32773

Changed: 02/03/2021

Registered Agent Name & Address

H L HIRSCH & COMPANY LLC
 1006 W 25TH ST
 SANFORD, FL 32771

Address Changed: 03/12/2019

Authorized Person(s) Detail

Name & Address

Title MGR

KELLER, BOBBY S

3257 Ohio Avenue
 Sanford, FL 32773

Title MGR

KELLER, BRANDY N
3257 Ohio Avenue
Sanford, FL 32773

Annual Reports

Report Year	Filed Date
2023	03/10/2023
2024	02/06/2024
2025	02/05/2025

Document Images

02/05/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
03/10/2023 -- ANNUAL REPORT	View image in PDF format
05/13/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
12/06/2018 -- Florida Limited Liability	View image in PDF format

Property Record CardA



Parcel: 08-20-31-300-0120-0000
 Property Address: 3257 OHIO AVE SANFORD, FL 32773
 Owners: KOL INV LLC
 2025 Market Value \$953,204 Assessed Value \$305,791 Taxable Value \$305,791
 2024 Tax Bill \$3,134.82 Tax Savings with Non-Hx Cap \$5,910.38
 The / Ornamentals property is 1,800 SF and a lot size of 6.23 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	08-20-31-300-0120-0000
Property Address	
Mailing Address	3257 OHIO AVE SANFORD, FL 32773-6648
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$211,803	\$165,946
Depreciated Other Features	\$89,801	\$57,790
Land Value (Market)	\$651,600	\$651,600
Land Value Agriculture	\$103,613	\$103,613
Just/Market Value	\$953,204	\$875,336
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$99,426	\$49,029
P&G Adjustment	\$0	\$0
Assessed Value	\$305,791	\$278,320

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$9,045.20
Tax Bill Amount	\$3,134.82
Tax Savings with Exemptions	\$5,910.38

Owner(s)A

Name - Ownership Type
 KOL INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 08 TWP 20S RGE 31E
BEG 190 FT S 89 DEG 56 MIN 52 SEC E & 223.08
FT N OF
SW COR OF NW 1/4 RUN N 526.68 FT
S 87 DEG 04 MIN 18 SEC E 275.42 FT
S 01 DEG 33 MIN 11 SEC W 161.99 FT
S 45 DEG 09 MIN 22 SEC E 14.76 FT
N 89 DEG 45 MIN 33 SEC E 158.17 FT
N 75 DEG 26 MIN 16 SEC E 223.19 FT
N 88 DEG 15 MIN 00 SEC E 25.10 FT
S 03 DEG 18 MIN 08 SEC W 399.08 FT
N 89 DEG 56 MIN 52 SEC W 657.38 FT
TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$305,791	\$0	\$305,791
Schools	\$405,217	\$0	\$405,217
SJWM(Saint Johns Water Management)	\$305,791	\$0	\$305,791

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2019	\$780,000	09323/0341	Improved	No
WARRANTY DEED	12/1/2006	\$662,600	06520/1328	Improved	No
WARRANTY DEED	9/1/1985	\$250,000	01670/1423	Improved	No
WARRANTY DEED	9/1/1985	\$20,000	01670/1422	Improved	No

LandA

Units	Rate	Assessed	Market
1 Acres	\$100,000/Acre	\$100,000	\$100,000
5.52 Acres	\$100,000/Acre Market, \$655/Acre AG	\$3,613	\$551,600

Building InformationA	
#	1
Use	BARN/SHEDS
Year Built*	1987
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1800
Total Area (ft²)	2718
Constuction	CORRUGATED METAL
Replacement Cost	\$41,693
Assessed	\$28,351

Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
OVERHANG	918

Building InformationA	
#	2
Use	BARN/SHEDS
Year Built*	2016
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	582
Total Area (ft²)	2424
Constuction	SIDING GRADE 3
Replacement Cost	\$190,106
Assessed	\$183,452

Building 2

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
INTERIOR FINISH GOOD	810
OVERHANG	696
OVERHANG	336

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04521	30' X 76' & 24' X 36' STORAGE SHEDS - NO ELECTRIC; PAD PER PERMIT 3257 OHIO AVE	\$3,000		6/7/2011

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
GREENHOUSE	1986	12000	\$44,160	\$44,160
ALUM FENCE - LIN FT	2006	3960	\$59,400	\$32,670
WOOD UTILITY BLDG	1987	2212	\$32,428	\$12,971

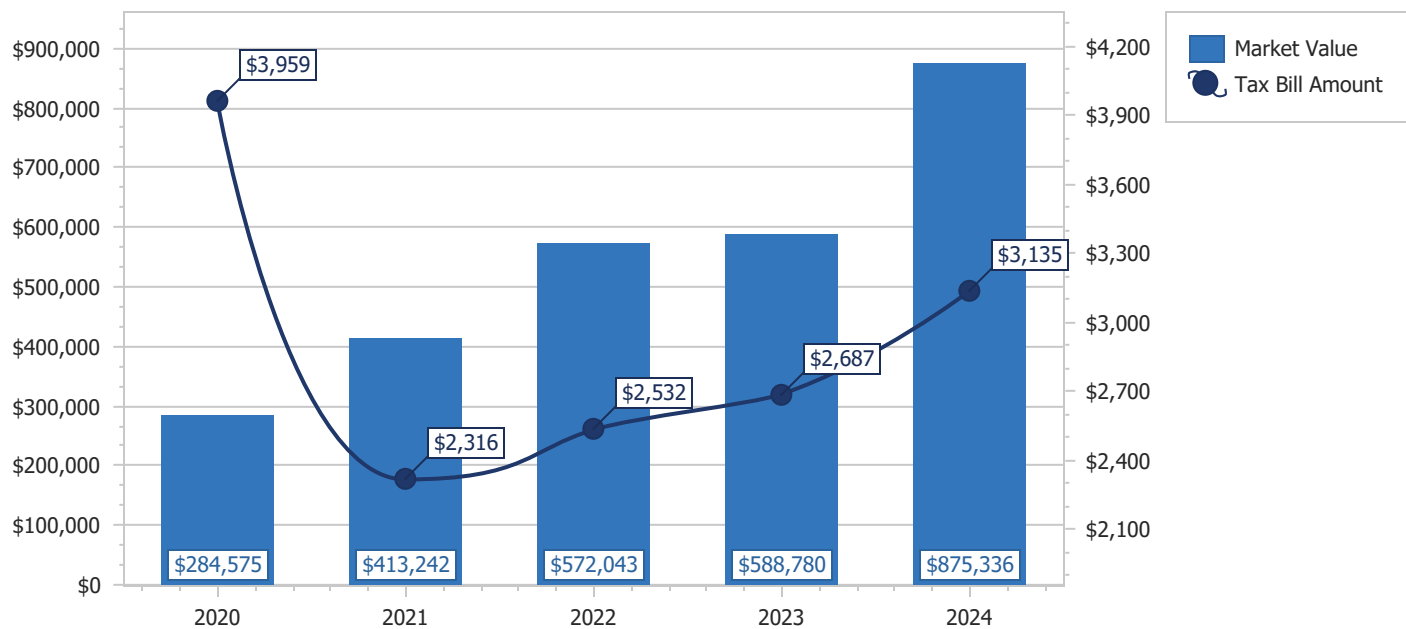
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School DistrictsA	
Elementary	Region 3
Middle	Sanford
High	Seminole

UtilitiesA	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

Receipt Details

Date: 3/21/2025 9:41:36 AM
Project: 25-32000003
Credit Card Number: 37*****4003
Authorization Number: 204123
Transaction Number: 210325O10-B335E763-F8F8-4B74-BC3A-B3FCAB81DE5D
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

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

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, May 2, 2025, in order to place you on the Wednesday, May 7, 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 meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	KELLER OUTDOOR LANDSCAPING - SPECIAL EXCEPTION	PROJ #: 25-32000003
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	3/19/25	
RELATED NAMES:	BS2025-03	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	08-20-31-300-0120-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A LANDSCAPING CONTRACTOR ON 6.23 ACRES	
BCC DISTRICT	5 - HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF OHIO AVE, SOUTH OF ONORA ST	
APPLICANT: CONSULTANT:		
BOBBY KELLER KELLER OUTDOOR LANDSCAPING 3257 OHIO AVE SANFORD FL 32773 (407) 509-2909 BKELLER@KELLEROUTDOORLAND.COM		

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED Hilary Padin	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP	Info Only
2	Buffers and CPTED Hilary Padin	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 Hilary Padin	Residential Future Land Use to the south will trigger a 25 foot parking buffer requirement under SCLDC Sec. 30.14.8. This is additional to the standard buffer requirement. The parking areas and driveway on the south cannot be within the buffer on the south property line. Please amend the site plan to show compliance with this.	Unresolved
4	Buffers and CPTED Hilary Padin	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5	Buffers and CPTED Hilary Padin	A full buffer review will be done at time of site plan review.	Info Only
6	Planning and Development Hilary Padin	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
7	Planning and Development Hilary Padin	On the site plan, please include the number of parking spaces for the employee parking and vehicle and trailer parking areas. Also modify the narrative to include this information.	Unresolved
8	Planning and Development Hilary Padin	On the site plan, please clearly label each structure (shop, garage, greenhouse and office) and revise the label on the structure located on the southeast corner to make it legible.	Unresolved
9	Planning and Development Hilary Padin	On the site plan, please dimension the building setbacks from each structure to the property lines.	Unresolved
10	Planning and Development Hilary Padin	Does the Special Exception include the parcel to the north that contains an existing residential structure? If it does not, please remove it from the site plan.	Unresolved

11	Planning and Development Hilary Padin	On the site plan, please show the driveways/access points on the property with dimensions.	Unresolved
12	Planning and Development Hilary Padin	You must submit a revision of your site plan based upon comments of the various reviewers.	Info Only
13	Planning and Development Hilary Padin	On the narrative, please limit the hours of operation to 7 am to 6 pm Monday-Friday and 8 am to 1 pm on Saturdays as this is in character with other nurseries and landscape contractors in the area.	Unresolved
14	Planning and Development Hilary Padin	Please amend the narrative to describe the outdoor lighting on site. On the site plan, please show the locations of any lighting. Per SCLDC Section 30.15.5, outdoor lighting fixtures cannot be within 50 feet from any property having a residential Future Land Use designation or zoning classification.	Unresolved
15	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
16	Public Safety - Fire Marshal Matthew Maywald	Any new structures shall comply with the following: 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
17	Public Works - Engineering Jim Potter	There is some paving of the site that may not be considered normal and customary for an Agricultural Property. The drainage from these areas do need to be addressed. The drainage needs to be collected and routed to a pond area to meet water quality requirements minimum.	Unresolved

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	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	No Review Required	Jay Hamm jhamm@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/30/2025	<i>No resubmittal fee for special exceptions</i>	P&D, Buffers & Engineering
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-427

Title:

11:00AM (TEAMS) BURCH FAMILY SUBDIVISION - PRE-APPLICATION

Project Number: 25-80000049

Project Description: Proposed Subdivision for 4 single family residential lots on 13.79 acres in the A-1 Zoning District located on the north side of Gabriella Ln, east of Tuskawilla Rd

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

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

BCC District: 1-Dallari

Applicant: Robert Burch

Consultant: Rebecca Hammock (407) 487-2594



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

PROJ. #: 25-80000049
PM: Kaitlyn
REC'D: 4/14/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME:	Burch Family Subdivision		
PARCEL ID #(S):	30-21-31-300-0060-0000		
TOTAL ACREAGE:	13.79	BCC DISTRICT:	District 1
ZONING:	A-1	FUTURE LAND USE:	SE

APPLICANT

NAME:	Robert and Elizabeth Burch		COMPANY:	N/A
ADDRESS:	715 Ironwood Ct.			
CITY:	Winter Springs	STATE:	FL	ZIP: 32765
PHONE:	EMAIL: eburchathome@gmail.com			

CONSULTANT

NAME:	Rebecca Hammock		COMPANY:	Poulos & Bennett, LLC
ADDRESS:	2602 E Livingston St			
CITY:	Orlando	STATE:	FL	ZIP: 32803
PHONE:	(407) 487-2594	EMAIL:	planning@poulosandbennett.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: The property is proposed to be developed into a four (4) lot single family residential subdivision.				
<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:	4/25	COM DOC DUE:	5/1	DRC MEETING:	5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	SE	LOCATION: on the north side of Gabriella Ln, east of Tuskawilla Rd	
W/S:	Seminole County	BCC:	1: Dallari		



a Pape-Dawson company

April 14, 2025

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

Subject Burch Family Subdivision
 Detailed Narrative
 Parcel ID(s): 30-21-31-300-0060-0000
 Poulos & Bennett Job No. 25-022

Proposing a minor plat to subdivide the subject parcel into four (4) SF residential lots. Proposing one main access point off Gabriella Lane but with all four proposed lots having deeded frontage on Gabriella Lane. Looking for confirmation that the parcel is eligible for a minor plat and would like to obtain information regarding impact fees.



LEGEND

- Project Boundary (Survey)
- Existing Pond

- Notes:
- Reciprocal vehicular access easements will be established via the plat across lots 1- 4.
 - Lot 1 will provide easements via the plat to lots 1- 3 for access to the pond/lake.

Disclaimers:

1. This concept plan is illustrative in nature and based on information provided by the Client. It has not been compared with the jurisdictional development standards for validation of density, stormwater calculations, roadway geometry, etc. All conceptual plans are subject to change based on final entitlements and engineering.

Subdivision Concept Plan - Option 2

Burch - Seminole Co Property

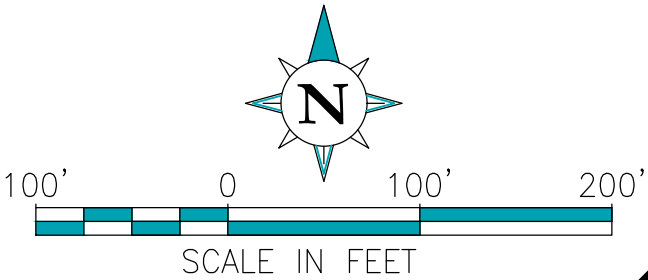
POULOS & BENNETT

a Pape-Dawson company

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

April 11, 2025
P & B Job No.: 25-054

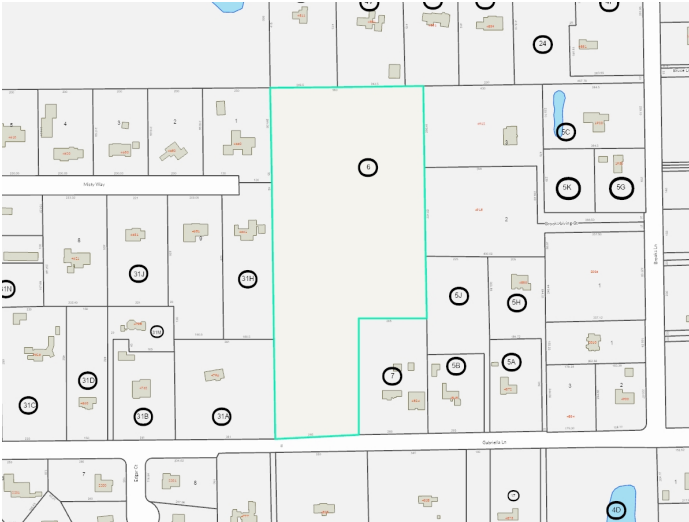


Property Record Card



Parcel: 30-21-31-300-0060-0000
 Property Address:
 Owners: SAIDI, SHARON W
 2025 Market Value \$1,585,620 Assessed Value \$1,585,620 Taxable Value \$1,585,620
 2024 Tax Bill \$0.00
 Vacant Residential property has a lot size of 13.79 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-21-31-300-0060-0000
Property Address	
Mailing Address	4660 MISTY WAY OVIEDO, FL 32765-8736
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$1,585,620	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,585,620	\$0
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,585,620	\$0

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 SAIDI, SHARON W

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,585,620	\$0	\$1,585,620
Schools	\$1,585,620	\$0	\$1,585,620
FIRE	\$1,585,620	\$0	\$1,585,620
ROAD DISTRICT	\$1,585,620	\$0	\$1,585,620
SJWM(Saint Johns Water Management)	\$1,585,620	\$0	\$1,585,620

Sales

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

Land

Units	Rate	Assessed	Market
13.79 Acres	\$115,000/Acre	\$1,585,620	\$1,585,620

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

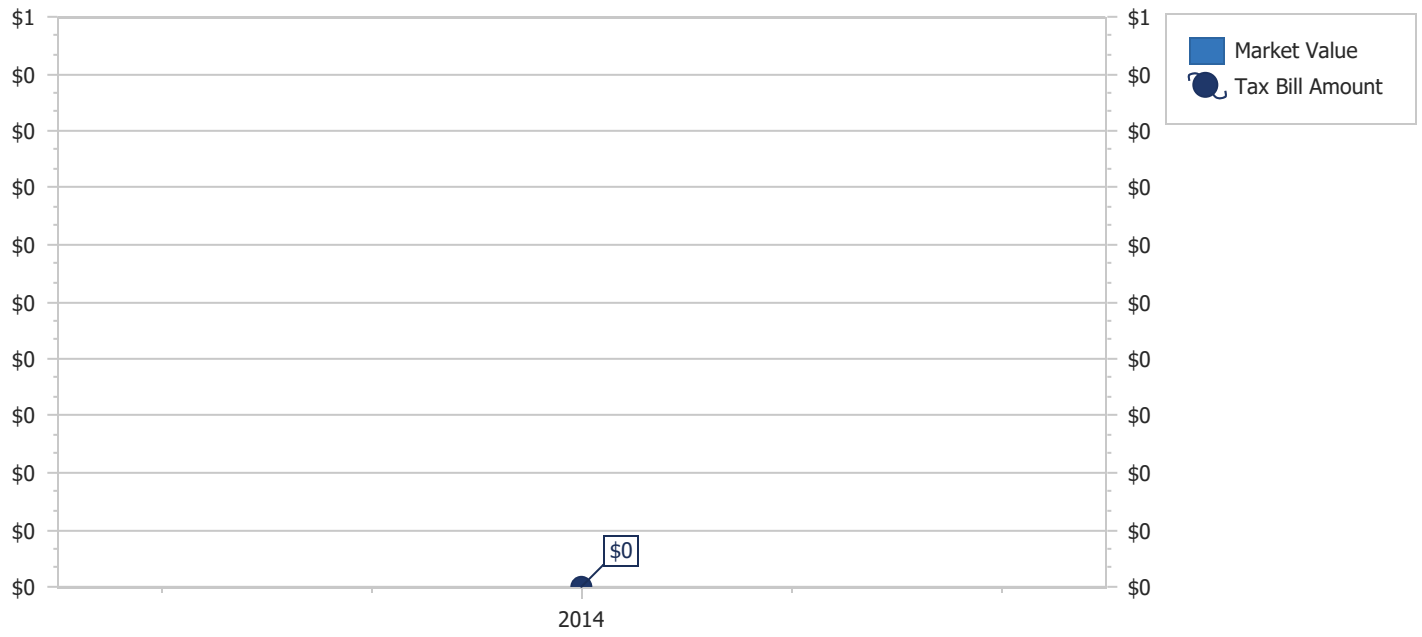
Zoning	
Zoning	
Description	
Future Land Use	
Description	

School Districts	
Elementary	
Middle	
High	

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	

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

Property Value History



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

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

Receipt Details

Date: 4/14/2025 4:29:44 PM
Project: 25-80000049
Credit Card Number: 41*****1821
Authorization Number: 01515G
Transaction Number: 140425O17-7EE5DA7B-4ADD-4D44-836B-A38108CEE47
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	BURCH FAMILY SUBDIVISION - PRE-APPLICATION	PROJ #: 25-80000049
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/14/25	
RELATED NAMES:	EP REBECCA HAMMOCK	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-21-31-300-0060-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 4 SINGLE FAMILY RESIDENTIAL LOTS ON 13.79 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
NO OF ACRES	13.79	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
FUTURE LAND USE-	SE	
APPLICANT:		CONSULTANT:
ROBERT BURCH 715 IRONWOOD CT OVIEDO FL 32765 EBURCHATHOME@GMAIL.COM		REBECCA HAMMOCK POULOS & BENNETT, LLC 2602 E LIVINGSTON ST ORLANDO FL 32803 (407) 487-2594 PLANNING@POULOSANDBENNETT.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.

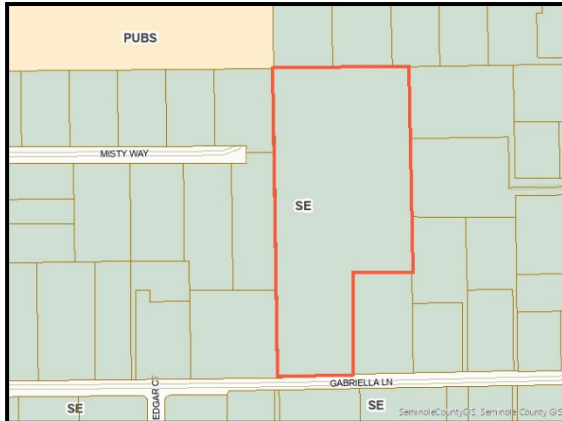
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

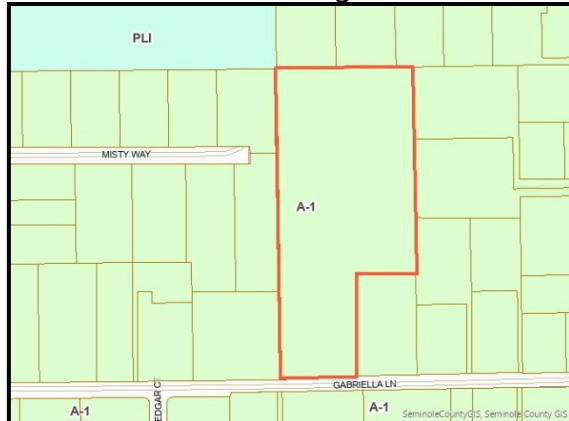
- The subject property has a Future Land Use (FLU) of Suburban Estates (SE) and a zoning designation of A-1 (Agriculture).
- Each created lot must meet the minimum net buildable lot size in accordance with the A-1 Zoning district of one (1) acre.
- Net buildable acreage is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: SE



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Based on request, buffers will not be required.	Info Only
3.	Comprehensive Planning	Future Land Use of Suburban Estates (SE), see Comprehensive Plan Policy FLU 3.5.4(a), allows a Maximum of 1 DU/AC	Info Only
4.	Comprehensive Planning	Policy FLU 3.5.4 (3) specifies the required services and facilities for Suburban Estates as follows: Required: -Paved Roads -Solid Waste Collection -Sidewalks Internal	Info Only
5.	Environmental Services	No issues with the proposed minor plat configuration for utility purposes.	Info Only
6.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 6" PVC potable water main running along the south side of Gabriella Lane.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
8.	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 a non-potable irrigation well.	Info Only
9.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Info Only
10.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
11.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

12.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
15.	Natural Resources	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
16.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.</p> <p>Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
17.	Planning and Development	The building setbacks for a primary structure in the A-1 zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street.	Info Only
18.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
19.	Planning and Development	<p>Based on the information submitted, this property may be eligible for the Minor Plat process. This would allow for the PSP and Final Engineering requirements to be waived. The following criteria must be met and requires approval from the Planning Director or designee:</p> <ol style="list-style-type: none"> 1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and 2) Each created lot shall have a minimum lot frontage of twenty feet (20'). 3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and 4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and 	Info Only

		<p>5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and</p> <p>6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.</p>	
20.	Planning and Development	The A-1 zoning district minimum standards are as follows: one (1) acre minimum lot size, 150 foot lot width at building line, and a maximum building height of 35 feet..	Info Only
21.	Planning and Development	Staff recommends pursuing a Minor Plat Pre-Evaluation in order to determine eligibility. The minor plat pre-evaluation application fee may be credited towards the Minor Plat Application itself if eligibility criteria is met and the application is within one year of receiving the pre-evaluation determination.	Info Only
22.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
24.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
25.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
26.	Public Safety - Fire Marshal	<p>Comment</p> <p>Future building shall require: Fire department access roads</p>	Info Only

		shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	
27.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
28.	Public Safety - Fire Marshal	Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
29.	Public Safety - Fire Marshal	Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans.	Info Only
30.	Public Works - Engineering	The proposed project is located within the Lake Howell drainage basin.	Info Only
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly drained soils.	Info Only
32.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
33.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only
34.	Public Works - Engineering	Based on a preliminary review, the site appears to not have a defined outfall from this area. There are known drainage issues in the area.	Info Only
35.	Public Works - Engineering	Library Comment A detailed drainage analysis will be required at final engineering.	Info Only
36.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
37.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
38.	Public Works - Engineering	A minimum three (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
39.	Public Works - Engineering	A common driveway will be required along Gabriella Lane to be utilized by all lots.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-422

Title:

SAN PEDRO EMMAUS - PD FINAL DEVELOPMENT PLAN

Project Number: 25-20500004

Project Description: Proposed PD Final Development Plan for a spiritual development center on 94.75 acres located on the west side of Dike Rd and Queens Of Angels Dr

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

Parcel ID: 27-21-30-300-0010-0000

BCC District: 1-Dallari

Applicant: Bertin Karpinski (407) 722-4161

Consultant: Tyler Fitzgerald (407) 322-6841



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

PROJ. #: 25-20500004
Received: 3/28/25
Paid: 3/31/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input checked="" type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

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

PROJECT	
PROJECT NAME: SAN PEDRO EMMAUS	
PARCEL ID #(S): 27-21-30-300-0010-0000	
LOCATION: IGNATIUS POINT, SEMINOLE COUNTY, FL 32792	
EXISTING USE(S): SAN PEDRO SPIRITUAL DEVELOPMENT CENTER	PROPOSED USE(S): SAN PEDRO SPIRITUAL DEVELOPMENT CENTER
TOTAL ACREAGE: +/- 94.75 ACRES	BCC DISTRICT: 1
WATER PROVIDER: SEMINOLE COUNTY	SEWER PROVIDER: SEMINOLE COUNTY
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

APPLICANT	EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: BERTIN KARPINSKI	COMPANY: OVATION CONSTRUCTION, INC.	
ADDRESS: 361 SOUTH CENTRAL AVENUE		
CITY: OVIEDO	STATE: FLORIDA	ZIP: 32765
PHONE: (407) 722-4161	EMAIL: BERT@OVATIONINC.NET	

CONSULTANT	EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: TYLER FITZGERALD, P.E.	COMPANY: CPH CONSULTING, LLC.	
ADDRESS: 500 WEST FULTON STREET		
CITY: SANFORD	STATE: FLORIDA	ZIP: 32771
PHONE: (407) 322-6841 EXT. 1008	EMAIL: TFITZGERALD@CPHCORP.COM	

OWNER(S)	(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): JOHN G. NOONAN, AS BISHOP OF THE DIOCESE OF ORLANDO, HIS SUCCESSORS AND ASSIGNS A CORPORATION SOLE		
ADDRESS: 50 E. ROBINSON STREET		
CITY: ORLANDO	STATE: FLORIDA	ZIP: 32801
PHONE: (407) 722-4161	EMAIL: BERT@OVATIONINC.NET	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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

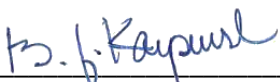
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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



SIGNATURE OF OWNER/AUTHORIZED AGENT

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

3-13-2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

JOHN G. NOONAN, AS BISHOP OF THE DIOCESE OF ORLANDO, HIS
I, SUCCESSORS AND ASSIGNS, A CORPORATION SOLE., the owner of record for the following described
property [Parcel ID Number(s)] 27-21-30-300-0010-0000 hereby designates
BERTIN KARPINSKI to act as my authorized agent for the filing of the attached
application(s) for:

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

OTHER: FINAL DEVELOPMENT PLAN

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

12/20/2024

Date


Property Owner's Signature

John Noonan

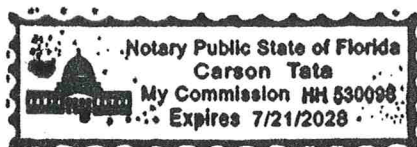
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF

Florida

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared John Noonan, Bishop (property owner),

☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 20 day of December, 2024.




Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

JOHN G. NOONAN, AS BISHOP OF THE DIOCESE OF ORLANDO, HIS SUCCESSORS AND ASSIGNS, A CORPORATION SOLE.

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
SEE ATTACHED EXHIBIT A			

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

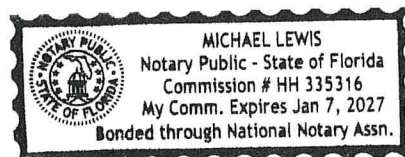
12/17/24
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 17 day of December, 2024, by John Novak, who is ☐ personally known to me, or ☐ has produced DL as identification.

Michael E Lewis
Signature of Notary Public



Michael E Lewis
Print, Type or Stamp Name of Notary Public

EXHIBIT A
PARCEL # 27-21-30-300-0010-0000
CORPORATION DATA

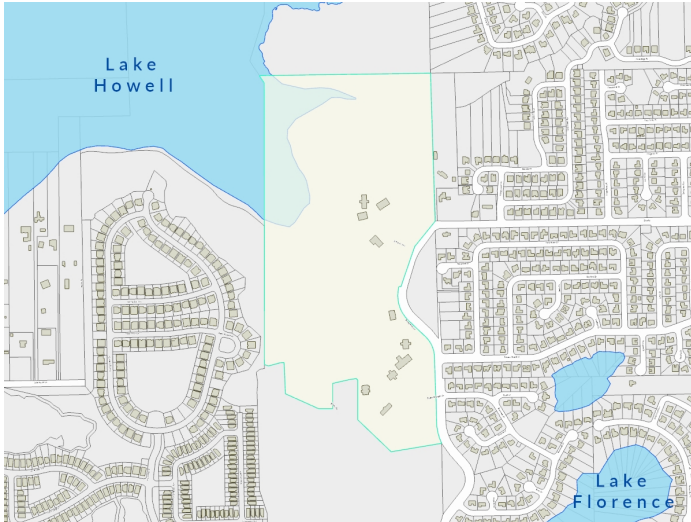
NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Most Reverend John G. Noonan, Bishop of the Diocese of Orlando, his successors in office and assigns, a Corporation sole.	Sole Member	50 E. Robinson Street, Orlando, FL 32801	100%

Property Record CardA



Parcel: 27-21-30-300-0010-0000
 Property Address: 95 BISHOP GRADY LN WINTER PARK, FL 32792
 Owners: NOONAN JOHN G BISHOP
 2025 Market Value \$7,457,727 Assessed Value \$6,572,997 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$97,432.97
 Churches property w/1st Building size of 8,040 SF and a lot size of 94.75 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	27-21-30-300-0010-0000
Property Address	
Mailing Address	PO BOX 1800 ORLANDO, FL 32802-1800
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	10	10
Depreciated Building Value	\$3,177,094	\$3,099,263
Depreciated Other Features	\$23,023	\$19,383
Land Value (Market)	\$4,257,610	\$4,257,610
Land Value Agriculture	\$0	\$0
Just/Market Value	\$7,457,727	\$7,376,256
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$884,730	\$1,400,804
P&G Adjustment	\$0	\$0
Assessed Value	\$6,572,997	\$5,975,452

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$97,432.97
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$97,432.97

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

NOONAN JOHN G BISHOP

Legal DescriptionA

SEC 27 TWP 21S RGE 30E
 BEG S 01 DEG 08 MIN 38 SEC E 560.44 FT OF E
 1/4 COR
 RUN S 80 DEG 29 MIN 38 SEC W 444.59 FT
 N 46 DEG 20 MIN 10 SEC W 400.99 FT
 N 00 DEG 00 MIN W 343.79 FT
 N 43 DEG 16 MIN W 19.98 FT
 S 81 DEG 26 MIN 47 SEC W 55.61 FT
 S 77 DEG 21 MIN 46 SEC W 154.13 FT
 S 00 DEG 00 MIN W 219.96 FT
 S 90 DEG 00 MIN W 120.73 FT
 N 65 DEG 51 MIN 16 SEC W 316.9 FT
 N 02 DEG 31 MIN 54 SEC W 271.63 FT
 S 87 DEG 28 MIN 06 SEC W 28.44 FT
 S 75 DEG 04 MIN 19 SEC W 110.94 FT
 N 71 DEG 58 MIN 54 SEC W 28.31 FT
 N 00 DEG 00 MIN E 2436.8 FT
 N 33 DEG 27 MIN 24 SEC W TO N LI SEC E TO E
 LI
 SEC S 01 DEG 50 MIN 52 SEC E 1300.06 FT
 S 88 DEG 59 MIN 49 SEC W 11.06 FT
 S 38 DEG 51 MIN 23 SEC W 265 FT
 S 18 DEG 50 MIN 09 SEC W 337.01 FT
 SWLY ALONG CURVE 29.89 FT W 19.32 FT
 SELY ALONG CURVE 321.38 FT S 46 DEG 47
 MIN 23 SEC E
 202 FT SELY ALONG CURVE 196.10 FT SLY
 ALONG R/W TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$6,572,997	\$6,572,997	\$0
Schools	\$7,457,727	\$7,457,727	\$0
FIRE	\$6,572,997	\$6,572,997	\$0
ROAD DISTRICT	\$6,572,997	\$6,572,997	\$0
SJWM(Saint Johns Water Management)	\$6,572,997	\$6,572,997	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	12/1/2019	\$100	09520/0478	Vacant	No
SPECIAL WARRANTY DEED	12/1/2019	\$100	09513/1384	Vacant	No
WARRANTY DEED	10/1/1983	\$100	01511/0548	Vacant	No

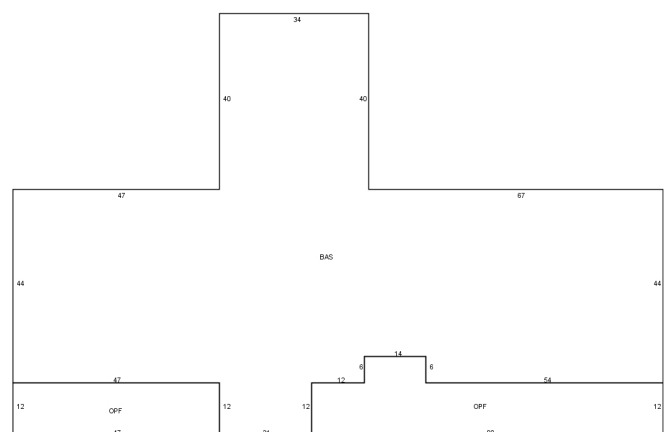
LandA

Units	Rate	Assessed	Market
650 feet X 200 feet	\$2,675/Front Foot	\$1,738,750	\$1,738,750

38.79 Acres	\$64,200/Acre	\$2,490,318	\$2,490,318
53.35 Acres	\$535/Acre	\$28,542	\$28,542

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1959/1969
Bed	
Bath	
Fixtures	0
Base Area (ft²)	8040
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,025,969
Assessed	\$410,388

* Year Built = Actual / Effective

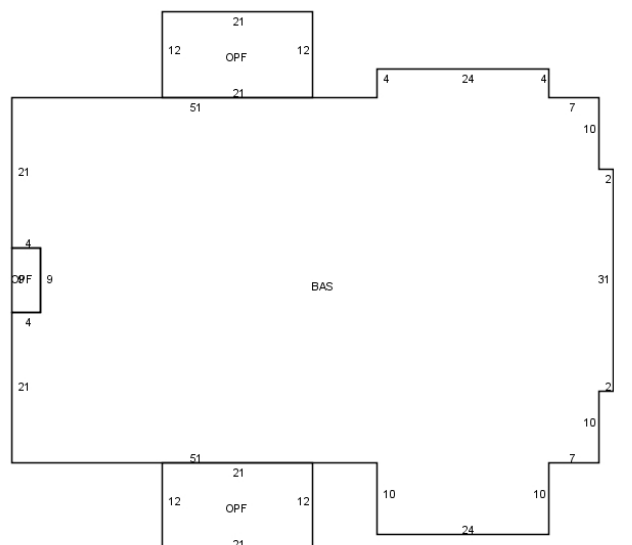


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	564
OPEN PORCH FINISHED	1044

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1991
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4544
Total Area (ft²)	
Constuction	STONE RUBBLE OR LOCAL - MASONRY
Replacement Cost	\$675,763
Assessed	\$427,420

* Year Built = Actual / Effective

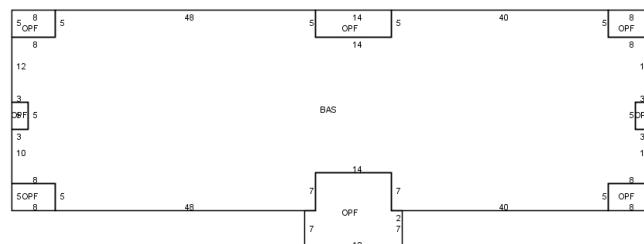


Building 2

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	252
OPEN PORCH FINISHED	36

Building InformationA	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1991
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4008
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$507,358
Assessed	\$320,904



Building 3

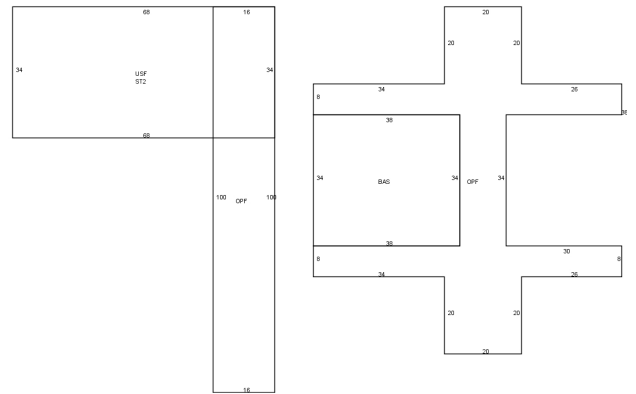
* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	15
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	70
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	15
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	224
OPEN PORCH FINISHED	40

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	1969
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4624
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$716,836
Assessed	\$286,734

* Year Built = Actual / Effective

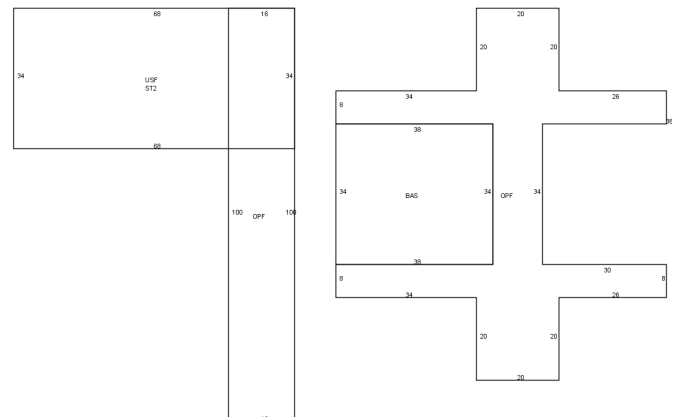


Building 4

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	1600
OPEN PORCH FINISHED	2488

Building InformationA	
#	5
Use	MASONRY PILASTER .
Year Built*	1969
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4624
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$716,836
Assessed	\$286,734

* Year Built = Actual / Effective

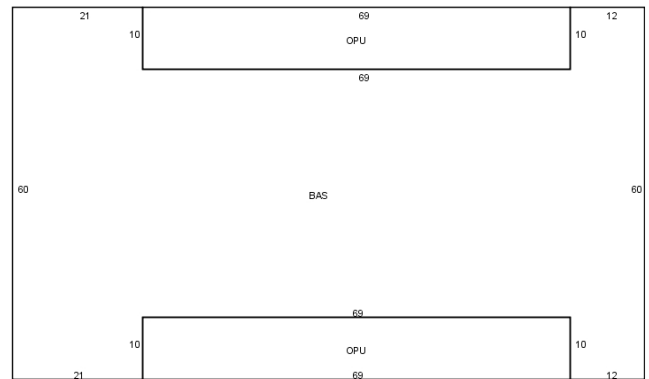


Building 5

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	2488

Building InformationA	
#	6
Use	MASONRY PILASTER .
Year Built*	1959/1969
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4740
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$614,127
Assessed	\$245,651

* Year Built = Actual / Effective

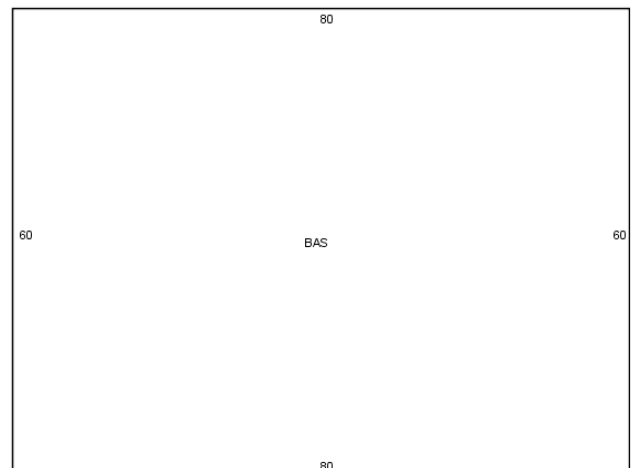


Building 6

AppendagesA	
Description	Area (ft ²)
OPEN PORCH UNFINISHED	690
OPEN PORCH UNFINISHED	690

Building InformationA	
#	7
Use	MASONRY PILASTER .
Year Built*	1969
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4800
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$593,278
Assessed	\$237,311

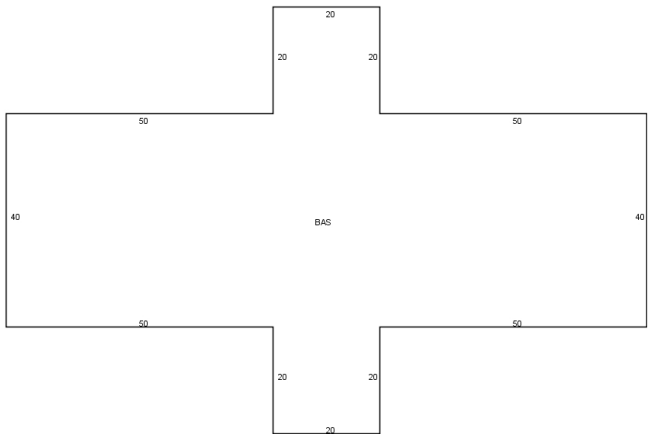
* Year Built = Actual / Effective



Building 7

Building InformationA	
#	8
Use	MASONRY PILASTER .
Year Built*	1969
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5600
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$654,952
Assessed	\$261,981

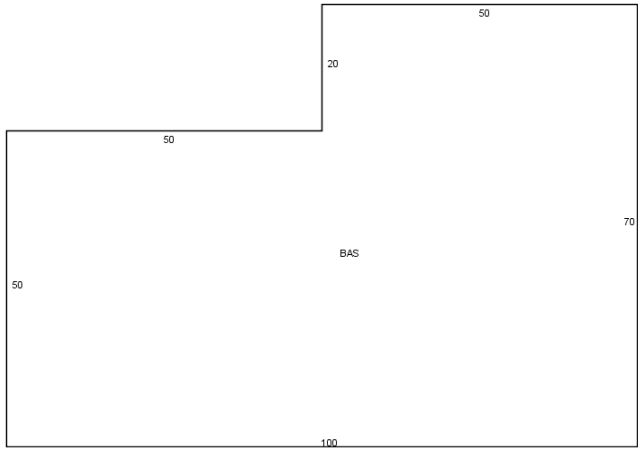
* Year Built = Actual / Effective



Building 8

Building InformationA	
#	9
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6000
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$706,546
Assessed	\$420,395

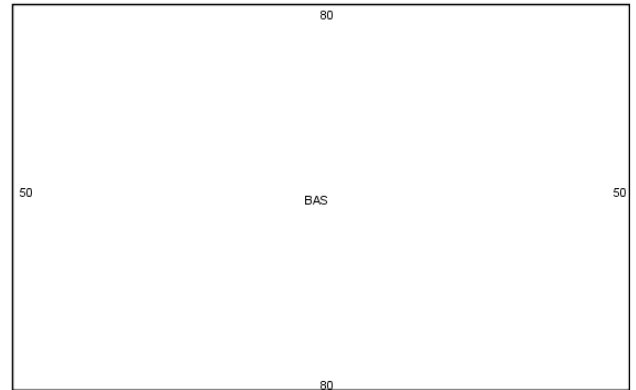
* Year Built = Actual / Effective



Building 9

Building InformationA	
#	10
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4000
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$469,875
Assessed	\$279,576

* Year Built = Actual / Effective



Building 10

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
14637	2129 IGNATIUS PT: ELECTRICAL - COMMERCIAL-open field near a pond	\$4,500		10/29/2024
15749	300 BISHOP GRADY LN: STRUCTURES OTHER THAN BUILDINGS-Screen Top Enclosure on Existing Slab	\$5,890	1/30/2024	12/28/2022
20534	2146 IGNATIUS PT: CONSTRUCTION TRAILER-8x10 ground level mobile mini	\$500		12/9/2021
09179	2134 IGNATIUS PT: DUPLEX TWO FAMILY BLDG-Duplex	\$185,250	9/16/2022	11/10/2021
09180	2130 IGNATIUS PT: DUPLEX TWO FAMILY BLDG-Duplex	\$185,250	9/16/2022	11/9/2021
15770	95 BISHOP GRADY LN: MECHANICAL - COMMERCIAL-	\$18,110		8/27/2021
15514	94 BISHOP GRADY LN: MECHANICAL - COMMERCIAL- [D R MITCHELLS SURVEY OF T]	\$7,903		8/16/2021
03825	2146 IGNATIUS PT: FENCE/WALL COMMERCIAL-Concrete Retaining Wall	\$8,000		4/13/2021
05536	2146 IGNATIUS PT: FENCE/WALL COMMERCIAL-RET WALL	\$4,000		4/13/2021
03826	2146 IGNATIUS PT: SITE LIGHTING	\$12,000		4/8/2021
09660	2700 ST FRANCIS WAY: OTHER BUILDING COMMERCIAL-Install Under-Truss Screen Walls	\$4,500		7/16/2020
08457	300 BISHOP GRADY LN: MISC BUILDING - COMMERCIAL-SLAB REPLACEMENT	\$6,500	2/18/2021	6/24/2020
01736	2730 ST FRANCIS WAY: ALTERATION COMMERCIAL-ALTERATION OF A-3 OCCUPANCY NEED.C.C.	\$1,029,317	3/2/2021	6/12/2020

17528	2730 ST FRANCIS WAY: OTHER BUILDING COMMERCIAL-MAINTANANCE BLDG NEED C.O.	\$171,120		5/26/2020
02875	2730 ST FRANCIS WAY: STRUCTURES OTHER THAN BUILDINGS-DUMPSTER ENCLOSURE NEED C.C.	\$17,000	2/18/2021	4/28/2020
00118	2700 ST FRANCIS WAY: ALTERATION COMMERCIAL-	\$47,000	2/18/2021	4/14/2020
00713	100 BISHOP GRADY LN: WOOD DECK [D R MITCHELLS SURVEY OF T]	\$9,500	6/26/2020	4/8/2020
02982	95 BISHOP GRADY LN: FENCE/WALL COMMERCIAL-fence	\$15,726		3/27/2020
00714	100 BISHOP GRADY LN: WOOD DECK [D R MITCHELLS SURVEY OF T]	\$22,500	6/11/2020	3/27/2020
01757	2730 ST FRANCIS WAY: REROOF COMMERCIAL-	\$39,198	2/18/2021	2/19/2020
14668	100 BISHOP GRADY LN: DOCK - BOATHOUSE-San Pedro Center Dock [D R MITCHELLS SURVEY OF T]	\$20,000		2/5/2020
11996	2730 ST FRANCIS WAY: STRUCTURES OTHER THAN BUILDINGS-RELOCATE CRUCIFIX	\$6,000	2/18/2021	10/3/2019
10337	2691 ST FRANCIS WAY: REROOF COMMERCIAL-CHURCH	\$4,000		8/1/2019
10200	300 BISHOP GRADY LN: REROOF COMMERCIAL-CHURCH	\$35,000	8/21/2019	7/19/2019
10201	94 BISHOP GRADY LN: REROOF COMMERCIAL- [D R MITCHELLS SURVEY OF T]	\$33,000	8/21/2019	7/19/2019
10208	95 BISHOP GRADY LN: REROOF COMMERCIAL-	\$22,000	8/21/2019	7/19/2019
08410	200 BISHOP GRADY LN: MECHANICAL - COMMERCIAL	\$36,000		7/10/2019
08031	2695 ST FRANCIS WAY: ALTERATION COMMERCIAL-	\$4,000		7/2/2019
08273	94 BISHOP GRADY LN: MECHANICAL - COMMERCIAL-CHURCH [D R MITCHELLS SURVEY OF T]	\$3,697		6/18/2019
06351	300 BISHOP GRADY LN: MECHANICAL - COMMERCIAL	\$5,998		5/13/2019
19129	2755 ST FRANCIS WAY: MECHANICAL - COMMERCIAL	\$3,958		1/30/2019
20451	200 BISHOP GRADY LN: MECHANICAL - COMMERCIAL	\$80,000		12/28/2018
19718	REROOF- 200 BISHOP GRADY LN	\$14,817		12/7/2018
12554	100 BISHOP GRADY LN: REROOF COMMERCIAL [D R MITCHELLS SURVEY OF T]	\$12,125		8/21/2018
09769	400 BISHOP GRADY LN: ELECTRICAL - COMMERCIAL	\$1,500		6/1/2018
07747	MECHANICAL	\$71,160		5/7/2018
02901	300 BISHOP GRADY LN: MECHANICAL - COMMERCIAL	\$4,790		3/19/2018
14990	REROOF - 400 BISHOP GRADY LN	\$18,020		10/30/2017
09806	FENCE/WALL - 300 BISHOP GRADY LN	\$2,502		7/19/2017
08257	POOL ENCLOSURE	\$5,500		6/16/2017

07838	REROOF - 500 BISHOP GRADY LN	\$6,820		6/12/2017
07839	REROOF - 600 BISHOP GRADY LN	\$12,915		6/12/2017
6594	PLUMBING - 600 BISHOP GRADY LN	\$4,000		6/7/2017
05736	MECHANICAL	\$17,000		5/3/2017
14445	MECHANICAL - 2705 ST FRANCIS WAY	\$23,943		12/16/2016
05254	PLUMBING	\$11,500		6/3/2014
03050	WOOD DECK - 2755 ST FRANCES WAY	\$8,000		4/22/2013
06956	REROOF	\$22,750		9/14/2012
01564	ELECTRICAL - REPLACE BURNT METER BASE	\$1,000		3/7/2012
06054	STORAGE SHED; PAD PER PERMIT 300 BISHOP GRADY LN	\$2,565		7/26/2011
06056	STORAGE SHED; PAD PER PERMIT 2705 ST FRANCIS WAY	\$2,565		7/26/2011
05769	FENCE/WALL	\$4,916		7/21/2010
05344	SHED; PAD PER PERMIT 2691 ST FRANCIS WAY	\$1,905		7/6/2010
04112	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 400 BISHOP GRADY LN	\$4,087		5/21/2010
09158	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 300 BISHOP GRADY LN	\$1,588		11/18/2009
05180	RECONNECT RANGEHOOD	\$500		6/26/2009
04630	RANGE HOOD SUPPRESSION SYS- 300 BISHOP GRADY LN	\$2,495		6/9/2009
09017	MODULAR BUILDING; PAD PER PERMIT 307 BISHOP GRADY LN	\$5,000		9/3/2008
08918	MODULAR BUILDING - SAN PEDRO CENTER; PAD PER PERMIT 87 BISHOP GRADY LN	\$5,000		8/29/2008
05953	ALUMINUM FENCE W/2 AUTO GATES; PAD PER PERMIT 2770 ST FRANCIS WAY	\$24,600		6/4/2008
11668	MODIFY KITCHEN RANGE HOOD SUPPRESSION SYSTEM FROM EXISTING FIRE ALARM; PAD PER PERMIT 2705 ST FRANCES WAY	\$900		10/26/2007
07972	DRY CHEMICAL FIRE SYSTEM; PAD PER PERMIT 2705 SAINT FRANCES WAY	\$1,000		7/20/2007
06918	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2715 ST FRANCES WAY	\$12,400		6/25/2007
04144	ELECTRICAL; PAD PER PERMIT 2689 ST FRANCIS WAY	\$2,450		4/19/2007
03525	INSTALL FIRE SPRINKLERS - BUNKHOUSE; PAD PER PERMIT 2715 ST FRANCIS WAY	\$17,962		4/5/2007
03526	INSTALL FIRE SPRINKLERS - MEETING HOUSE; PAD PER PERMIT 2705 ST FRANCIS WAY	\$34,285		4/5/2007
00563	REROOF SAN PEDRO CHAPEL BLDG; PAD PER PERMIT 1298 BISHOP GRADY LN	\$65,500		1/18/2007
11874	SPIRITUAL CENTER DORMITORY; PAD PER PERMIT 2715 SAINT FRANCIS WAY	\$694,720	11/30/2007	10/20/2006
11875	MEETING HALL; PAD PER PERMIT 2705 SAINT FRANCIS WAY	\$830,400	11/30/2007	10/20/2006

08910	DEMOLISHING 2 BLDGS; PAD PER PERMIT 2730 ST FRANCIS WAY	\$28,100		8/2/2006
10884	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 2755 SAINT FRANCIS WAY	\$0		12/1/2000
10316	RANGE HOOD; PAD PER PERMIT 2755 SAINT FRANCIS WAY	\$4,500		11/1/2000
09662	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2755 SAINT FRANCIS WAY	\$6,826		10/25/2000
01753	ELECTRICAL & MECHANICAL; PAD PER PERMIT 2755 SAINT FRANCIS WAY	\$80,000		3/3/2000
01210	2700 ST FRANCIS WAY: REROOF COMMERCIAL-	\$13,000	2/18/2021	1/1/2000
05993	NEW 15 AMP SERVICE SAN PEDRO CENTER	\$0		9/1/1996
07614	SCREEN PORCH AND DECK	\$13,832	6/8/1995	11/1/1994

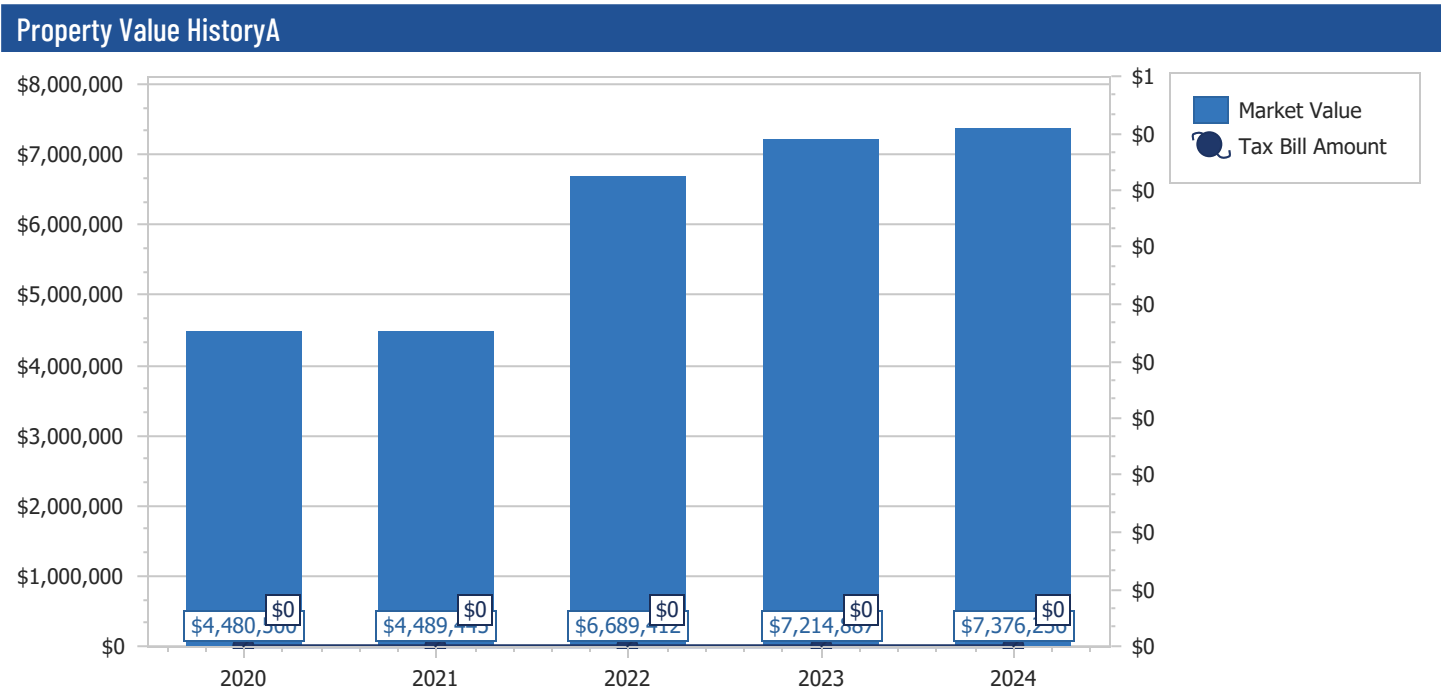
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1979	156	\$2,287	\$915
WOOD UTILITY BLDG	1979	416	\$7,638	\$3,055
WOOD UTILITY BLDG	1979	416	\$7,638	\$3,055
WOOD UTILITY BLDG	1979	81	\$1,187	\$475
WOOD UTILITY BLDG	1979	256	\$3,753	\$1,501
WOOD UTILITY BLDG	1979	416	\$7,638	\$3,055
COMM: CARPORT	1979	2250	\$19,418	\$7,767
BOAT DOCK 2	1979	1	\$8,000	\$3,200

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

School DistrictsA	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 65

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



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

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

Receipt Details

Date: 3/31/2025 4:52:37 PM
Project: 25-20500004
Credit Card Number: 48*****8272
Authorization Number: 097084
Transaction Number: 310325O39-7AC1E5BF-AAC2-47FE-B456-3AF7146F312A
Total Fees Paid: 1002.50

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD 14	1000.00
CC CONVENIENCE FEE -- PZ	2.50
Total Amount	1002.50

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

Comment Document – Initial Submittal

PROJECT NAME:	SAN PEDRO EMMAUS - PD FINAL DEVELOPMENT PLAN	PROJ #: 25-20500004
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	Z2025-06	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	27-21-30-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT PLAN FOR A SPIRITUAL DEVELOPMENT CENTER ON 94.75 ACRES LOCATED ON THE WEST SIDE OF DIKE RD AND QUEENS OF ANGELS DR	
NO OF ACRES	94.75	
BCC DISTRICT	1: DALLARI	
LOCATION	ON THE WEST SIDE OF DIKE RD AND QUEENS OF ANGELS DR	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BERTIN KARPINSKI OVATION CONSTRUCTION INC 361 S CENTRAL AVE OVIEDO FL 32765 (407) 722-4161 BERT@OVATIONINC.NET	TYLER FITZGERALD CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-6841 TFITZGERALD@CPHCORP.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
3.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
4.	Planning and Development	On the FDP under the site data, please only include the parcel number that is included in this FDP, which is the San Pedro Spiritual Center. Based on the research by staff, the cemetery has already been captured back in 2019.	Unresolved
5.	Planning and Development	On the FDP under the site data, please revise the site area to include the entire San Pedro Spiritual Center that includes the existing Spiritual Center, Spiritual Center Expansion, and the Preserve. The cemetery can be removed from the FDP since the DCA was previously approved in 2019.	Unresolved
6.	Planning and Development	On the FDP under the site data, please revise the "Development Type" to include the Spiritual Center and Spiritual Center Expansion, and the Preserve permitted uses as stated on the 2016 approved Master Development Plan.	Unresolved
7.	Planning and Development	On the FDP under the site data labeled building information: Please revise to state existing and proposed building use for all existing structures within the Spiritual Center, Spiritual Expansion, and Preserve. The 2019 Development Order Addendum No. 5, allows for residential development under the spiritual center expansion which is limited to a single-family residence that does not exceed 4,500 square feet, designated specifically for clergy use, and either one single-family residence and duplex units or a total of 48 dormitory style rooms. If the proposed single-family residence is intended to serve this function, the application should be revised to clearly specify this intended use on the FDP.	Unresolved
8.	Planning and Development	On the FDP, please provide a scale under the vicinity map.	Unresolved

9.	Planning and Development	On the FDP pages, please revise the title of the project to state San Pedro Phase 2 - San Pedro Spiritual Center.	Unresolved
10.	Planning and Development	On the FDP under the site data, please remove proposed Future Land Use and Zoning.	Unresolved
11.	Planning and Development	On the FDP under the site data, please add the proposed open space calculation that is being provided on site.	Unresolved
12.	Planning and Development	On the FDP under the proposed pervious/impervious calculations, please revise the numbers to be based on the total acres of the San Pedro Spiritual Center.	Unresolved
13.	Planning and Development	On the FDP under the site data table, please revise the net buildable calculation to be based on the total site area based on the approved MDP.	Unresolved
14.	Planning and Development	On the FDP, please revise the land use table to state the ownership and maintenance of the road, building, open space, driveway/parking, and sidewalk.	Unresolved
15.	Planning and Development	The FDP states that the property owner is responsible for maintaining the improvements. Can you clarify whether this refers to individual unit owners, or if a property management entity is responsible for the maintenance on behalf of all owners? Please revise the language to clearly specify who holds ownership and maintenance responsibilities for the improvements.	Unresolved
16.	Planning and Development	On the FDP, please show clear boundary lines and dimensions of the overall San Pedro Spiritual Center and the Preserve.	Unresolved
17.	Planning and Development	On the FDP, please place a note state that the mail kiosk and/or mailboxes shall not be located in a drainage easement, utility easement or required landscape buffer.	Unresolved
18.	Planning and Development	On the FDP, please provide a note stating who the water and sewer provider are and that it will meet the requirements of city, county or private utility provider.	Unresolved
19.	Planning and Development	On the FDP, please show any existing or proposed utility/drainage easements.	Unresolved
20.	Planning and Development	On the FDP, please place a note that states a property owner's association will be created to manage all common areas and facilities.	Unresolved
21.	Planning and Development	On the FDP, please place a note that, "All signage will comply with the Land Development Code of Seminole County".	Unresolved
22.	Planning and Development	Please provide a seperate legal description in the pdf document.	Unresolved
23.	Planning and	On the FDP, please delineate the existing structures	Unresolved

	Development	and proposed duplex units on both the Spiritual Center and Spiritual Center Expansion sites, as well as any existing improvements within the Preserve.	
24.	Planning and Development	The previously approved MDP identifies exterior building setbacks of twenty-five (25) feet for commercial, office, and ALF uses. On the FDP, under the site data section, please revise the building setbacks to specify exterior building setbacks applicable to the Spiritual Center and specify the exterior setbacks for both existing and proposed duplex units.	Unresolved
25.	Planning and Development	Please refer to Section 30.8.5.5(4) for the specific information requirements that must be included in the Final Development Plan.	Info Only
26.	Planning and Development	On the FDP under the site data, please include the Spiritual Center, the Spiritual Center Expansion and the Preserve's permitted uses.	Unresolved
27.	Planning and Development	Additional comments may be forthcoming after resubmittal.	Info Only
28.	Public Safety - Addressing	On Sheets C2.0 & C2.1 please add the parcel numbers 27-21-30-300-0010-0000 & 34-21-30-300-0060-0000 on their respective property. Michael Houseman, Houseman Architectural has been notified of this comment 4.11.2025.	Unresolved
29.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
30.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
32.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
33.	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. during site plan review: Please	Info Only

		provide a hydrant flow test in accordance with NFPA 291. This test shall be within the last 12 months.	
34.	Public Safety - Fire Marshal	Future building shall require: Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
35.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
36.	Public Safety - Fire Marshal	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 this shall be provided during site plan review.	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
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Water Quality	No Review Required	Shannon Wetzel 407-665-2455 swetzel@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 Mathanas@seminolecountyfl.gov
Buffers and CPTED	No review required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/1/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Amy, Bill, Becky
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-425

Title:

7-11 SANFORD - PRE-APPLICATION

Project Number: 25-80000047

Project Description: Proposed Site Plan for driveway connections for a gas station on 2.98 acres in the A-1 Zoning District located on the southeast corner of E Lake Mary Blvd and Skyway Dr

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

Parcel ID: 03-20-31-5AY-0000-0560

BCC District: 2-Zembower

Applicant: Max Waldau (239) 210-0455

Consultant: Jeremy Anderson (407) 951-5915



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

PROJ. #: 25-80000047
PM: Kaitlyn
REC'D: 4/10/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: 7-Eleven Sanford
PARCEL ID #(S): 03-20-31-5AY-0000-0560
TOTAL ACREAGE: 2.98 AC BCC DISTRICT: 2: Zembower
ZONING: A-1 FUTURE LAND USE: HIPAP

APPLICANT

NAME: Max Waldau COMPANY: Creighton Construction and Development
ADDRESS: 2240 W First St #101
CITY: Fort Myers STATE: FL ZIP: 33901
PHONE: (239) 210-0455 EMAIL: mwaldau@creightonde.com

CONSULTANT

NAME: Jeremy Anderson COMPANY: Common Oak Engineering
ADDRESS: 4020 Edgewater Dr
CITY: Orlando STATE: FL ZIP: 32804
PHONE: 407-951-5915 EMAIL: permits@commonoakengineering.com

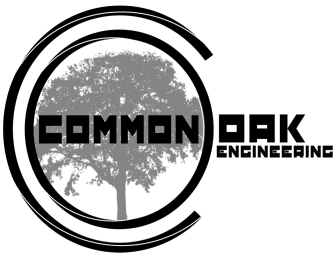
PROPOSED DEVELOPMENT

Brief description of proposed development: proposed driveway connections to E Lake Mary Blvd and Skyway Ave

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

STAFF USE ONLY

COMMENTS DUE: 4/18	COM DOC DUE: 4/24	DRC MEETING: 5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: HIPAP	LOCATION: on the southeast corner of E Lake Mary Blvd and Skyway Dr
W/S: City of Sanford	BCC: 2: Zembower	



Common Oak Engineering, LLC
4020 Edgewater Drive
Orlando, FL 32804
o: (407) 951-5915
www.commonoakengineering.com

Date: April 9th, 2025

Seminole County
Planning and Development Division

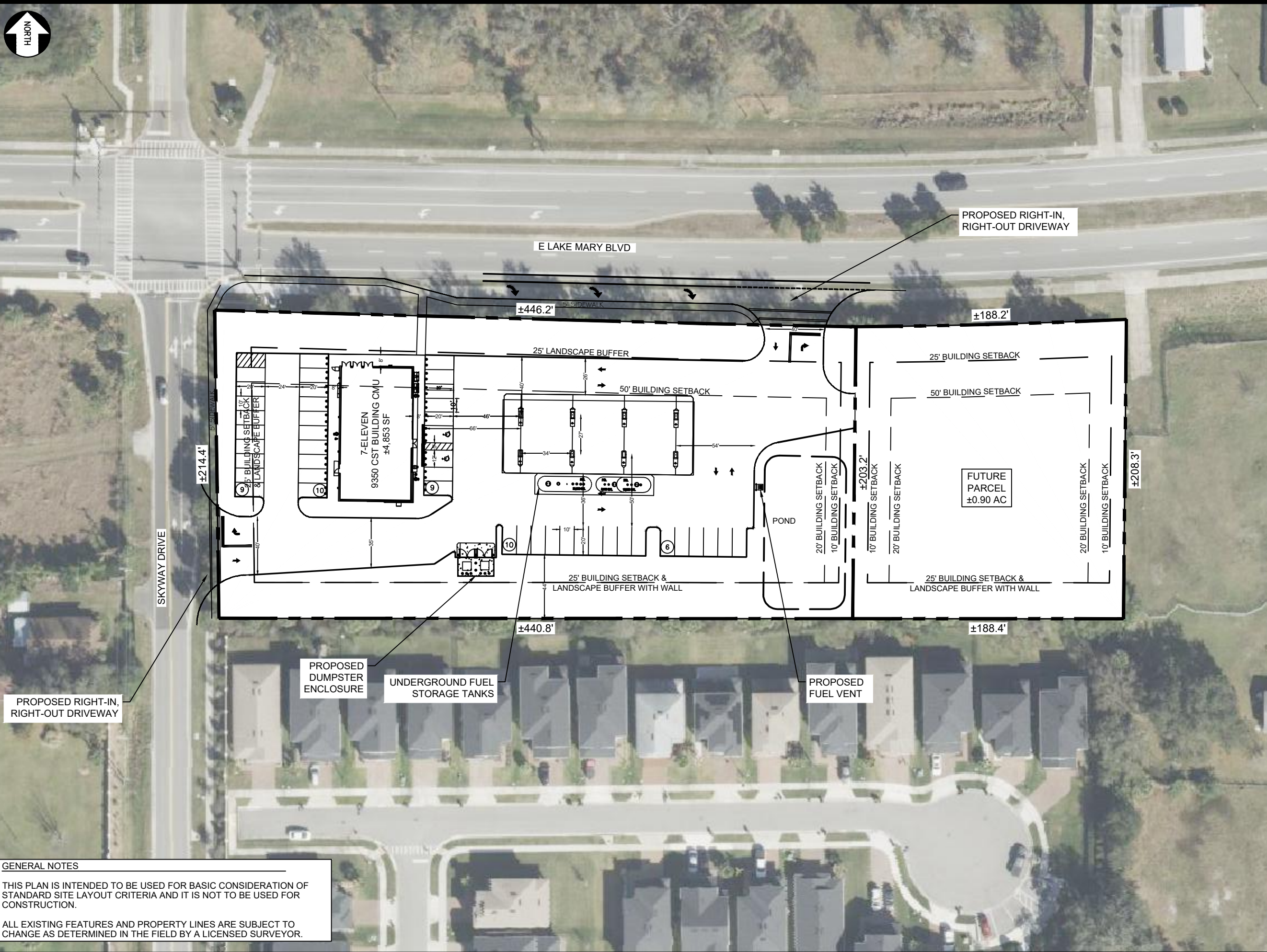
Reference: Project Name: 7- Eleven Sanford
 Project Location: 3151 E LAKE MARY BLVD SANFORD, FL 32773L
 Parcel ID Number: 03-20-31-5AY-0000-0560

We are the engineer of record for a proposed new 7-Eleven to be located at the intersection of E lake Mary Blvd and Skyway Drive. The property is in the process of being annexed to The City of Sanford, however we would like to schedule a pre-application meeting with Seminole County to discuss the proposed right-in/right-out driveways onto E Lake Mary Blvd and Skyway Drive.

Please see the attached conceptual plan for further clarification on project scope.

Thank you,

Jeremy Anderson, P.E.,
Common Oak Engineering, LLC
April 9th 2025



GENERAL NOTES

THIS PLAN IS INTENDED TO BE USED FOR BASIC CONSIDERATION OF STANDARD SITE LAYOUT CRITERIA AND IT IS NOT TO BE USED FOR CONSTRUCTION.

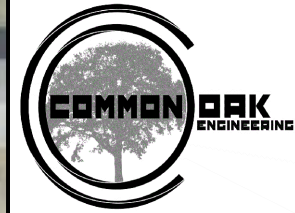
ALL EXISTING FEATURES AND PROPERTY LINES ARE SUBJECT TO CHANGE AS DETERMINED IN THE FIELD BY A LICENSED SURVEYOR.

CONCEPTUAL PLAN

CREIGHTON COMMERCIAL DEVELOPMENT

900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991
PHONE: (239) 210-0455
FAX: (239) 673-7328

CONVENIENCE STORE
AT
E LAKE MARY BLVD
&
SKYWAY DR
SANFORD, FL



COMMON OAK ENGINEERING, LLC
4020 EDGEWATER DRIVE,
ORLANDO, FL 32804
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 951-5915

PROJECT # 225.056	
DATE 03/28/25	SHEET 1
SCALE NTS	

CP1.0

Property Record Card



Parcel: 03-20-31-5AY-0000-0560
 Property Address: 3151 E LAKE MARY BLVD SANFORD, FL 32773
 Owners: MAS REALTY PROPERTIES LLC
 2025 Market Value \$451,909 Assessed Value \$451,909 Taxable Value \$451,909
 2024 Tax Bill \$5,969.27
 Vacant Residential property has a lot size of 2.98 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-5AY-0000-0560
Property Address	3151 E LAKE MARY BLVD SANFORD, FL 32773
Mailing Address	2970 GIPPER CIR SANFORD, FL 32773-6062
Subdivision	SANFORD CELERY DELTA
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$451,909	\$451,909
Land Value Agriculture	\$0	\$0
Just/Market Value	\$451,909	\$451,909
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	\$451,909	\$451,909

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,969.27
Tax Bill Amount	\$5,969.27
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MAS REALTY PROPERTIES LLC

Legal Description

LOT 56 (LESS S 322.83 FT & RD)
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,909	\$0	\$451,909
Schools	\$451,909	\$0	\$451,909
FIRE	\$451,909	\$0	\$451,909
ROAD DISTRICT	\$451,909	\$0	\$451,909
SJWM(Saint Johns Water Management)	\$451,909	\$0	\$451,909

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/20/2024	\$100	10684/1089	Improved	No
SPECIAL WARRANTY DEED	4/15/2024	\$100	10614/0395	Improved	No
WARRANTY DEED	1/21/2022	\$500,000	10156/1992	Vacant	Yes
WARRANTY DEED	5/1/1986	\$35,000	01739/1044	Vacant	No
WARRANTY DEED	5/1/1986	\$100,000	01732/1747	Vacant	No
WARRANTY DEED	12/1/1982	\$40,800	01430/0833	Vacant	Yes
WARRANTY DEED	7/1/1980	\$104,000	01288/1714	Vacant	No
WARRANTY DEED	1/1/1978	\$90,000	01153/1130	Vacant	No

Land

Units	Rate	Assessed	Market
2.98 Acres	\$138,000/Acre	\$451,909	\$451,909

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

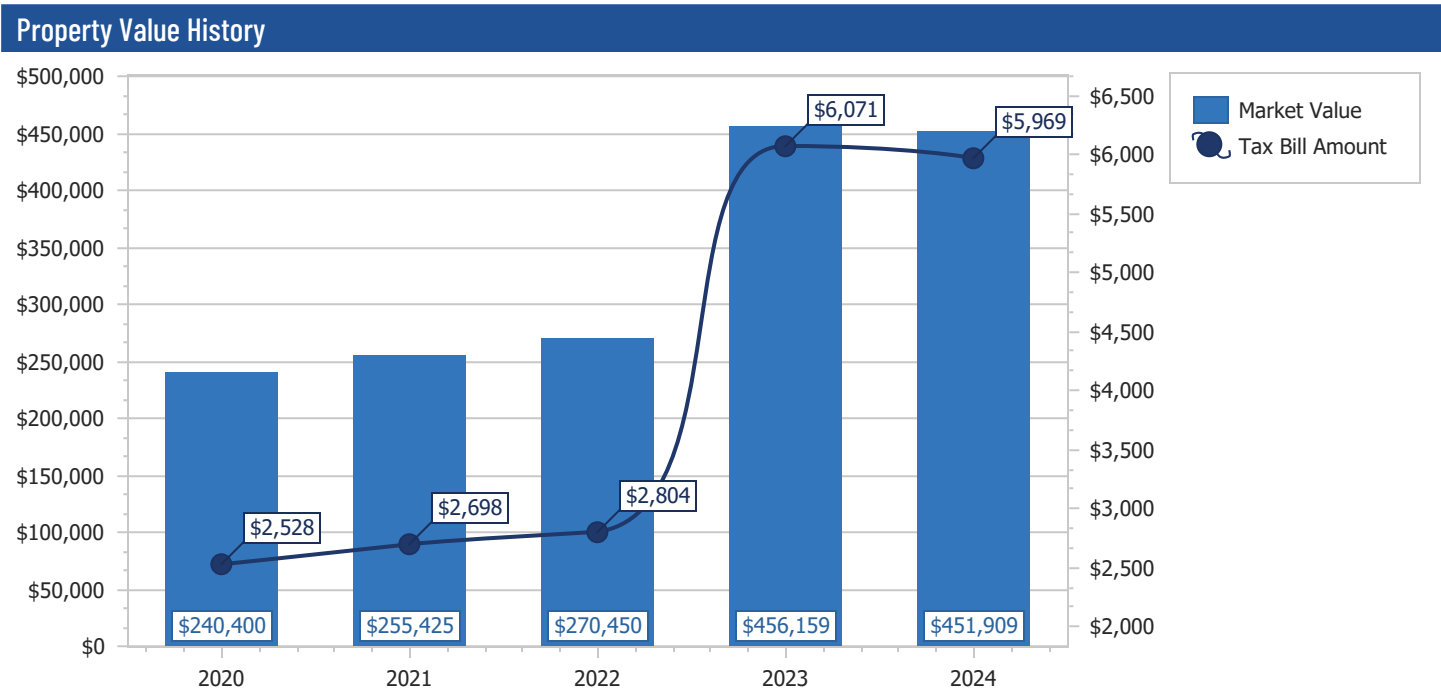
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 4/10/2025 3:57:09 PM
Project: 25-80000047
Credit Card Number: 37*****1898
Authorization Number: 228167
Transaction Number: 100425O18-D3FE4904-2D02-41EE-BDCD-E14F67A250D6
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	7-11 SANFORD - PRE-APPLICATION	PROJ #: 25-80000047
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/10/25	
RELATED NAMES:	EP JEREMY ANDERSON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	03-20-31-5AY-0000-0560	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DISCUSS ABOUT DRIVEWAY CONNECTIONS ON 2.98 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF E LAKE MARY BLVD AND SKYWAY DR	
NO OF ACRES	2.98	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST CORNER OF E LAKE MARY BLVD AND SKYWAY DR	
FUTURE LAND USE-	HIPAP	
APPLICANT:		CONSULTANT:
MAX WALDAU CREIGHTON CONSTRUCTION 2240 W FIRST ST #101 FORT MYERS FL 33901 (239) 210-0455 MWALDAU@CREIGHTONDEV.COM		JEREMY ANDERSON COMMON OAK ENGINEERING LLC 4020 EDGEWATER DR ORLANDO FL 32804 (407) 951-5915 PERMITS@COMMONOAKENGINEERING.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.

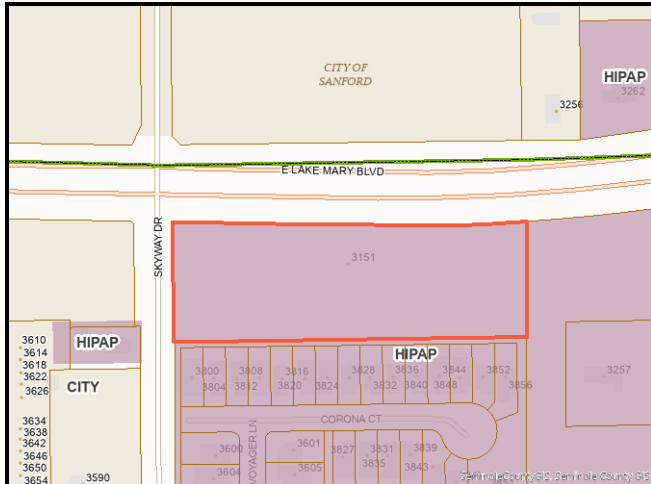
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

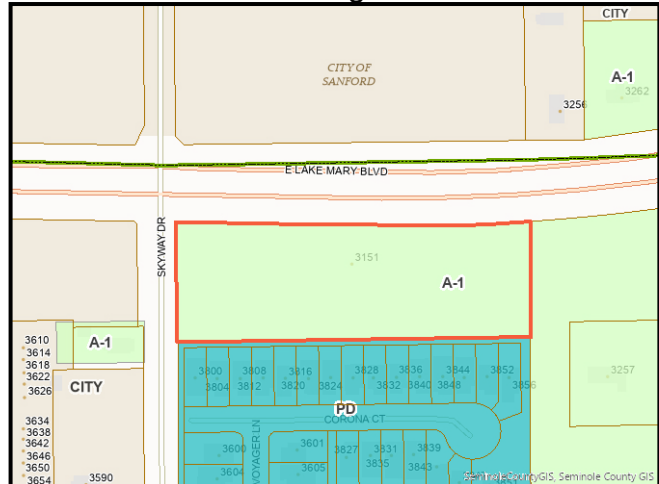
- The subject property has a Future Land Use (FLU) of Higher Intensity Planned Development- Airport (HIP-AP) and a zoning designation of A-1 (Agriculture).
- Per the application narrative, the property is proposed to be annexed into the City of Sanford and developed per City standards. Please coordinate with the City of Sanford to determine if they require annexation.
- The subject property is located within sub-area four (4) of the Joint Planning Agreement (JPA) established between the City of Sanford and Seminole County.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: HIP-AP



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the application narrative, buffer standards will be during site plan review per City of Sanford Standards.	Info Only
2.	Comprehensive Planning	Future Land Use of HIPAP (High Intensity Planned Development - Airport). This Land Use will require a rezone to PD (Planned Development). HIPAP has a maximum FAR of 1.0. Please note: Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) Permitted Uses and Locational Standards section of the Future Land Use Element.	Info Only
3.	Comprehensive Planning	Site is located within the Seminole County Sports Complex Urban Center. Please reference Policy FLU 4.2.3. Per Policy FLU 4.2.3: 3. High Intensity Planned Development Airport (HIP-Airport): Projects may choose to opt-in to the density and intensity bonuses of the Urban Centers and Corridors Overlay but must follow the HIP-Airport restrictions of no residential uses permitted.	Info Only
4.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
5.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
6.	Planning and Development	The subject property is located within Sub Area 4 of the City of Sanford and Seminole County Joint Planning Agreement (JPA). Lands annexed near or adjacent to the airport shall be assigned land use designations compatible with the Joint Planning Agreement. The following uses are compatible with the Airport: Industrial parks, corporate business parks, commercial developments, office complexes, attendant retail, service and hotel uses, medium and high-density residential developments between the 60 and 65 DNL, agricultural uses, public uses; however, the Future Land Use of HIP-AP categorizes residential developments as incompatible in the area	Info Only
7.	Planning and Development	The provisions within the E. Lake Mary Small Area Study is applicable to the subject property. This is considered the Lake Mary Boulevard Mixed Use District. Non-	Info Only

		residential land uses should be developed fronting E. Lake Mary Blvd. for direct access, as a transition from E. Lake Mary Blvd. to adjacent residential areas, and to provide goods and services for the existing residential land uses. I have put the reference for this in the resources folder in eplan.	
8.	Planning and Development	Please coordinate with the City of Sanford regarding development standards.	Info Only
9.	Planning and Development	This property is located within the Urban Centers and Corridors Overlay. See Future Land Use Policy 4.2.3 Urban Centers and Corridors for more information.	Info Only
10.	Planning and Development	This property is located within the Airport Accident Potential Hazard Area and Avigation Easement Area.	Info Only
11.	Planning and Development	<p>If development were pursued with the County, the following processes would be necessary:</p> <ul style="list-style-type: none"> • Rezone to Planned Development (PD) due to the Future Land Use of HIP-AP. The proposed use would need to be compatible with HIP-AP which is designed to provide for higher intensity airport supportive employment uses and mixed-use development that is compatible with the operation and expansion of the Orlando Sanford International Airport. A rezone to PD would require all PD criteria to be met, see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE • Final Development Plan (can be done as an engineered site plan to satisfy final engineering requirement) • Final Engineering 	Info Only
12.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
13.	Public Safety - Fire Marshal	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
14.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
15.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Type A/D and B/D soils.	Info Only
16.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only

17.	Public Works - Engineering	The property is adjacent to Skyway Drive and E Lake Mary Blvd. which are classified as local and arterial roads, respectively. Both roads are not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
18.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
19.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to S Cameron Avenue ditch.	Info Only
20.	Public Works - Engineering	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
21.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
22.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
23.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
24.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. Sidewalk along Skyway Drive shall be required. In addition, at final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations."	Info Only
25.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
26.	Public Works - Impact Analysis	As the proposed use is considered a high traffic generator a traffic impact study (TIS) is required (even for a ROW Permit). The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. Also, a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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