



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, April 23, 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) ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN

[2025-346](#)

Project Number: 25-55200001

Project Description: Proposed Final Engineering Plan for 28 townhome lots on 3.42 acres in the R-3A Zoning District located on the north side of Hillview Dr, east of S SR 434

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

Parcel ID: 22-21-29-300-0180-0000

BCC District: 3-Constantine

Applicant: Zach Miller (407) 222-0692

Consultant: Kim Fischer (407) 405-7819

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

9:20AM (TEAMS) MLK BLVD INDUSTRIAL - PRE-APPLICATION**[2025-384](#)****Project Number:** 25-80000037**Project Description:** Proposed Rezone and Site Plan for two industrial buildings on 1.18 acres in the A-1 Zoning District located on the west side of Martin Luther King Jr Blvd, north of St Johns Pkwy**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 27-19-30-300-002A-0000**BCC District:** 5-Herr**Applicant:** Curran Darling (913) 579-7008**Consultant:** Marcus Geiger (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) THE OVIEDO FARM - SITE PLAN****[2025-381](#)****Project Number:** 25-06000012**Project Description:** Proposed Site Plan for a residential home and agricultural use buildings on 21.6 acres in the A-10 Zoning District located on the east side of Elm St, north of Independence Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-20-31-5BA-0000-179A++**BCC District:** 2-Zembower**Applicant:** Al Portugal (407) 709-7366**Consultant:** Raven Lowry (407) 951-5915**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****HOWELL BRANCH ESTATES - FINAL ENGINEERING PLAN****[2025-382](#)****Project Number:** 25-55200002**Project Description:** Proposed Final Engineering Plan for 15 single family residential lots on 4.36 acres in the R-1BB Zoning District located on the east side of Howell Branch Rd, north of SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-21-30-300-0400-0000**BCC District:** 1-Dallari**Applicant:** Patrick Knight (407) 509-6482**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)

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](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-346

Title:

9:00AM (IN PERSON) ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN

Project Number: 25-55200001

Project Description: Proposed Final Engineering Plan for 28 townhome lots on 3.42 acres in the R-3A Zoning District located on the north side of Hillview Dr, east of S SR 434

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

Parcel ID: 22-21-29-300-0180-0000

BCC District: 3-Constantine

Applicant: Zach Miller (407) 222-0692

Consultant: Kim Fischer (407) 405-7819



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

PROJ. #: 25-55200001

Received: 3/13/25

Paid: 3/17/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Encore at Hillview

PARCEL ID #(S): 22-21-29-300-0180-0000

NUMBER OF LOTS: 28 ☐ SINGLE FAMILY ☒ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHERARE ANY TREES BEING REMOVED? ☒ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: Altamonte

SEWER PROVIDER: Altamonte

ZONING: R3A

FUTURE LAND USE: HDR

TOTAL ACREAGE: 3.42

BCC DISTRICT: 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Zach Miller

COMPANY:

ADDRESS: 8241 Via Bonita

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-222-0692

EMAIL: millerconstruction@cfl.rr.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Kim Fischer

COMPANY: Cycorp

ADDRESS: 1614 White Dove Drive

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407-405-7819

EMAIL: kim@cycorpengineers.com

OWNER(S)

NAME(S): Charles Sanders

ADDRESS: 17732 Baywatch Ct NE

CITY: Poulsbo

STATE: WA

ZIP: 98370-7308

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. 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.

**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).

I, Charles Sanders II, the owner of record for the following described property (Tax/Parcel ID Number) 22-21-29-300-0180-0000 hereby designates Kim Fischer to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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

Date

3/6/24

Property Owner's Signature

Charles E. Sanders II

Charles Sanders

Property Owner's Printed Name

JG
STATE OF ~~FLORIDA~~ WASHINGTON
COUNTY OF KITSAP

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Charles E. Sanders, II (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 6 day of March, 20 24.

JOSEPH GALENO
NOTARY PUBLIC #23034478
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02-12-27

Joseph Galeno, J
Notary Public

Property Re or r



P r e 22-21-29-300-0180-0000

Property A ress HILLVIEW DR LT MONTE SPRINGS, FL 32714

P r e Lo tion

Site View



Sorry, No Image Available at this Time

P r e Inform tion

V ue Summ ry

P r e	22-21-29-300-0180-0000
Owner(s)	S NDERS, CH RLES E II
Property A ress	HILLVIEW DR LT MONTE SPRINGS, FL 32714
M i ing	17732 B YW TCH CT NE POULSBO, W 98370-7308
Sub ivision N me	
T x Distri t	01-COUNTY-TX DIST 1
DOR Use o e	00-V C NT RESIDENTI L
Exemptions	None
AG ssifi tion	No

	2024 Working V ues	2023 ertifie V ues
V u tion Metho	Cost/Market	Cost/Market
Number of Bui ings	0	0
Depre i te B g V ue		
Depre i te EXFT V ue		
L n V ue (M rket)	\$341,100	\$341,100
L n V ue Ag		
Just/M rket V ue	\$341,100	\$341,100
Port bi ity A j		
S ve Our Homes A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$134,734	\$153,495
P&G A j	\$0	\$0
Assesse V ue	\$206,366	\$187,605

2023 ertifie T x Summ ry

2023 T x Amount w/o Non-Hx p	\$4,539.36	2023 T x S vings with Non-Hx p	\$1,217.22
2023 T x Bi Amount	\$3,322.14		

* Does NOT IN LUDE Non A V orem Assessments

Leg Des ription

SEC 22 T WP 21S RGE 29E
BEG 25 FT N OF W 1/4 COR RUN N
443.36 FT E 328.18 FT S 443.36 FT W
328.73 TO BEG

Taxes			
Taxing Jurisdiction	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 06,366	\$0	\$ 06,366
SJWM(Saint Johns Water Management)	\$ 06,366	\$0	\$ 06,366
FIRE	\$ 06,366	\$0	\$ 06,366
COUNTY GENERAL FUND	\$ 06,366	\$0	\$ 06,366
Schools	\$341,100	\$0	\$341,100

Sales						
Description	Date	Block	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	10/05/ 0 1	10065	1 93	\$100	No	Improved
WARRANTY DEED	0 /01/1999	0363	1860	\$18,900	No	Vacant
WARRANTY DEED	05/01/199	0 537	1 45	\$ 8,000	No	Vacant
WARRANTY DEED	0 /01/1985	01616	1015	\$39, 00	No	Vacant
WARRANTY DEED	11/01/1984	01616	1014	\$15,000	No	Vacant
WARRANTY DEED	10/01/1983	01497	0895	\$13,300	No	Vacant

Land					
Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			3.79	\$90,000.00	\$341,100

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

Extra Features				
Description	Year Built	Units	Value	New Costs

Zoning			
Zoning	Zoning Description	Former Land Use	Former Land Use Description
A-1	High Density Residential	HDR	Agricultural-1Ac

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	5

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

* 3/17/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 09:42:07
 PROJ # 25-55200001 RECEIPT # 0075500
 OWNER:
 JOB ADDRESS: *UNASSIGNED LOT #: 0000

FINAL SUBDIVISION	4700.00	4700.00	.00
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TOTAL FEES DUE.....:	4700.00
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AMOUNT RECEIVED.....:	4700.00
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* DEPOSITS NON-REFUNDABLE *

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000011127	
CASH/CHECK AMOUNTS...:	4700.00	
COLLECTED FROM:	CYCORP ENGINEERING INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

PROJECT NAME:	ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN	PROJ #: 25-55200001
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	3/13/25	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 28 TOWNHOME LOTS ON 3.42 ACRES IN THE R-3A ZONING DISTRICT LOCATED ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
NO OF ACRES	3.42	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-3A	
LOCATION	ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	HDR	
SEWER UTILITY	N/A	
WATER UTILITY	CITY OF ALTAMONTE SPRINGS	
APPLICANT:		CONSULTANT:
ZACH MILLER 8241 VIA BONITA SANFORD FL 32771 (407) 222-0692 MILLERCONSTRUCTION@CFL.RR.COM		KIM FISCHER CYCORP 1614 WHITE DOVE DR WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.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.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	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	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan. Provide a note indicating that supplemental landscaping will be provided as needed to maintain a ____ opacity (____ plant groups per 100') in the event that the existing vegetation is not adequate or is removed/destroyed for any reason. On the landscape plan, please add this note and fill in the required opacity and plant groups for the east and the west buffer.	Unresolved
5.	Buffers and CPTED	Buffer requirements are shown in a PDF diagram that has been uploaded into the "Resources" folder in eplan.	Info Only
6.	Buffers and CPTED	For each buffer, please provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Unresolved
7.	Buffers and CPTED	Due to overhead utility lines along the southern portion of the property, only understory trees and shrubs may be planted under Plant Group C (Height Restricted).	Unresolved
8.	Buffers and CPTED	The landscape plans within the Preliminary Site Plan (PSP) and the Final Engineering Plans need to be consistent with one another.	Info Only
9.	Buffers and	On the landscape plan, please show the new	Unresolved

	CPTED	landscaping that will be placed in south, west and east buffers.	
10.	Buffers and CPTED	Please revise the plant list table to show the plant species of the trees to be planted in the west and east buffer.	Unresolved
11.	Buffers and CPTED	On the site plan sheet, please remove the note under the landscape buffer table that states, "Landscape buffering will conform to the Seminole County Land Development Code Requirements and Greater Buffers will be provided at Final Development Plan if necessary, per the code. The PSP has already been approved, so this note no longer necessary.	Unresolved
12.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
13.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection, and 5) Sprinkler and Alarm requirements and all other code requirements. Townhouses will need to meet FBC Residential.	Info Only
14.	Environmental Services	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.	Info Only
15.	Natural Resources	Please identify the oak trees on the parcel to the species level (i.e. specify if the trees are live oaks, laurel oaks, water oaks, ect.).	Unresolved
16.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Unresolved
17.	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
18.	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	Info Only

		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.	
19.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed or which received major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	Info Only
20.	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 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)	Info Only
21.	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
22.	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
23.	Natural Resources	Library Comment 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	Info Only

		Services Director, or designee. SCLDC 60.8(f)	
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	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
26.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
27.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
28.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
29.	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
30.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
31.	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
32.	Natural Resources	Tree replacement requirement: 90 inches/acre * 3.73 acres = 336 inches	Info Only

33.	Natural Resources	52 replacement inches are proposed, all understory species. Further credits may be given based on the identification of the oaks present on the site.	Unresolved
34.	Planning and Development	***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 directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Unresolved
35.	Planning and Development	The City of Altamonte Springs is the utility provider for water and sewer. Please submit a letter from the city stating the utility and irrigation plan are approved and they will provide service to the site prior to the issuance of the site construction permit.	Unresolved
36.	Planning and Development	On the site plan sheet, please show the driveways and dimension the front loaded garages meets the minimum of twenty (20) feet from the garage to the property line, per sec. 30.11.7 (c)(1).	Unresolved
37.	Planning and Development	On the site plan sheet, please provide a call out for Tract G and revise the tract table to reflect Tract G.	Unresolved
38.	Planning and Development	On the site plan sheet, please show the building setbacks from each building to adjacent property boundaries.	Unresolved
39.	Planning and Development	On the site plan sheet, please demonstrate that the subdivision sign meets the minimum twenty-five (25) feet of the intersection of the street right of way, per Sec. 30.13.3.	Unresolved
40.	Planning and Development	A photometric plan will be required at the time of the building permit.	Info Only
41.	Planning and Development	On the site plan, please dimension each building.	Unresolved
42.	Planning and Development	On the site plan sheet, please provide the gross density calculation.	Unresolved
43.	Planning and Development	Per Sec. 30.1344 (c) - Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: a. The pond shall be sodded or dressed with equivalent ground cover; and b. The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities	Unresolved

		such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Economic and Community Development Services Director consistent with the intent of this Section. On the site plan sheet, please show the amenities for Tract B.	
44.	Planning and Development	On the site plan sheet, please amenitize Tract F and D in order to count these tracts toward open space (i.e. benches and picnic tables).	Unresolved
45.	Planning and Development	On the site plan sheet, please dimension the access into the proposed development.	Unresolved
46.	Planning and Development	Please provide an irrigation plan to show the water use zones, rain sensor device, and backflow preventer.	Unresolved
47.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1. - Outdoor lighting requirements.	Info Only
48.	Planning and Development	On the site plan sheet, please show the proposed drainage and utility easements.	Unresolved
49.	Planning and Development	On the site plan sheet, the eight (8) foot right of way dedication is shown on the PSP as Tract G. Please revise the site plan to show Tract G and revise the tract table to include Tract G stating the size, description, and ownership/maintenance.	Unresolved
50.	Planning and Development	The location of the mail kiosk on the site plan sheet may be removed, as Note 19 specifies that the kiosk cannot be located within a drainage and utility easement.	Unresolved
51.	Planning and Development	On the site plan sheet, the lots and tracts were not measure correctly with the scale of 1"=40'; however, the lots and tracts measure 1"=30. Please revise the scale from 1" = 40' to 1"=30'.	Unresolved
52.	Planning and Development	The Applicant must submit legal access documentation demonstrating their right to access the site. The Final Engineering Plans will not be approved until such documentation is provided. Please furnish the required legal access documentation to verify access to the proposed site.	Unresolved
53.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and	Info Only

		commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	
54.	Public Safety - Addressing	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
55.	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
56.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 28 lots, 4 building shell addresses and 1 entry address is \$530.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only

57.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov. The approved street name designations and their proper abbreviations are as follows: Court, Cove or Point (choose one). Prior to approval, the approved street name and street designation is required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs.	Unresolved
58.	Public Safety - Addressing	(Development Name) The subdivision name ENCORE AT HILLVIEW, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Info Only
59.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
60.	Public Safety - Addressing	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
61.	Public Works - County Surveyor	The survey provided is not valid as it uses a certification that has not been in use since before 2018 there is no Minimum Technical standards any more it is Standards of Practice.	Unresolved
62.	Public Works -	The survey states 25 feet right of way by deed,	Unresolved

	County Surveyor	which is incorrect the deed only calls out their south line as the north line of right of way but doesn't convey right of way to anyone what they got was a piece of land locked property. while they may label the south line as the north right of way line of Hillview by deed they may not label the area below it as right of way as it was never conveyed as such.	
63.	Public Works - Engineering	The grading of Hillview Drive is not clear. The grading does not seem correct. The existing grading is 86.4 +/- but the proposed grade is 87.46 +/- . If the changes are part of the County Project, please show this. If not, please adjust the grading accordingly.	Unresolved
64.	Public Works - Engineering	The sidewalks does not meet clear zone unless type F Curb and Gutter is used. If the improvements are part of the County roadway Project, please show that and provide those plans as a accessory document.	Unresolved
65.	Public Works - Engineering	Please provide the scale on the grading plan.	Unresolved
66.	Public Works - Engineering	The slope arrow of the slope between STM-1 and STM-2 is not correct, or the grading is not correct. Please verify the grading here. Please verify the grading behind lots 1-8. The existing grad is around 87.2' or 87.3'. There is an 87.5 between the property line and the low point. Please collect as much of the site as possible.	Unresolved
67.	Public Works - Engineering	Page 14 of the stormwater report references an offsite pond. It has information that does not seem correct and or support the proposed pond design normal water. Please verify this information and revise accordingly. (Offsite Wet Pond (NWL 84.20) Minimum Weir 100.85?)	Unresolved
68.	Public Works - Engineering	There is only allowed 5000 cubic yards of export. Please provide a cut and fill showing that the site balances and place a note on the grading plan as such.	Unresolved
69.	Public Works - Engineering	Please verify the Wet Detention Pond table on page 16.	Unresolved
70.	Public Works - Engineering	Please provide 1-foot area staging (preferred) or volume staging on the Pond Node PROPOND.	Unresolved
71.	Public Works - Engineering	Please verify all pond structure data. There is control structure data that states 55.00' for the orifice and pipe.	Unresolved
72.	Public Works - Engineering	Please provide information from the County drainage design that shows what area was taken into its system and that the system can handle the flows and volume. Please reduce the flows as much as possible.	Unresolved

73.	Public Works - Engineering	Please provide a pre and post development basin maps.	Unresolved
74.	Public Works - Engineering	There appears to be an issue with the Hillview Drive ROW. The plans cannot be approved until the Legal ROW is addressed by the County.	Unresolved
75.	Public Works - Engineering	Based on the Hillview Drive improvements shown per the County project the project cannot be constructed until that project is completed. An alternate design would be required if this project is proposed to be constructed prior to the County project is complete.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@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
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@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:
4/10/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Raymond, Sarah, Jim
<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: 2025-384

Title:

9:20AM (TEAMS) MLK BLVD INDUSTRIAL - PRE-APPLICATION

Project Number: 25-80000037

Project Description: Proposed Rezone and Site Plan for two industrial buildings on 1.18 acres in the A-1 Zoning District located on the west side of Martin Luther King Jr Blvd, north of St Johns Pkwy

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

Parcel ID: 27-19-30-300-002A-0000

BCC District: 5-Herr

Applicant: Curran Darling (913) 579-7008

Consultant: Marcus Geiger (407) 898-1511



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

PROJ. #: 25-80000037
 Received: 3/24/25
 Paid: 4/4/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: MLK Blvd Industrial

PARCEL ID #(S): 27-19-30-300-002A-0000, ~~but will also include the City's parcel 26-19-30-5AE-3500-0000~~

TOTAL ACREAGE: 1.18 ac ~~plus the City's 16.24 ac parcel~~ BCC DISTRICT: 5

ZONING: A-1 FUTURE LAND USE: ~~HIPT1~~ **HIPTI**

APPLICANT

NAME: Curran Darling COMPANY: Distribution Realty Group

ADDRESS: 6247 Brookside Blvd, Suite 244

CITY: Kansas City STATE: MO ZIP: 64113

PHONE: 913-579-7008 EMAIL: cdarling@distributionrealty.com

CONSULTANT

NAME: Marcus Geiger, PE COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S. Orange Avenue, Suite 600

CITY: Orlando STATE: FL ZIP: 32801

PHONE: 407-898-1511 EMAIL: marcus.geiger@kimley-horn.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Two (2) industrial buildings totaling 279,450 sq. ft.

The applicant wishes to discuss annexing this parcel into the City to use for roadway extension/access to the project.

STAFF USE ONLY

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

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

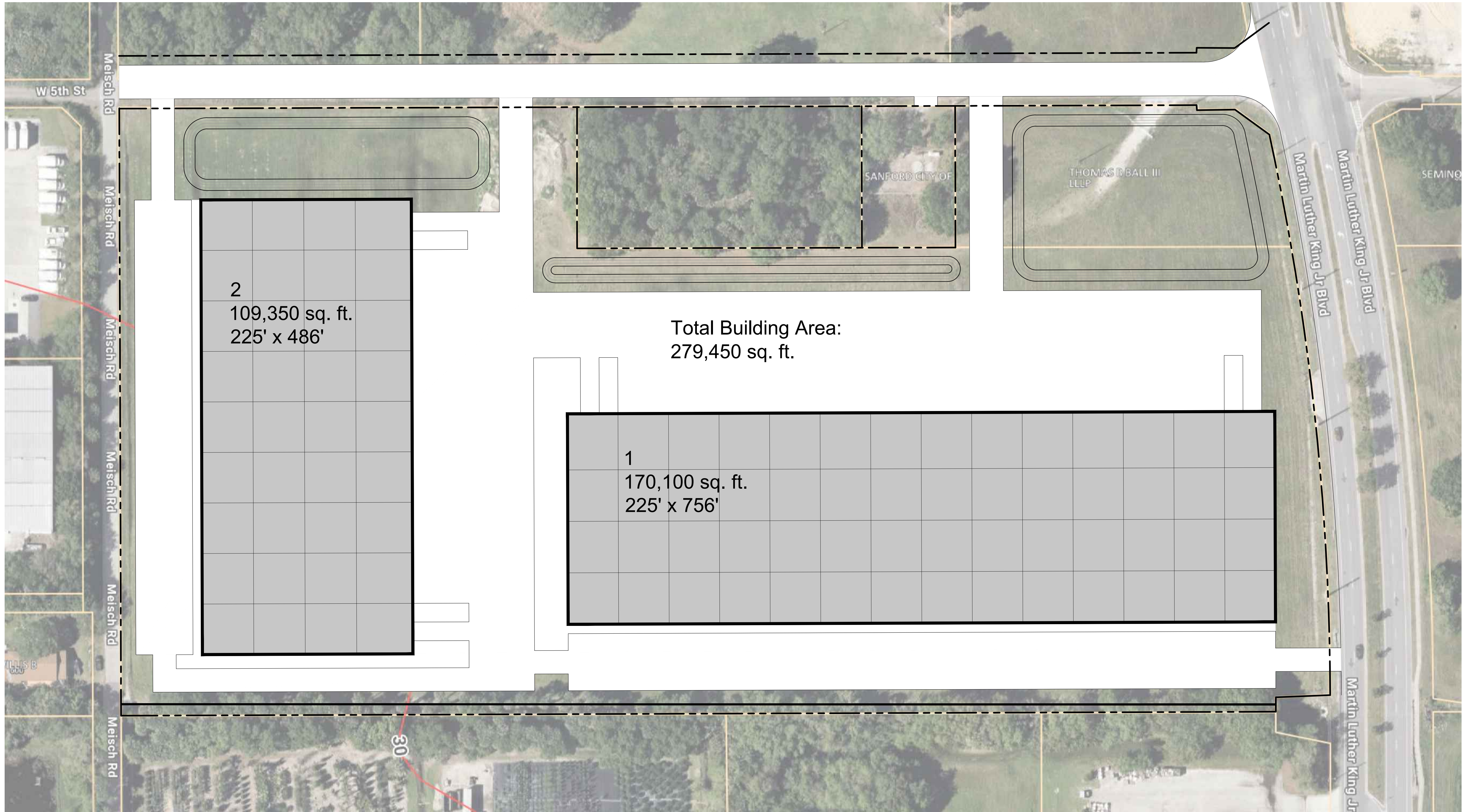
ZONING: **A-1** FLU: **HIPTI** LOCATION:
 W/S: **City of Sanford** BCC: **5: Herr** **on the west side of MLK Jr Blvd,**
Agenda: 4/18 **north of St Johns Pkwy**

Detailed Narrative

The proposed development consists of two (2) industrial buildings totaling 279,450 sq. ft. with a stormwater pond on two (2) parcels.

Parcel 26-19-30-5AE-3500-0000, a 16.24 acre parcel located in the City of Sanford, would be the site of Building 1 (170,100 sq. ft.) and Building 2 (109,350 sq. ft), as well as the stormwater pond.

Parcel 27-19-30-300-002A-0000, a 1.18 acre parcel located in Seminole County, would be the site of a roadway extension to access the project. This parcel would ideally be annexed into the City of Sanford.



DRAFT

1 Site Plan
scale: 1" = 50'-0"



a new development for
DRG Sanford
700 MLK Jr. Blvd.
Sanford, Florida

date
03.06.2025
drawn by
DAE
checked by
DAE
revisions



sheet number

A1.1

drawing type
preliminary

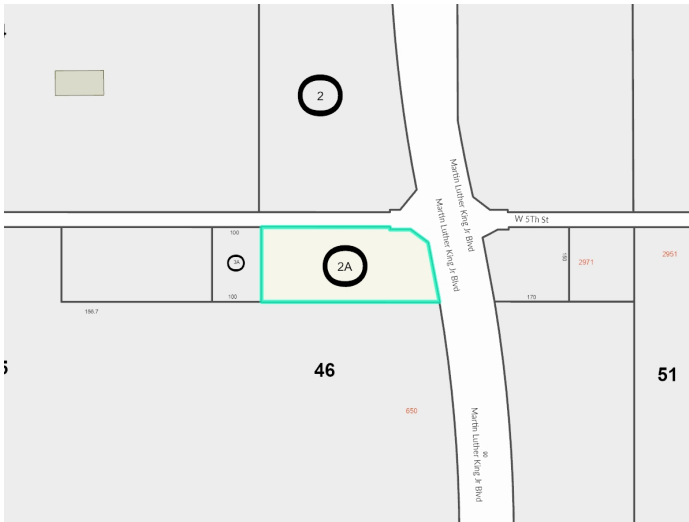
project number
25066

Property Record Card



Parcel: 27-19-30-300-002A-0000
 Property Address:
 Owners: THOMAS B BALL III LLLP
 2025 Market Value \$238,931 Assessed Value \$771 Taxable Value \$771
 2024 Tax Bill \$7.97 Tax Savings with Exemptions \$2,461.00
 Cropland property has a lot size of 1.18 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-19-30-300-002A-0000
Property Address	
Mailing Address	213 SHADY OAKS CIR LAKE MARY, FL 32746-3685
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$238,931	\$238,931
Land Value Agriculture	\$771	\$771
Just/Market Value	\$238,931	\$238,931
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	\$771	\$771

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,468.97
Tax Bill Amount	\$7.97
Tax Savings with Exemptions	\$2,461.00

Owner(s)

Name - Ownership Type
 THOMAS B BALL III LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 27 TWP 19S RGE 30E
 BEG 1339 FT W & 455.3 FT N OF E 1/4
 COR RUN W 399 FT S 627 FT E 399 FT
 N 627 FT (LESS PT N OF FIFTH ST &
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$771	\$0	\$771
Schools	\$771	\$0	\$771
SJWM(Saint Johns Water Management)	\$771	\$0	\$771

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2009	\$100	07153/0041	Vacant	No
TRUSTEE DEED	10/1/2000	\$100	03943/1276	Vacant	No
PROBATE RECORDS	3/1/1997	\$100	03206/0708	Vacant	No
WARRANTY DEED	4/1/1993	\$435,000	02577/1605	Vacant	No

Land

Units	Rate	Assessed	Market
1.18 Acres	\$203,000/Acre Market, \$655/Acre AG	\$771	\$238,931

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

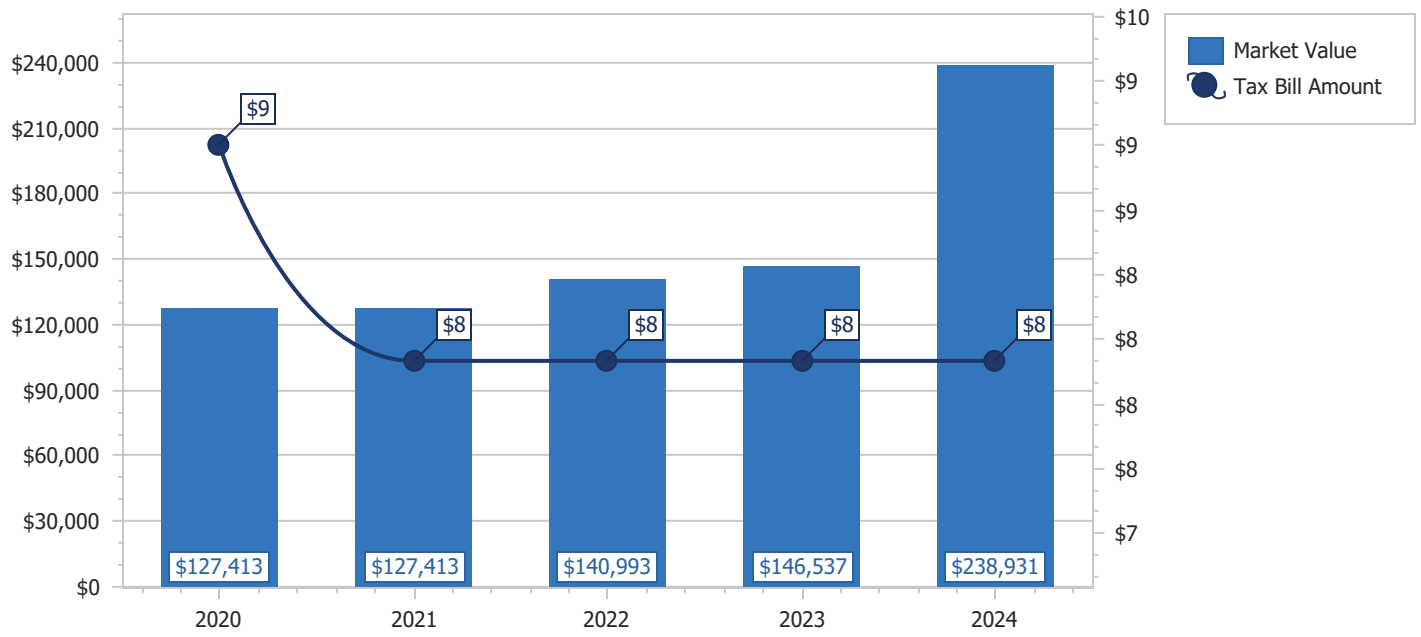
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/4/2025 1:53:48 PM
Project: 25-80000037
Credit Card Number: 55*****2235
Authorization Number: 00450J
Transaction Number: 040425O13-424AC996-380E-41EA-900B-2BE1724ABC45
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:	MLK BLVD INDUSTRIAL - PRE-APPLICATION	PROJ #: 25-80000037
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/24/25	
RELATED NAMES:	EP MARCUS GEIGER	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	27-19-30-300-002A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR TWO INDUSTRIAL BUILDINGS ON 1.18 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MLK JR BLVD, NORTH OF ST JOHNS PKWY	
NO OF ACRES	1.18	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MLK JR BLVD, NORTH OF ST JOHNS PKWY	
FUTURE LAND USE-	HIPTI	
APPLICANT:		CONSULTANT:
CURRAN DARLING DISTRIBUTION REALTY GROUP 6247 BROOKSIDE BLVD STE 244 KANSAS CITY MO 64113 (913) 579-7008 CDARLING@DISTRIBUTIONREALTY.COM		MARCUS GEIGER KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 898-1511 MARCUS.GEIGER@KIMLEY-HORN.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.

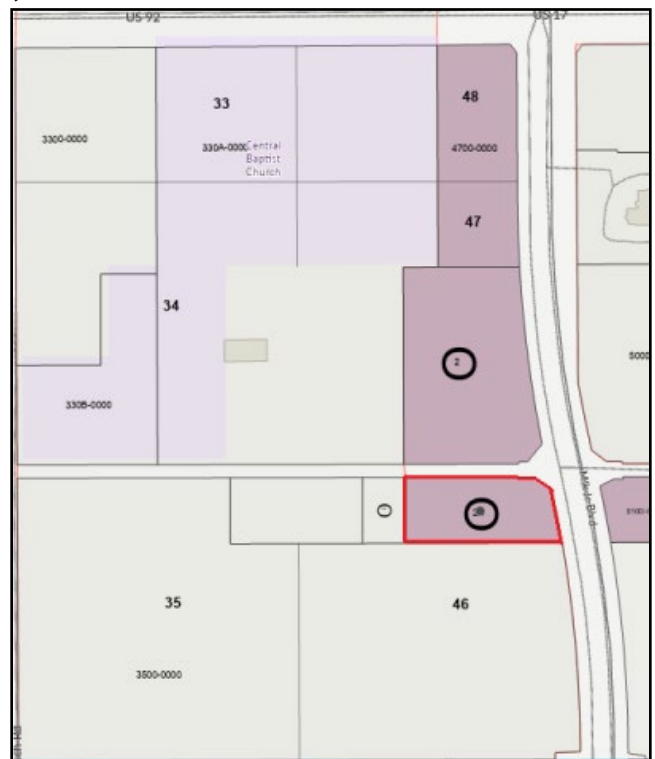
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of High Intensity Planned Development-Target Industry (HIP-TI) and an A-1 (Agriculture) Zoning designation.
- Staff recommends the Applicant reach out to the City of Sanford to discuss the potential annexation of the subject property, as well as the right-of-way extending from the west side of MLK Boulevard approximately one-half (0.5) mile west along 5th Street to Aero Lane. For coordination and further information, the Applicant should contact the City of Sanford at (407) 688-5140.



PROJECT AREA ZONING, FUTURE LAND USE, 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.	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.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

5.	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
6.	Building Division	NOTE: Please use 2023 FBC Table 506.2 to ensure allowable areas are met. It might be necessary to include horizontal exits to reduce "building" size to meet the allowances in the table. This is dependent on the intended use of space/occupancy classification.	Info Only
7.	Comprehensive Planning	Future Land Use of HIPTI, Comprehensive Plan Policy 4.5.3: Site is within the North I-4 Corridor HIP-TI Area and would be required to rezone to PD per: Policy 4.5.3 (B) Compatibility Guidelines Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process intended to protect existing adjacent residential communities	Info Only
8.	Comprehensive Planning	Property will need to be annexed into the City of Sanford (Sanford Planning Phone number 407.688.5140)	Info Only
9.	Comprehensive Planning	Site is located in the Sanford Joint Planning Area within the Planning sub-area 8 per the 2015 JPA. Per the Sanford Joint Planning Agreement for sites located in the Planning Sub-Area 8 (East of I-4): "The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designations to HIP-TI."	Info Only
10.	Comprehensive Planning	Per the Sanford JPA, Exhibit C, sites located in Planning Sub Area 8: "This area should be reserved for target industry and SunRail supporting development as there is limited vacant acreage available on which target industry will site. Single-family and low or medium density residential developments are not compatible within this area."	Info Only
11.	Comprehensive Planning	Site is located within the North I-4 Target area (Industrial). There is a maximum FAR of 1.5. Project must be consistent with Future Land Use Exhibit 36. This exhibit outlines the only allowable uses.	Info Only
12.	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
13.	Planning and Development	The subject property has a Future Land Use designation of High Intensity Planned Development- Target Industry (HIP--TI) and an A-1 (Agriculture) zoning designation.	Info Only
14.	Planning and Development	Staff recommends the Applicant reach out to the City of Sanford to discuss the potential annexation of the subject property, as well as the city-maintained right-of-way extending from the west side of MLK Boulevard approximately one-half (0.5) mile west along 5th Street to Aero Lane. For coordination and further information, the Applicant should contact the City of Sanford at (407) 688-5140.	Info Only
15.	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	Info Only

		<p>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>	
16.	Planning and Development	<p>If the subject site were to be developed within unincorporated Seminole County a PD Rezone would be required. 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. 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
17.	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
18.	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 in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
19.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
20.	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
21.	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
22.	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	Info Only

		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"	
23.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
24.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
25.	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. If a viable outfall is determined additional rate and volume may be allowed to discharge to the County system.	Info Only
26.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be pretty flat the general area does ultimately seem to drain to the northeast.	Info Only
27.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall.	Info Only
28.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
29.	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
30.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
31.	Public Works - Engineering	The property is adjacent to MLK boulevard and 5th Street which are classified as an urban minor arterial and local road respectively. MLK boulevard and 5th Street are not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
32.	Public Works - Engineering	The left turn lane may need to be extended based on the overall development size. A right turn lane may be required.	Info Only

33.	Public Works - Engineering	Library Comment The roadway geometry on 5th Street does not meet County standards. The roadway structure on 5th Street does not meet County standards. The road will have to be built to a 24' heavy commercial standard based on the proposed use.	Info Only
34.	Public Works - Engineering	Traffic signal modifications are required.	Info Only
35.	Public Works - Engineering	Note that if the project gets annexed into the City of Sanford a ROW use permit will most likely still be required. If this does happen then all drainage and roadway comments would still need to be addressed.	Info Only
36.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
37.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
38.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use is more than 50 weekday peak hour trips based in the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	Info Only

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
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	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: 2025-381

Title:

9:40AM (TEAMS) THE OVIEDO FARM - SITE PLAN

Project Number: 25-06000012

Project Description: Proposed Site Plan for a residential home and agricultural use buildings on 21.6 acres in the A-10 Zoning District located on the east side of Elm St, north of Independence Ave

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

Parcel ID: 25-20-31-5BA-0000-179A++

BCC District: 2-Zembower

Applicant: Al Portugal (407) 709-7366

Consultant: Raven Lowry (407) 951-5915



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

PROJ. #: 25-06000012

Received: 3/12/25

Paid: 3/17/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000

NEW BUILDING SQUARE FOOTAGE: 54,551.00 + NEW PAVEMENT SQUARE FOOTAGE: 182,477.00 =
 TOTAL SQUARE FEET OF **NEW** IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____

(TOTAL NEW ISA 237,028.00 / 1,000 = 237.03) * x \$25 + \$2,500 = **FEE DUE: 8,425.75**

EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

*ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: The Oviedo Farm	
PARCEL ID #(S): 25-20-31-5BA-0000-179A, 25-20-31-5BA-0000-1780, and 25-20-31-5BA-0000-1800	
DESCRIPTION OF PROJECT: The subject development consists of five properties which are proposed to be combined into three properties with one residential home on each property and various agricultural use buildings, with a loop road, and supporting infrastructure	
EXISTING USE(S): Residential / Agricultural	PROPOSED USE(S): Agricultural
ZONING: A-10	FUTURE LAND USE: R-10
TOTAL ACREAGE: 21.21 21.60	BCC DISTRICT: 2: Zembower
WATER PROVIDER: Private Well	SEWER PROVIDER: Private Septic
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Al Portugal	COMPANY: The Oviedo Farm, LLC	
ADDRESS: 3001 Aloma Ave, Suite 310		
CITY: Winter Park	STATE: FL	ZIP: 32792
PHONE: (407) 709-7366	EMAIL: aportunag1@APCPTTrading.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Raven Lowry	COMPANY: Common Oak Engineering, LLC	
ADDRESS: 4020 Edgewater Dr.		
CITY: Orlando	STATE: FL	ZIP: 32804
PHONE: (407) 951-5915	EMAIL: pernits@commonoakengineering.com	

PERMITS@COMMONOAKENGINEERING.COM**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

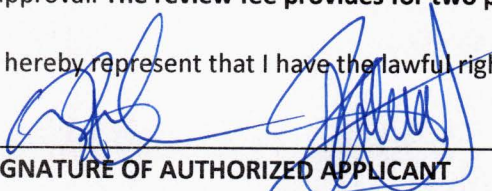
NAME(S): The Oviedo Farm, LLC		
ADDRESS: 3001 Aloma Ave, Suite 310		
CITY: Winter Park	STATE: FL	ZIP: 32792
PHONE:	EMAIL:	

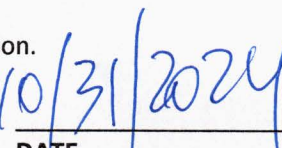
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

<input type="checkbox"/> 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.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
<input type="checkbox"/> Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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


SIGNATURE OF AUTHORIZED APPLICANT


DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, The Oviedo Farm, LLC (Al Portugal), the owner of record for the following described property [Parcel ID Number(s)] 25-20-31-5BA-0000-179A, 25-20-31-5BA-0000-180A, 25-20-31-5BA-0000-1780 hereby designates Common Oak Engineering, LLC 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 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: _____

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.

10/31/2024
Date

[Signature]
Property Owner's Signature

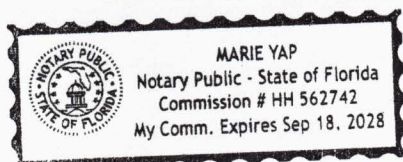
Al Portugal

Property Owner's Printed Name

ALTAMIRANDO PORTUGAL

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 ALTAMIRANDO CALASANS PORTUGAL (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 31ST day of OCTOBER, 2024.



[Signature]
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): _____

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

(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: OVIEDO FARM LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Altamirando Portugal	Manager	3001 Aloma Ave Winter Park, FI 32792	50
Cassia Portugal	Manager	3001 Aloma Ave Winter Park, FI 32792	50

(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:

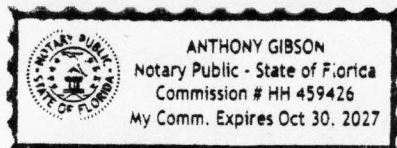
02/15/2025

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 15 day of February, 2025, by Altamirando Portugal, who is ☐ personally known to me, or ☒ has produced FLD Notary 21012026 as identification.



[Signature]
Signature of Notary Public

Anthony Gibson
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

THE OVIEDO FARM LLC

Filing Information

Document Number L23000172703
FEI/EIN Number 92-3366881
Date Filed 04/06/2023
Effective Date 04/10/2023
State FL
Status ACTIVE

Principal Address

3101 Elm St
 OVIEDO, FL 32765

Changed: 07/26/2023

Mailing Address

3001 ALOMA AVE
 SUITE 310
 WINTER PARK, FL 32792

Registered Agent Name & Address

PORTUGAL, ALTAMIRANDO

3001 ALOMA AVE
 SUITE 310
 WINTER PARK, FL 32792

Authorized Person(s) Detail

Name & Address

Title MGR

PORTUGAL, ALTAMIRANDO
 3001 ALOMA AVE #310
 WINTER PARK, FL 32792 UN

Title MGR

PORTUGAL, CASSIA

3001 ALOMA AVE #310
WINTER PARK, FL 32792 UN

Annual Reports

Report Year	Filed Date
2024	03/05/2024

Document Images

[03/05/2024 -- ANNUAL REPORT](#)

View image in PDF format

[04/06/2023 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

Property Record Card



Parcel: 25-20-31-5BA-0000-179A
 Property Address: 3101 ELM ST OVIEDO, FL 32765
 Owners: OVIEDO FARM LLC
 2025 Market Value \$637,474 Assessed Value \$637,474 Taxable Value \$637,474
 2024 Tax Bill \$7,751.85
 The 3 Bed/1.5 Bath Single Family property is 1,800 SF and a lot size of 8.99 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-20-31-5BA-0000-179A
Property Address	
Mailing Address	3001 ALOMA AVE # 310 WINTER PARK, FL 32792-3752
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$227,922	\$222,526
Depreciated Other Features	\$5,002	\$4,735
Land Value (Market)	\$404,550	\$359,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$637,474	\$586,861
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	\$637,474	\$586,861

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,751.85
Tax Bill Amount	\$7,751.85
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 OVIEDO FARM LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 179
BLACK HAMMOCK
PB 2 PG 110

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$637,474	\$0	\$637,474
Schools	\$637,474	\$0	\$637,474
FIRE	\$637,474	\$0	\$637,474
ROAD DISTRICT	\$637,474	\$0	\$637,474
SJWM(Saint Johns Water Management)	\$637,474	\$0	\$637,474

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/15/2023	\$600,000	10457/1980	Improved	Yes
WARRANTY DEED	3/1/1994	\$22,500	02743/1223	Vacant	Yes
SPECIAL WARRANTY DEED	9/1/1991	\$100	02333/1500	Vacant	No

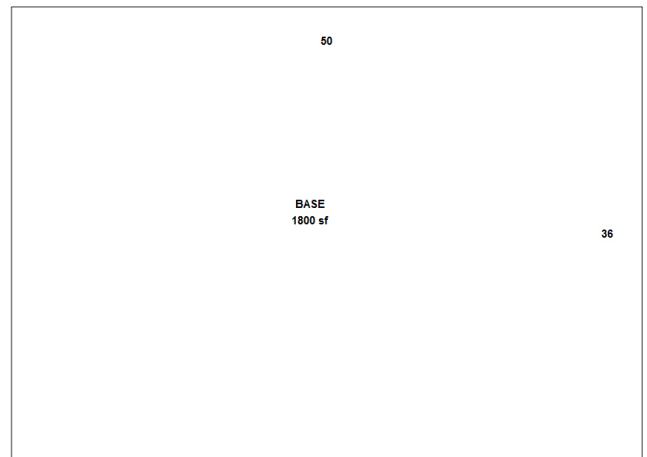
Land

Units	Rate	Assessed	Market
8.99 Acres	\$45,000/Acre	\$404,550	\$404,550

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1995
Bed	3
Bath	1.5
Fixtures	3
Base Area (ft ²)	1800
Total Area (ft ²)	1800
Constuction	SIDING GRADE 3
Replacement Cost	\$259,002
Assessed	\$227,922

* Year Built = Actual / Effective



Building 1

Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	1995	1	\$1,000	\$400
ACCESSORY BLDG 1	1995	1	\$2,500	\$1,000
CARPORT 1	1995	1	\$3,000	\$1,200
COVERED PATIO 2	2012	1	\$4,000	\$2,402

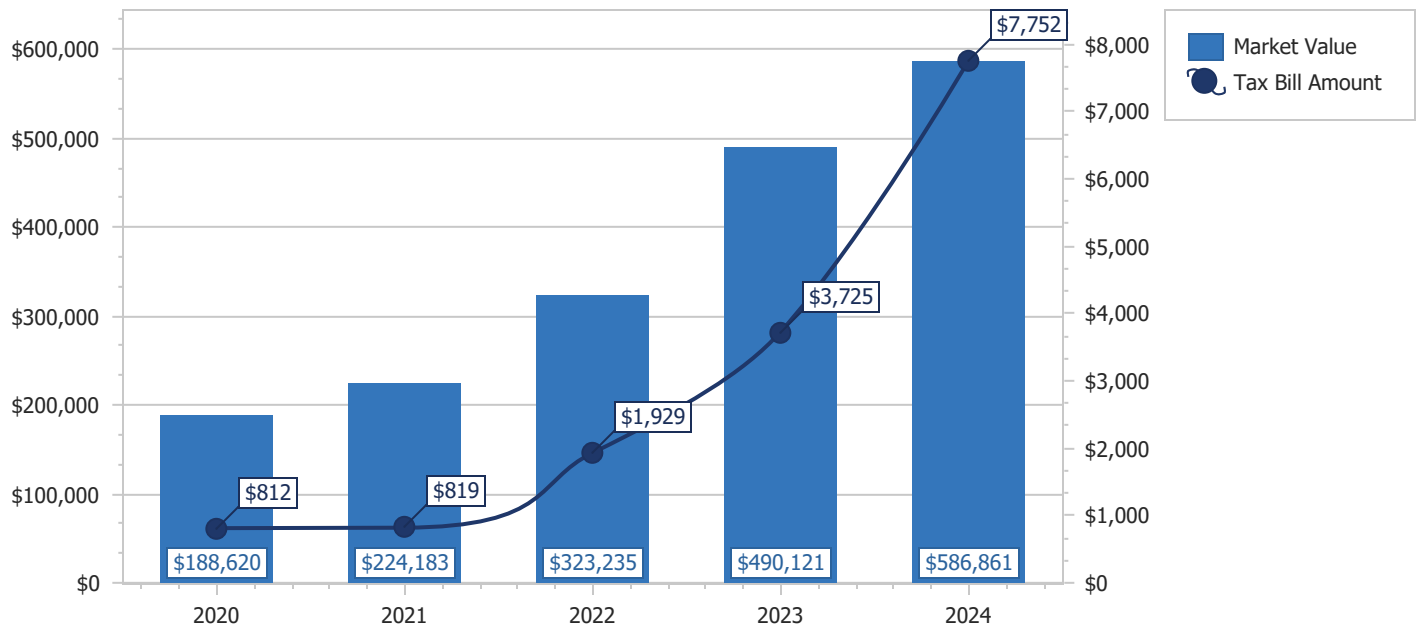
Zoning	
Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

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 19

School Districts	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



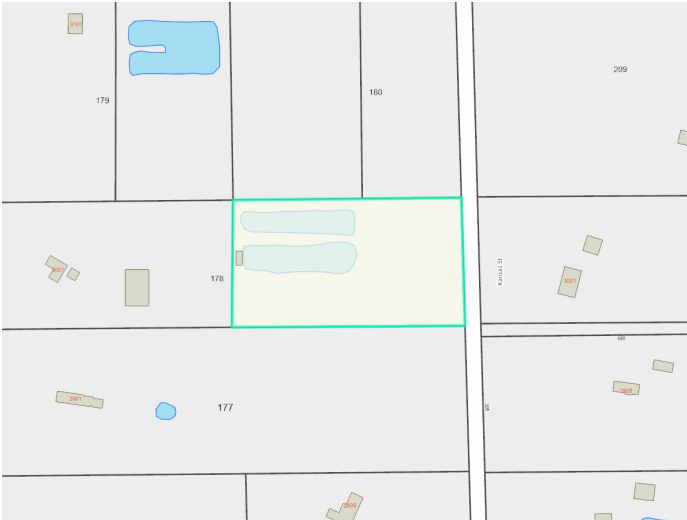
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Property Record CardA



Parcel: 25-20-31-5BA-0000-1780
 Property Address:
 Owners: OVIEDO FARM LLC
 2025 Market Value \$206,150 Assessed Value \$206,150 Taxable Value \$206,150
 2024 Tax Bill \$1,550.38 Tax Savings with Non-Hx Cap \$852.22
 The / Miscellaneous Residential property is 432 SF and a lot size of 4.30 Acres

Parcel LocationA



Site ViewA

Parcel InformationA

Parcel	25-20-31-5BA-0000-1780
Property Address	
Mailing Address	3001 ALOMA AVE 310 WINTER PARK, FL 32792-3752
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$12,695	\$9,931
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$193,455	\$171,960
Land Value Agriculture	\$0	\$0
Just/Market Value	\$206,150	\$181,891
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$107,467
P&G Adjustment	\$0	\$0
Assessed Value	\$206,150	\$74,424

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,402.60
Tax Bill Amount	\$1,550.38
Tax Savings with Exemptions	\$852.22

Owner(s)A

Name - Ownership Type
 OVIEDO FARM LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

E 1/2 OF LOT 178
BLACK HAMMOCK
PB 2 PG 110

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$206,150	\$0	\$206,150
Schools	\$206,150	\$0	\$206,150
FIRE	\$206,150	\$0	\$206,150
ROAD DISTRICT	\$206,150	\$0	\$206,150
SJWM(Saint Johns Water Management)	\$206,150	\$0	\$206,150

SalesA

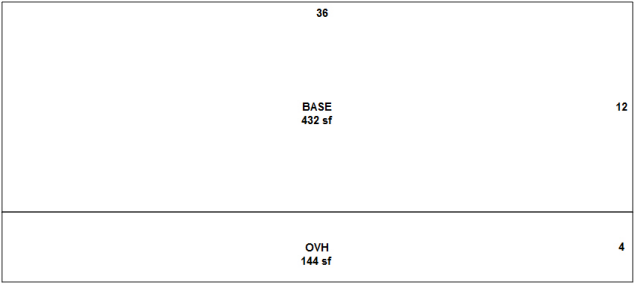
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/10/2024	\$215,000	10610/0339	Vacant	Yes
QUIT CLAIM DEED	4/4/2019	\$100	09335/1144	Improved	No
QUIT CLAIM DEED	8/1/2013	\$100	08114/0299	Improved	No
WARRANTY DEED	4/1/2001	\$100	04093/0155	Improved	No
PROBATE RECORDS	8/1/2000	\$100	03906/0639	Improved	No
WARRANTY DEED	6/1/1993	\$22,500	02599/1109	Vacant	Yes
SPECIAL WARRANTY DEED	9/1/1991	\$100	02333/1480	Vacant	No
WARRANTY DEED	11/1/1980	\$60,000	01306/0018	Improved	Yes

LandA

Units	Rate	Assessed	Market
4.30 Acres	\$45,000/Acre	\$193,455	\$193,455

Building InformationA	
#	1
Use	BARNs/SHEDS
Year Built*	1994
Bed	
Bath	
Fixtures	0
Base Area (ft²)	432
Total Area (ft²)	576
Constuction	SIDING GRADE 3
Replacement Cost	\$14,509
Assessed	\$12,695

* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 1

AppendagesA	
Description	Area (ft²)
OVERHANG	144

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
05772	STORAGE BUILDING	\$4,368		8/1/1994
01427	125 AMP SERVICE AGRICULTURE 3001 ELM ST	\$0		2/1/1994

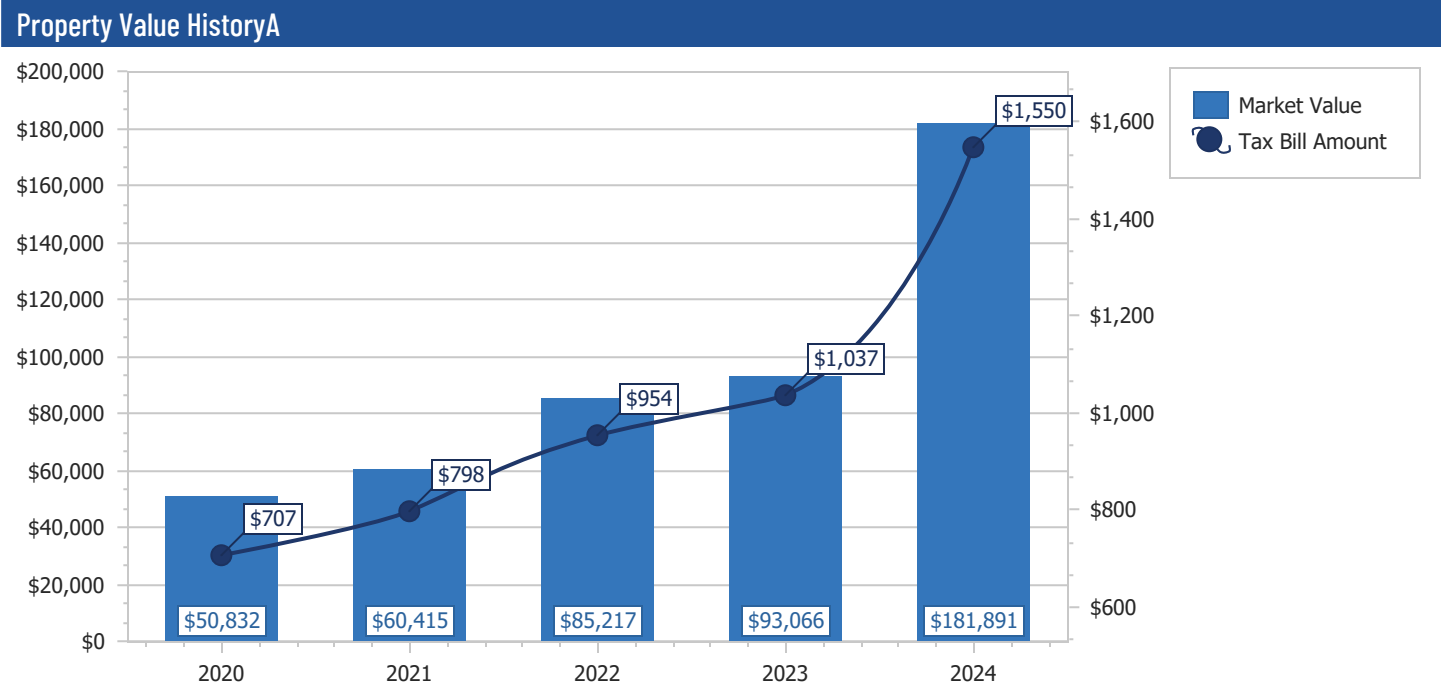
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1994	1	\$0	\$0

ZoningA	
Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

School DistrictsA	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

Political RepresentationA	
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 19

UtilitiesA	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record Card



Parcel: 25-20-31-5BA-0000-1800
 Property Address:
 Owners: OVIEDO FARM LLC
 2025 Market Value \$374,850 Assessed Value \$366,520 Taxable Value \$366,520
 2024 Tax Bill \$4,401.24
 Vacant Residential property has a lot size of 8.31 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-20-31-5BA-0000-1800
Property Address	
Mailing Address	3001 ALOMA AVE # 310 WINTER PARK, FL 32792-3752
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$374,850	\$333,200
Land Value Agriculture	\$0	\$0
Just/Market Value	\$374,850	\$333,200
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$8,330	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$366,520	\$333,200

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,401.24
Tax Bill Amount	\$4,401.24
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 OVIEDO FARM LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 180
BLACK HAMMOCK
PB 2 PG 110

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$366,520	\$0	\$366,520
Schools	\$374,850	\$0	\$374,850
FIRE	\$366,520	\$0	\$366,520
ROAD DISTRICT	\$366,520	\$0	\$366,520
SJWM(Saint Johns Water Management)	\$366,520	\$0	\$366,520

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/15/2023	\$355,000	10457/1982	Vacant	Yes
WARRANTY DEED	3/1/1994	\$22,500	02743/1221	Vacant	Yes
SPECIAL WARRANTY DEED	9/1/1991	\$100	02333/1482	Vacant	No

Land

Units	Rate	Assessed	Market
8.33 Acres	\$45,000/Acre	\$374,850	\$374,850

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

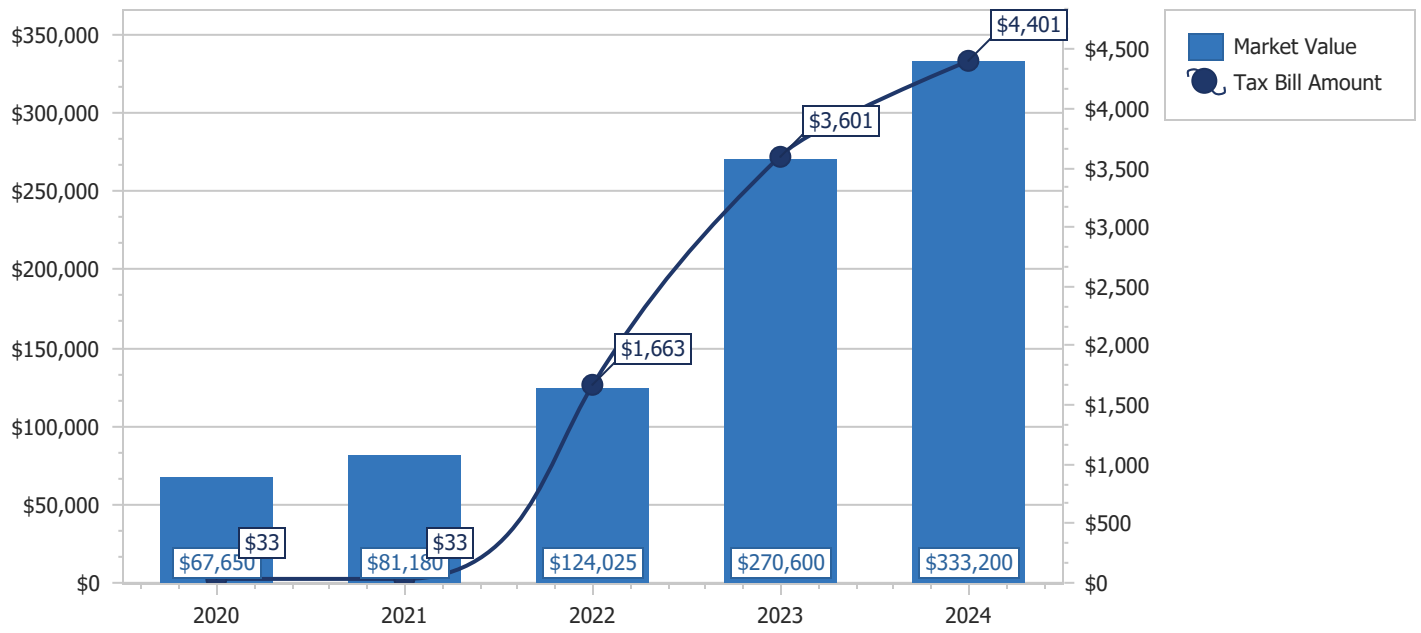
Zoning	
Zoning	A-10
Description	Rural-10Ac
Future Land Use	R10
Description	Rural-10

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 19

School Districts	
Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
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: 3/17/2025 11:13:37 AM
Project: 25-06000012
Credit Card Number: 37*****2016
Authorization Number: 282486
Transaction Number: 17032502D-9410DB7A-00AD-4045-9213-E2F0D8D90F2C
Total Fees Paid: 8621.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	196.40
SITE PLAN	8425.00
Total Amount	8621.40

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	THE OVIEDO FARM - SITE PLAN	PROJ #: 25-06000012
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	3/14/25	
RELATED NAMES:	EP RAVEN LOWRY	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-20-31-5BA-0000-179A++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RESIDENTIAL HOME AND AGRICULTURAL USE BUILDINGS ON 21.60 ACRES IN THE A-10 ZONING DISTRICT LOCATED ON THE EAST SIDE OF ELM ST, NORTH OF INDEPENDENCE AVE	
NO OF ACRES	21.60	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-10	
LOCATION	ON THE EAST SIDE OF ELM ST, NORTH OF INDEPENDENCE AVE	
FUTURE LAND USE-	R10	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
AL PORTUGAL THE OVIEDO FARM LLC 3001 ALOMA AVE STE 310 WINTER PARK FL 32792 (407) 709-7366 APORTUGAL1@APCPTRADING.COM	RAVEN LOWRY COMMON OAK ENGINEERING LLC 4020 EDGEWATER DR ORLANDO FL 32804 (407) 951-5915 PERMITS@COMMONOAKENGINEERING.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.

Project Manager Comment:

- Per the Property Appraisers, there does not appear to be an agricultural exemption. Any use of the property for Agritourism activities (defined per F.S. 570.85) would not be allowable since there is not a bona fide agriculture function and subsequent tax exemption. Any proposed use of the property would be governed by the Seminole County Land Development Code (SCLDC) and Seminole County Comprehensive Plan.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide the quantities for each plant provided.	Unresolved
2.	Buffers and CPTED	Please clarify the use/s proposed. Landscape buffers are not required for residential homes; however, depending on the proposed uses there may be landscape buffer requirements. Additional comments may be generated upon resubmittal.	Unresolved
3.	Buffers and CPTED	Parking lot landscaping shall be in compliance with SCLDC Sec. 30.14.13. Please show compliance and provide planting area values in square feet. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA	Unresolved
4.	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
5.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
6.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
7.	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
8.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
9.	Comprehensive Planning	Clearly list the type and use of each building on the overall site plan. Create a list for each parcel.	Unresolved
10.	Comprehensive Planning	The subject property has an R-10 (Rural 10) Future Land Use designation, which allows up to 1 (one) dwelling unit, and 1 (one) accessory dwelling unit per 10 (ten) net buildable acres. Indicate the quantity and locations of all dwelling units on each parcel. Demonstrate the density is not exceeding the maximum.	Unresolved

11.	Comprehensive Planning	Indicate the total net buildable acreage of each parcel. Net buildable 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.	Unresolved
12.	Comprehensive Planning	The Rural-10 Future Land Use category permits the following uses: A. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; B. Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres; C. Publicly and privately owned parks and rural recreation facilities; D. Civic assembly, country clubs (over 10 acres in size) and home occupations; E. Public elementary schools; and F. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, other and public structures. When listing the use of each building, indicate which of these uses it falls into.	Unresolved
13.	Comprehensive Planning	Indicate which structures are existing vs proposed.	Unresolved
14.	Comprehensive Planning	Per 30.6.1.4 Accessory buildings in agricultural zones. Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel. Indicate consistency by listing each structure and use, and listing the setback for each structure individually. Create a list for each parcel. The setbacks must be measured from each parcel line. Many structures appear to be close to adjacent property lines. Staff recognizes the parcels are included on the same site plan, but all property lines remain and setbacks must conform. If the owners desires to combine the properties to eliminate the internal setbacks, only one dwelling unit and one accessory dwelling in total for the entire project will be allowed.	Unresolved
15.	Comprehensive Planning	Per 30.6.1.4 Accessory buildings in agricultural zones. (a)Buildings or structures which are not intended to be used for the housing or shelter of livestock or fowl and which are accessory to the residential use shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line. Indicate consistency by listing each structure and use, and listing the setback for each structure individually. Create a list for each parcel. The setbacks must be measured from each parcel line. Many structures appear to be close to adjacent property lines. Staff recognizes the parcels are included on the same site plan, but all property lines remain and setbacks must conform. If the owners desires to combine the properties to eliminate the internal setbacks, only one dwelling unit and one accessory dwelling in total for the entire project will be allowed.	Unresolved
16.	Comprehensive Planning	Additional comments may be generated based on resubmittal.	Info Only

17.	Environmental Services	On Sheet C6.1: Utility Plan NW, update water service connection utility plan keynote 107 to specify the method of connection such as with a 3"x0.5" tee, update 108 with a 3"x1.5" tee, update 109 with a 3"x1" tee, replace 110 with a 3"x1.5" tee, update 112 with a 1.5" x 1" tee, replace 113 with a 3"x1.5" tee, update 114 with a 1.5"x1" tee, update 116 with a 3"x1", update 117 with a 3"x0.75" tee, replace 118 with a 3"x1.75" tee, and update 119 with a 1.75"x1.75" tee. Update sanitary sewer utility plan keynote 302 so the invert is 12.64', update 304 so the invert is 12.31', update 308 with an invert for the grinder pump/wet well, update 309 with a 4"x2" tee, update 311 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), update 312 so the manhole invert in is 11.03 and invert out is 10.93, update 314 with an invert for the grinder pump/wet well, and update 315 with a 4"x2" tee.	Unresolved
18.	Environmental Services	On Sheet C6.2: Utility Plan NE, update water service connection utility plan keynote 104 with a 1.5"x1" tee, update 105 with a 3"x1.25" tee, update 106 with a 3"x1.25" tee, update 107 with a 3"x1" tee, update 108 with a 3" x 1.75" tee, update 111 with a 3"x1" tee, update 112 with a 3"x1.5" tee, update 113 with a 1.5"x1" reducer, and update 114 with a 1.5"x1" tee. Update sanitary sewer utility plan keynote 308 to specify this as another manhole or a double wye lateral (not a tee), update 309 with an invert for the grinder pump/wet well, update 310 with a 4"x2" tee, update 313 to specify this as another grinder pump station, not a manhole (also provide an invert for the grinder pump/wet well), update 314 with a 4"x2" tee, update 316 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), update 317 so the N invert in is 9.32'/the NE invert in is 10.69'/the invert out is 9.22', and update 326 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral).	Unresolved
19.	Environmental Services	On Sheet C6.3: Utility Plan SE, update water service connection utility plan keynote 104 with a 3"x1.5" tee, update 105 with a 1.5"x1" tee, update 108 with a 1"x0.75" reducer, update 110 with a 3"x0.75" tee, update 111 with a 3" x 1.25" tee, update 112 with a 1.25"x0.5" tee, update 113 with a 3"x1.5" tee, update 114 with a 1.5"x1" tee, and update 115 with a 1.5"x1" reducer, update 116 with a 3"x1.5" tee, update 117 with a 1.5"x1" tee, update 118 with a 1.5"x1" tee, update 119 with a 3"x1.5" tee, 120 with a 3"x1" tee, update 121 with a 3"x1.5" tee. Update sanitary sewer utility plan keynote 302 so the invert is 9.64', update 306 with an invert for the grinder pump/wet well, update 307 with a 4"x2" tee, update 312 with an invert for the grinder pump/wet well, update 313 with a 4"x2" tee, update 317 so there's an additional cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), update 322 so the invert in is 9.30', update 326 so the invert in is 8.01' and the invert out is 7.91', also ideally there should be an additional manhole after manhole 326 where pipe 327 changes direction towards the septic system.	Unresolved
20.	Environmental Services	On Sheet C6.4: Utility Plan SW, update water service connection utility plan keynote 102 with a 3"x1.75" tee, update 103 with a 3"x1.25" reducer, provide a keynote for the water service connection to building/structure 11, update 104 with a 1.25"x1.25" tee, update 105 with a 3"x1" tee, and update 106 with a 1" x 1" tee. Update sanitary sewer utility plan keynote 302 so the invert is 12.13', update 304 to specify the cleanout invert, update 309 so there's an additional	Unresolved

		cleanout (one cleanout is required for every 100 LF of 6" sewer lateral), and update 310 so the invert in east is west instead and so the invert in southeast is northeast instead.	
21.	Environmental Services	On Sheet C6.1: Utility Plan NW, Sheet C6.2: Utility Plan NE, Sheet C6.3: Utility Plan SE, and Sheet C6.4: Utility Plan SW, please provide a pipe conflict callout for every instance of a gravity sewer lateral, gravity sewer main, force main, fire main, water main, and drainage main crossing each other so that I can assess the vertical separations of all pipe conflicts on the utility plan.	Unresolved
22.	Environmental Services	On Sheet D3.0: Utility Details and Sheet D3.1: Utility Details, please add Seminole County standard detail 104 and 305. Remove standard detail 110.	Unresolved
23.	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
24.	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
25.	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
26.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
27.	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 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)	Info Only
28.	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
29.	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
30.	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	Info Only

		without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	
31.	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
32.	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
33.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
34.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
35.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
36.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
37.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
38.	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
39.	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
40.	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)	Unresolved
41.	Planning and Development	Per the Property Appraisers, there does not appear to be an agricultural exemption. Any use of the property for Agritourism activities (defined per F.S. 570.85) would not be allowable since there is not a bona fide agriculture function and subsequent tax exemption. Any proposed use of the property would be governed by the Seminole County Land	Info Only

		Development Code (SCLDC) and Seminole County Comprehensive Plan.	
42.	Planning and Development	On the overall site plan sheet C4.0: please clarify the use and square footage of each building and its associated building numbers. Please note, based on existing zoning, only one primary residential structure is permitted per lot of record. Accessory structures to the primary structure may be allowed.	Unresolved
43.	Planning and Development	On the site plan sheet C4.0: Parking refers to dormitories and multi-family parking. Notes in pages C4.1-C4.4 refer to Kennel, separate laundry and kitchen facilities. Boarding houses/Dorms for students and/or visitors are not permitted uses in the A-10 (Rural Agriculture) zoning district. Multi-family is also not a permitted use in the A-10 (Rural Agriculture) zoning district. Farmworker housing and kennels (including the commercial raising or breeding of dogs) are allowed as Special Exceptions in the A-10 (Rural Agriculture) zoning classification.	Unresolved
44.	Planning and Development	On the site plan sheet C4.0: Please define the parcel boundaries dimensions and the metes and bounds legal description.	Unresolved
45.	Planning and Development	On the site plan sheet C4.0 under the site data, please provide the Zoning, Future Land Use, and parcel I.D.s of the adjacent sites.	Unresolved
46.	Planning and Development	On the site plan sheet C4.0, please provide the acreage of each parcel, and under the site data table, please provide the net buildable calculation. .	Unresolved
47.	Planning and Development	The maximum density under the Rural 10 Future Land Use, allows for one (1) dwelling unit per ten (10) net buildable acres, which limits one primary residence on each parcel.	Info Only
48.	Planning and Development	Please remove the reference to maximum Floor Area Ratio, please keep the proposed ratio for reference. This property is not zoned commercial and does not allow for commercial uses.	Unresolved
49.	Planning and Development	On sheet site plan 4.0: Please dimension all parking stalls on site plan as well as state the dimensions in the site data table. The parking shown appears to be for commercial and multi-family uses that are not permitted under the existing zoning.	Unresolved
50.	Planning and Development	Please dimension all structures from property boundaries. Each structure should maintain applicable setbacks from the property boundaries. The subject site exists as three different parcels currently.	Unresolved
51.	Planning and Development	Please provide dimensions of all building and maximum and proposed building heights. Please apply this to all site plan pages. All buildings are required to be compatible with the A-10 zoning district.	Unresolved
52.	Planning and Development	Please also provide the dumpster screening height (An opaque three (3) sided screen with a height of six (6) feet which shall not be located in a passive buffer or within the area required for an active side set back)	Unresolved
53.	Planning and Development	On the site plan sheet C4.0,: Please clarify what the intent is in regards to the potential lot combination. There are four (4) parcels listed in the Site Data Table. Two of them are incorrect. The application references three (3) parcels and those seem to correspond to the parcels "A", "B", and "C" further referenced in the Site Data Table/Plan. Each parcel boundary should be notated. Please provide a lines legend in order to distinguish property boundaries and/or clarify	Unresolved

		if this is going to be combined as well as amend the parcels on this page to accurately reflect what is proposed.	
54.	Planning and Development	On the site plan sheet C4.0, please state required parking. It is unclear what the requirement is because it is not stated how many dwelling units (principal structures, ADUs) are being provided. Please keep in mind the density allowed in the R-10 FLU and applicable permitted uses in the A-10 zoning district. Required parking shall not exceed 200% of the minimum parking required unless approved by the Development Services Director and shall be in compliance with and SCLDC Sec. 30.11.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	Unresolved
55.	Planning and Development	On the Site Plan pages C4.1-C4.4, there are some numbers that are not consistent with the number key. Please either add additional site plan notes to each page and/or re-coordinate the numbers. For example, on page C4.3 number 48 was left out entirely.	Unresolved
56.	Planning and Development	Please provide irrigation plans for landscaping. The irrigation plan should depict water use zones by square feet and provide 100% coverage of all landscaped areas. Irrigation plans should also provide all details of sprinklers. Please see SCLDC Sec. 30.14.18 for more information on irrigation plan requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
57.	Planning and Development	Additional comments may be generated upon resubmittal due to the nature of the unresolved comments in this cycle.	Unresolved
58.	Planning and Development	If there is any site lighting proposed, the Applicant is required to provide a photometric plan. Please refer to Part 15 in the Seminole County Land Development Code https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Unresolved
59.	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
60.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
61.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
62.	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
63.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
64.	Public Safety - Addressing	(Development Name) The name " The Oviedo Farms" is a duplicate to "Oviedo Farms" in Plat Book 6, Page 86. Please propose additional	Unresolved

		<p>site plan names for review. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the name on the Approved Site Plan. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)</p>	
65.	Public Safety - Addressing	<p>(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (Florida Statute 177.051)</p>	Info Only
66.	Public Safety - Addressing	Please clarify if the existing structure will remain and what will the use of this structure be? The existing address on this property is 3101 Elm St, Oviedo, FL 32765 may or may not be utilized. It will be determined once the other questions are answered.	Question
67.	Public Safety - Addressing	Please clarify how many structures are proposed (residential and commercial). Once the types of buildings are established, there may be additional addresses assigned for 911 purposes.	Unresolved
68.	Public Safety - Addressing	Will Packard Avenue be improved with this project? Will all structures utilized the driveway or will they have direct access to Packard Avenue?	Question
69.	Public Safety - Addressing	There's a possibility that a private road may be named internally and if this happens, the structures will be addressed to the private road. The address 3101 Elm St will not be utilized and the address will be required to be removed from all plan sheets.	Info Only

70.	Public Safety - Addressing	(Combine Parcels) In order to avoid permitting confusion, when a site development includes more than one parcel identification number and the developer intends to unify multiple parcels into one site for that development, the developer/owner is requested to have the parcels/lots combined into one parcel identification number. For Addressing purposes, this is to be completed prior to building permit submittal. Contact the Seminole County Property Appraiser's Office at 407-665-7506 or visit www.scpafl.org ; Downloads/Real Property/Request for Parcel Combination or Request for Parcel Split - Form. (Addressing Policy)	Info Only
71.	Public Safety - Addressing	(STREET SIGN/NAME) If an easement (singular or multiple) is accessed from a public street or another private easement and occupied by two or more structures, it constitutes a private road and is required to be named. SCLDC 90.7(A)	Info Only
72.	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, 16.5.3.1). 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 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.	Unresolved
73.	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	Unresolved
74.	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	Unresolved
75.	Public Safety - Fire Marshal	Please clarify the occupancy types for structures 6 (spring home) 11 (summer home) 18/19/20/21/22 (seasonal workers) 31 (autumn home). 17 (storage and home gym). These structures may require fire sprinkler and fire alarm based on occupancy classification.	Unresolved

76.	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	Unresolved
77.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. This shall be provided for all structures.	Unresolved
78.	Public Safety - Fire Marshal	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)	Unresolved
79.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
80.	Public Safety - Fire Marshal	The use of dry hydrants shall be in accordance with NFPA 1142. 1142 has specific requirements regarding distance from structures, water supplies, etc.	Unresolved
81.	Public Safety - Fire Marshal	A drought study shall be provided to ensure the proposed ponds are reliable and adequate water supplies to meet the fire flow requirements of the structures on the property. Per NFPA 1142 to be an acceptable water supply source it shall maintained the minimum capacity and delivery requirements on a year around basis based on the 50 year drought for the water source.	Unresolved
82.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Unresolved
83.	Public Safety - Fire Marshal	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 Gate shall be a minimum 20 ft wide.	Unresolved
84.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Unresolved
85.	Public Safety - Fire Marshal	Animal housing facilities shall be in accordance with NFPA 150. Specific requirements shall be derived from this standard.	Unresolved
86.	Public Safety - Fire Marshal	This site plan was reviewed as a commercial site per the Fire Marshal as well as DRC staff as this location does not currently hold an Agricultural exemption and does not qualify for agritourism.	Unresolved
87.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal and further discussion.	Unresolved
88.	Public Works - Engineering	Provide additional cross sections along all sides.	Unresolved
89.	Public Works - Engineering	The grading around the site is not sufficient. As much drainage as possible from the site is required to be collected and held. Drainage from offsite cannot be blocked. Please provide additional swales and drainage collection for onsite drainage. Provide collection and bypass for offsite drainage coming to the site.	Unresolved
90.	Public Works - Engineering	Staff has concerns with the small swales. Provide more details for the swales. Provide top and bottom of swales. Provide additional spot elevations and slopes along the swale. Provide calculations for the swales showing that the swales will not flood.	Unresolved
91.	Public Works - Engineering	Elm Street is only 16' +/- . Elm Street is required to be 20' minimum to develop off of. Please show Elm Street to be constructed to 20' wide and built to County Standard. If cores are done and the existing road is to County standard it can be used. If not, the entire road will have to	Unresolved

		be rebuilt. If the road is saved then it will have to be overlaid completely.	
92.	Public Works - Engineering	Please provide a drainage report showing that the site will not discharge more rate than predevelopment and meet water quality requirements. Depending on the outfall system to the lake additional volume will be required to be held. Show that the swales and drainage pipes and ponds can handle the flows and not overtop or flood the site.	Unresolved
93.	Public Works - Engineering	Provide a geotechnical report for the site.	
94.	Public Works - Engineering	Provide additional survey for Elm Street to a point where it is to County Standard or meet a road to County standards.	Unresolved
95.	Public Works - Engineering	Based on the number and nature of the comments additional comments may be generated on resubmittal.	Unresolved

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-4368	Review Complete Recommend Approval
Public Works-Water Quality	Thomas Calhoun	tcalhoun@seminolecountyfl.gov	407-665-2459	Approved
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/17/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah Harttung, Maya Athanas, Kaitlyn Apgar, Amy Curtis, Matthew Maywald, Jim Potter, James Van Alstine

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

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

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

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a 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: 2025-382

Title:

HOWELL BRANCH ESTATES - FINAL ENGINEERING PLAN

Project Number: 25-55200002

Project Description: Proposed Final Engineering Plan for 15 single family residential lots on 4.36 acres in the R-1BB Zoning District located on the east side of Howell Branch Rd, north of SR 426

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

Parcel ID: 35-21-30-300-0400-0000

BCC District: 1-Dallari

Applicant: Patrick Knight (407) 509-6482

Consultant: Tom Faber (407) 595-1566



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

PROJ. #: 25-55200002

Received: 3/20/25

Paid: 3/25/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

- | | |
|--|---|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: Howell Branch Estates

PARCEL ID #(S): 35-21-30-300-0400-0000

NUMBER OF LOTS: 15 ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHERARE ANY TREES BEING REMOVED? ☒ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) **TO BE SUBMITTED AT FINAL**

WATER PROVIDER: Seminole County

SEWER PROVIDER: Seminole County

ZONING: R-1BB

FUTURE LAND USE: MDR

TOTAL ACREAGE: 4.34

BCC DISTRICT: 1: Dallari

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: PATRICK KNIGHT (OWNER)

COMPANY:

ADDRESS: P.O. BOX 948255

CITY: MAITLAND

STATE: FL

ZIP: 32794

PHONE: 407-509-6482

EMAIL: PATJKNIGHT@AOL.COM

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 1806 E MARKS ST.

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: TFABER@FABERENGINEERINGINC.COM

OWNER(S)

NAME(S): PATRICK KNIGHT

ADDRESS: P.O. BOX 948255

CITY: MAITLAND

STATE: FL

ZIP: 32794

PHONE: 407-509-6482

EMAIL: PATJKNIGHT@AOL.COM

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). 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.


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

DATE

3/19/25

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, PATRICK KNIGHT, the owner of record for the following described property [Parcel ID Number(s)] 35-21-30-300-0400-0000 hereby designates Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" 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: 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.

Date

7/24/24

Property Owner's Signature

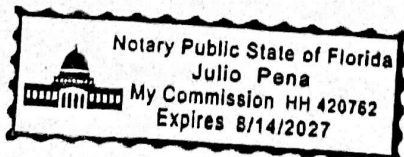
[Signature]

Patrick Knight

Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared PATRICK J. KNIGHT (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL. DRIVER LICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 24 day of July, 2024



Notary Public

[Signature]



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

Detail by Entity Name

Florida Limited Liability Company

5215HOWELLBRANCHRD, LLC

Filing Information

Document Number	L24000515748
FEI/EIN Number	NONE
Date Filed	12/12/2024
Effective Date	12/11/2024
State	FL
Status	ACTIVE

Principal Address

1900 E ADAMS DRIVE
MAITLAND, FL 32751

Mailing Address

PO BOX 948255
MAITLAND, FL 32794

Registered Agent Name & Address

KNIGHT, PATRICK J
1900 E ADAMS DRIVE
MAITLAND, FL 32751

Authorized Person(s) Detail

Name & Address

Title MGR

KNIGHT, PATRICK J
1900 E ADAMS DRIVE
MAITLAND, FL 32751

Annual Reports

No Annual Reports Filed

Document Images

[12/12/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Property Record Card



Parcel: 35-21-30-300-0400-0000
 Property Address: 5215 HOWELL BRANCH RD WINTER PARK, FL 32792
 Owners: 5215 HOWELL BRANCH RD LLC
 2025 Market Value \$638,916 Assessed Value \$514,906 Taxable Value \$514,906
 2024 Tax Bill \$6,183.08

The 3 Bed/1 Bath Single Family property is 1,358 SF and a lot size of 4.36 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0400-0000
Property Address	5215 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	1900 E ADAMS DR MAITLAND, FL 32751-5860
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	2	2
Depreciated Building Value	\$1,416	\$1,406
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$637,500	\$466,690
Land Value Agriculture	\$0	\$0
Just/Market Value	\$638,916	\$468,096
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$124,010	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$514,906	\$468,096

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,183.08
Tax Bill Amount	\$6,183.08
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

5215 HOWELL BRANCH RD LLC

Legal Description

SEC 35 TWP 21S RGE 30E SE 1/4 OF NE 1/4 OF
SE 1/4 LYING ELY OF HOWELL BRANCH RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$514,906	\$0	\$514,906
Schools	\$638,916	\$0	\$638,916
FIRE	\$514,906	\$0	\$514,906
ROAD DISTRICT	\$514,906	\$0	\$514,906
SJWM(Saint Johns Water Management)	\$514,906	\$0	\$514,906

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/14/2025	\$100	10763/1127	Improved	No
WARRANTY DEED	10/20/2023	\$750,000	10525/1927	Improved	Yes
WARRANTY DEED	6/20/2022	\$100	10265/0596	Improved	No
TRUSTEE DEED	2/10/2022	\$100	10240/0063	Improved	No
ADMINISTRATIVE DEED	11/5/2021	\$100	10177/0688	Improved	No
PROBATE RECORDS	6/15/2021	\$100	09964/1369	Improved	No

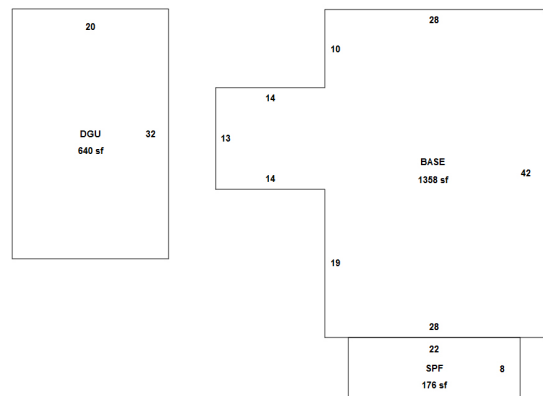
Land

Units	Rate	Assessed	Market
15 Lots	\$42,500/Lot	\$637,500	\$637,500

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1924/1960
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1358
Total Area (ft ²)	2174
Constuction	SIDING GRADE 3
Replacement Cost	\$1,735
Assessed	\$911

* Year Built = Actual / Effective



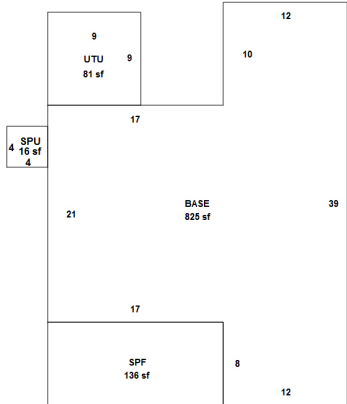
Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft²)
DETACHED GARAGE UNFINISHED	640
SCREEN PORCH FINISHED	176

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	1935/1960
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	825
Total Area (ft²)	1058
Constuction	SIDING GRADE 3
Replacement Cost	\$961
Assessed	\$505

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 2

Appendages	
Description	Area (ft²)
SCREEN PORCH FINISHED	136
SCREEN PORCH UNFINISHED	16
UTILITY UNFINISHED	81

Permits				
Permit #	Description	Value	CO Date	Permit Date
06903	6' HIGH WOOD FENCE; PAD PER PERMIT 5215 HOWELL BRANCH RD	\$795		10/1/1997
05574	WELL; PAD PER PERMIT 5220 HOWELL BRANCH RD	\$0		8/1/1997

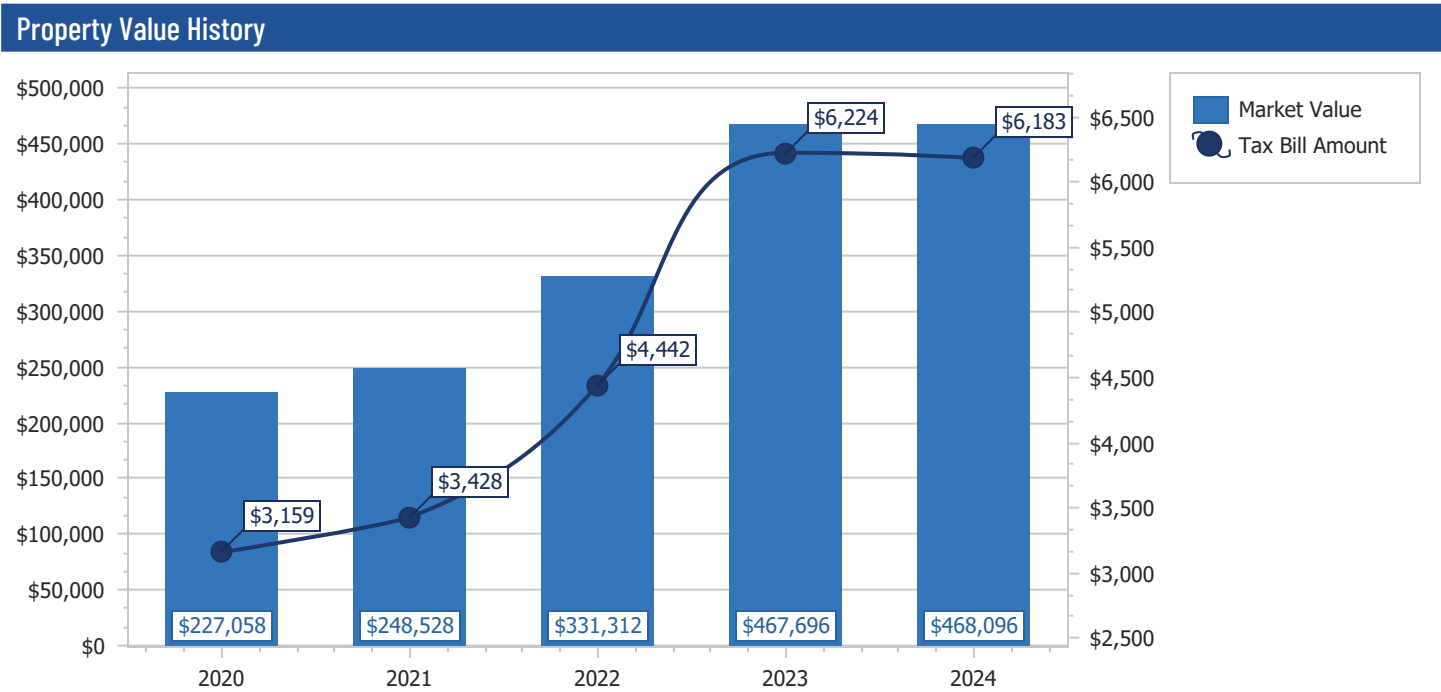
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1BB
Description	Single Family-5000
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

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 68

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





**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: 3/25/2025 3:36:06 PM
Project: 25-55200002
Credit Card Number: 37*****5003
Authorization Number: 280608
Transaction Number: 250325C1C-2B59AE75-8385-45CD-9300-E99CA0641B9A
Total Fees Paid: 4458.00

Fees Paid

Description	Amount
FINAL SUBDIVISION	4375.00
CC CONVENIENCE FEE -- PZ	83.00
Total Amount	4458.00

*****Environmental Services to be sent under separate cover**

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	HOWELL BRANCH ESTATES - FINAL ENGINEERING PLAN	PROJ #: 25-55200002
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	3/21/25	
RELATED NAMES:	EP TOM FABER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	35-21-30-300-0400-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 15 SINGLE FAMILY RESIDENTIAL LOTS ON 4.36 ACRES IN THE R-1BB ZONING DISTRICT LOCATED ON THE EAST SIDE OF HOWELL BRANCH RD, NORTH OF SR 426	
NO OF ACRES	4.36	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1BB	
LOCATION	ON THE EAST SIDE OF HOWELL BRANCH RD, NORTH OF SR 426	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PATRICK KNIGHT P.O. BOX 948255 MAITLAND FL 32794 (407) 509-6482 PATJKNIGHT@AOL.COM	TOM FABER FABER ENGINEERING INC 1806 E MARKS ST ORLANDO FL 32803 (407) 595-1566 TFABER@FABERENGINEERINGINC.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

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Based on the buffer opacity requirement of 0.1, there should be 1 plant unit group per 100 linear feet. This requires that all of the plants values in Group B (the chosen plant group) should occur once per every 100 feet. Please ensure there is 1 canopy tree, 2 understory trees, and 17 shrubs per every 100 feet (at the minimum). The current proposed plantings are not consistent with this.	Unresolved
2.	Buffers and CPTED	The number of trees required for planting in the buffer is 26, which requires a minimum of 3 species. Only two species of trees are proposed, please propose a third species.	Unresolved
3.	Buffers and CPTED	Boxwood (Buxus Japonica) is not an approved plant per the SCLDC or UF Florida Friendly Landscaping Guide. Please propose an alternative shrub.	Unresolved
4.	Buffers and CPTED	Page L-001: In the Required Buffer table, please amend "Plant Units per 100 feet" to "Plant Unit Groups per 100 feet" for clarity.	Unresolved
5.	Building Division	Demo of existing structures and utility pole will require permits through the building division.	Info Only
6.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
7.	Environmental Services		
8.	Natural Resources	Please show the two saved trees (17797, 8" live oak); and 17844, 7" live oak) on both the landscape plan (sheet L202) and the drainage and grading plan (C6.0). The two trees are shown as removed on the tree survey sheet.	Unresolved
9.	Planning and Development	Please denote the landscape buffers in the tract table. Tract C should include Stormwater and Landscape buffer. Tract B should include Stormwater and Landscape buffer.	Unresolved
10.	Planning and Development	Page C4.0: Please provide a lot table that states the lot number and the total square feet of the lot area.	Unresolved
11.	Planning and Development	Please provide the School Capacity Availability Letter (SCALD).	Unresolved
12.	Planning and Development	Are any of the sprinklers proposed to have rain sensors? If so, please state on page I-001	Unresolved
13.	Planning and Development	Please denote water use zones in Landscape and Irrigation Plans. See SCLDC Sec. 30.14.18 for more information about water use zones. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
14.	Planning and Development	Please provide sign detail.	Unresolved

		A separate permit for the subdivision sign will be required in compliance with SCLDC Sec. 30.13.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT13SIRE_S30.13.3SIST	
15.	Planning and Development	On page C4.0 page under the site data, please amend the minimum living area from 700 square feet to reflect 450 square feet in accordance with the R-1BB zoning requirements.	Unresolved
16.	Planning and Development	The minimum off-street parking requirements for residential is: each dwelling unit that is 1,000 square feet or greater is required to provide 2 parking spaces. Any dwelling unit under 1000 square feet is required to provide 1.5 spaces. On the site plan sheet under the site data, please provide the minimum and proposed parking requirement.	Unresolved
17.	Planning and Development	On the site plan sheet, please show that the driveways meet the minimum twenty (20) feet in length from the garage to the edge of the driveway.	Unresolved
18.	Planning and Development	On the site plan sheet, please fully dimension Tract B and Tract C.	Unresolved
19.	Planning and Development	Site Lighting will require a separate permit, will require a separate building permit and the site lighting will be required to comply with SCLDC Sec. 30.15 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
20.	Planning and Development	Page C2.0 General Construction Notes and General Utility Notes: Please update all references from City of Oviedo to reflect Seminole County, as applicable.	Unresolved
21.	Planning and Development	Page C2.0 General Construction Notes: Please update note #13 to reflect the correct surveying company if applicable. Looks to be Allen & Co, not Ireland	Unresolved
22.	Planning and Development	Page C4.0 Site Plan: Please dimension the five (5) foot drainage easements on the sides of each lot as indicated in Site Data Note #24.	Unresolved
23.	Planning and Development	Pages C4.0 Site Plan and C5.0 Utility Plan: On the north side of Lot 13 and south side of Lot 12 there is a Drainage and Utility Easement depicted. The Site Plan indicates this is 20 feet in width, but the Utility Plan indicates this is 17.5 feet. Please clarify and amend the applicable plan to reflect the easement proposed accurately.	Unresolved
24.	Public Safety - Addressing	The existing addresses on the property, parcel 35-21-30-300-0400-0000 are 5215 Howell Branch RD and 5205 Howell Branch RD Winter Park, FL 32792. Please contact the Office of Emergency Management Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structures and we will remove the addresses from our database.	Info Only
25.	Public Safety - Addressing	(Development Name) The subdivision/complex name Howell Branch Estates, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Info Only

26.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 1 street name. Please submit a minimum of 3 proposed street names to the Office of Emergency Management Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designations are as follows: Court (CT), Cove (CV), or Point (PT) Choose one.	Unresolved
27.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in documents folder: Street Sign and Street Naming Info combined which explains how to select a street name and provides links to check existing & reserved names. Street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
28.	Public Safety - Addressing	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. ****Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats.**** Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Office of Emergency Management Addressing Policy)	Unresolved
29.	Public Safety - Addressing	(STREET SIGN/NAME) PLEASE NOTIFY HOME BUILDER/CONTRACTOR THAT ALL STREET SIGNS FOR THE DEVELOPMENT NEED TO BE INSTALLED AND HAVE PAST ADDRESSINGS INSPECTION, PRIOR TO ANY TYPE OF BUILDING PERMIT SUBMITTAL (FENCES/LIFT STATIONS/ WALLS, ETC), OTHERWISE THE PERMIT WILL BE REJECTED AND SENT BACK FOR CORRECTIONS. We have uploaded the street sign specs into the documents folder. It is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
30.	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
31.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only

32.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(2)	Info Only
33.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	Info Only
34.	Public Safety - Addressing	Remove the reference to the address 5215 Howell Branch RD on C1.0 Cover Sheet. The structure will be demolished and the address will not be utilized for the new project therefore, the address should not be referenced.	Unresolved
35.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for (15) lots, (1) Lift Station & (1) Entry Address is \$355.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only
36.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1 The culdesac shall be provided with no parking signage and striping as this is part of the fire department access road. Also see below options for the remainder of the neighborhood signage as striping per the SC Engineering manual : 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).	Unresolved
37.	Public Works- Engineering	The grading for the west side of lot 1 does not work. All lot area has to be collected and taken into the onsite pond. Please show detailed grading on how the side yards will be collected and taken into the onsite system.	Unresolved
38.	Public Works- Engineering	The back of lots 2-10 has discharges back to the adjacent properties. The County has had serious issues with back drainage from situations like this. Collect this area in an onsite swale. The grading behind lot 9 has almost 5' of elevation difference and does not appear to meet the 4 to 1 slope proposed. Please address accordingly.	Unresolved
39.	Public Works- Engineering	Staff has concerns with the outfall from the underdrains. The underdrains need to have a clean free discharge. Based on the plans the underdrains will be lower than the pipe connection in the pond berm.	Unresolved

		Provide additional offsite pipe information. If the pipe discharges to the County Pond the County would not want the additional flow to the County Pond. If the outfall pipe discharges to the Bear Gulley ditch, the County would not allow continuous flow for long periods into that system unless that system is piped to the Bear Gulley canal. Please revise the design to not have underdrains or show that they outfall is piped all the way to the canal / wetland.	
40.	Public Works-Engineering	Please revise the emergency overflow from pond 1 to discharge only after the 100-year, 24-hour storm stage.	Unresolved
41.	Public Works-Engineering	The post development lot impervious does not seem high enough. 6500 square-foot lots with only 3600 square-foot impervious (not including the driveways) is not enough. Some of the lots are much larger than that. With pool setbacks the lots can easily have 4000 square-foot of impervious and more with the larger lots. Please adjust the impervious up. Provide justifications. Note we are requiring all lots to be modeled for pools.	Unresolved
42.	Public Works-Engineering	Staff has some concerns with pond 2 getting stagnant with mainly only having the area that falls on it for its normal contribution unless there is a larger storm events. Is there a way to ensure some flow through this pond or provide additional documentation on how this pond will not get stagnant. Normal permanent pool calculations are not sufficient. Can some lot and road area go to pond 2? What amount of rain is needed to discharge to pond 2?	Unresolved
43.	Public Works-Engineering	The quantity of underdrains seems excessive. The County generally does not allow drainage in the bottom of the Pond. We require the side slopes. I know that the SJRWMD does not want it in the side bank. Provide only enough underdrains to function and do it at the bottom perimeter edge of the pond. Provide recovery calculations.	Unresolved
44.	Public Works-Engineering	The pond 2 outfall pipe needs to be a minimum of 15". Please verify cover over the outfall pipe meets manufacturers specifications. Please verify that the pipe will not be in the footer of the wall. Verify all and adjust accordingly.	Unresolved
45.	Public Works-Engineering	Please provide appropriate access to the pond 2 outfall pipe. There needs to be appropriate access to the pipe. There also needs to be a drainage tract or easement sized appropriately. It needs to be 15' minimum (not 10') and centered on the pipe. Based on the grading of this area the access to the pipe does not seem reasonable. A tract would be best to ensure that the homeowners will not impact the easement or try to put a fence here. Please adjust the tract / easement or pipe accordingly.	Unresolved
46.	Public Works-Engineering	Appropriate access to the ponds for maintenance is required. It is not clear how the ponds will be access from the subdivision. Access cannot be from Howell Branch Road. Please better show access and provide appropriate access easements as well.	Unresolved

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-4368	Review Complete Recommend Approval
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/17/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Jim Potter, Matthew Maywald, Becky Noggle, Amy Curtis, Sarah Harttung

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

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

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

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a 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: 2025-383

Title:

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

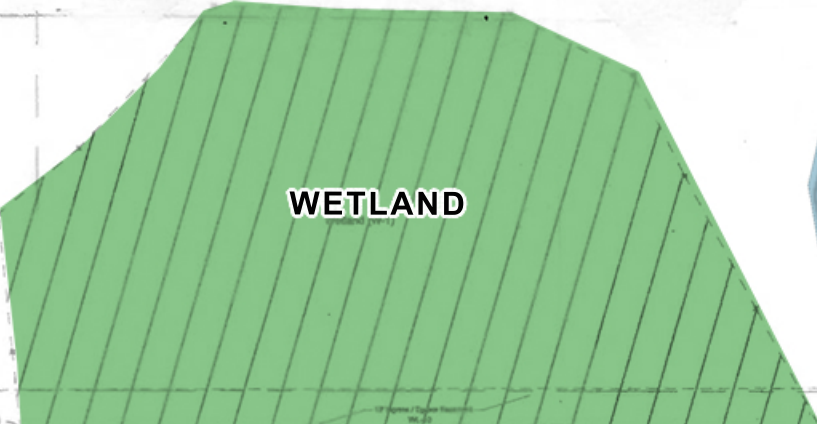
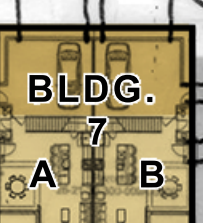
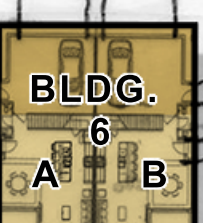
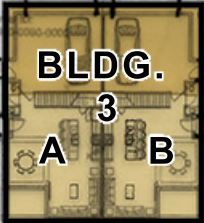
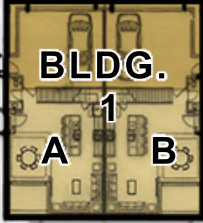
SITE DATA

TOWNHOMES = 11 BUILDINGS
22 UNITS

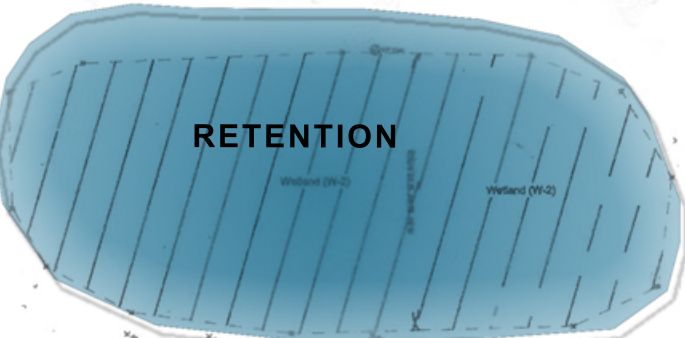
PARKING = 22 CARACES

ENTRANCE
1

GRAND ROAD



WETLAND



RETENTION

POOL

CLUBHOUSE

VISITOR
PARKING

VISITOR
PARKING

ENTRANCE
2

GARDEN LAKE BOULEVARD

CONCEPTUAL SITE PLAN

WINTER PARK TOWNHOMES AT GRAND ROAD

24-044

12.17.24



SLOCUM
PLATTS
ARCHITECTS 98

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

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 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

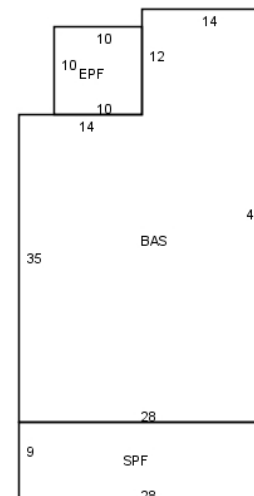
Land

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

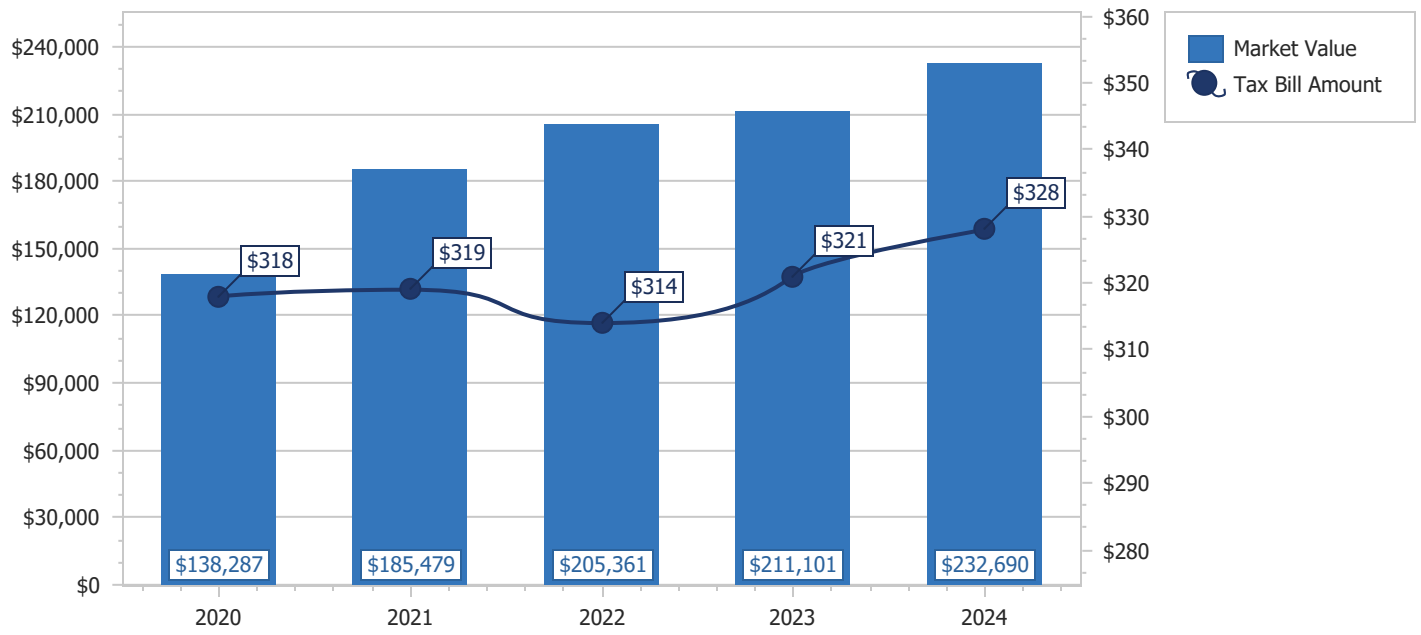
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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



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

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 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

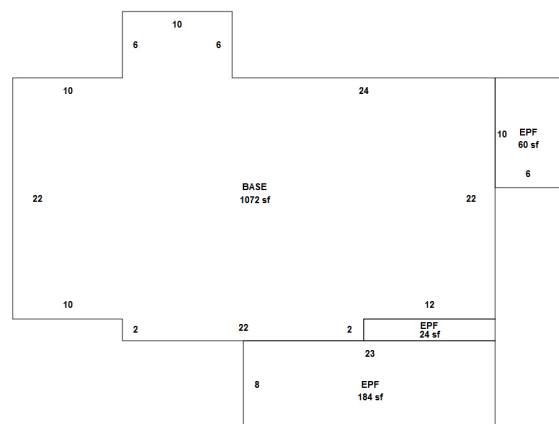
Land

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

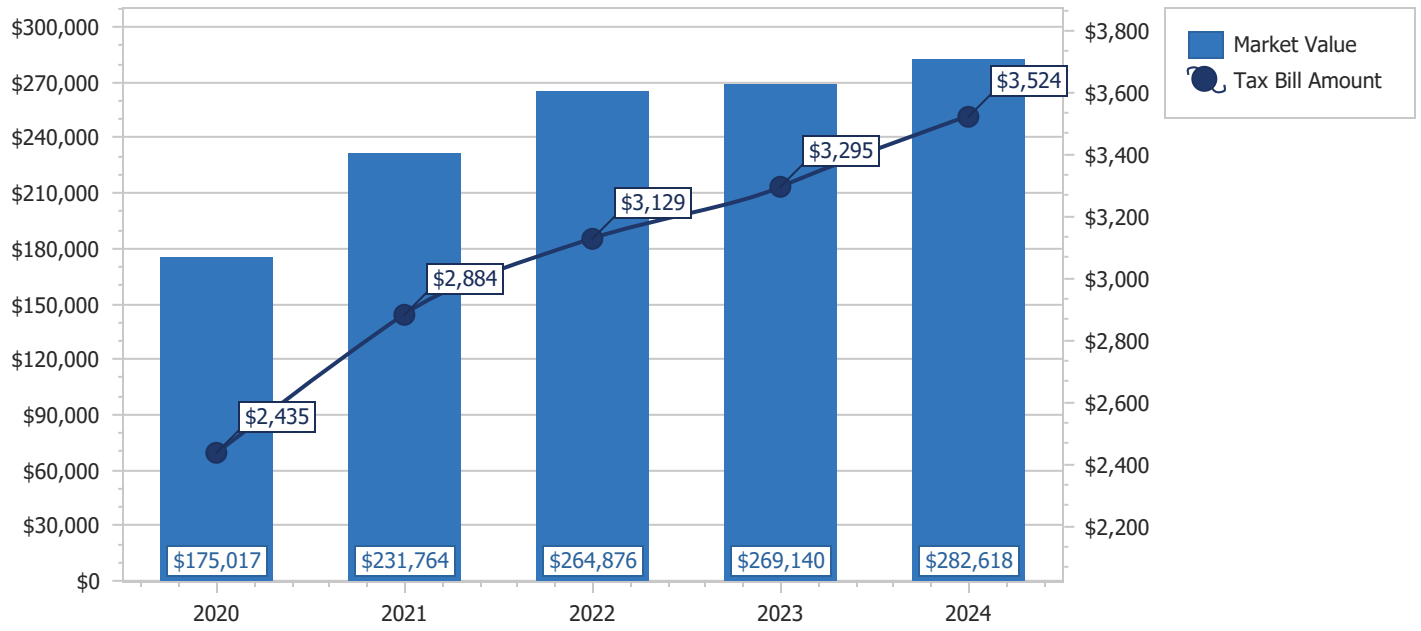
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Description	Low Density Residential

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School Districts	
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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
 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.
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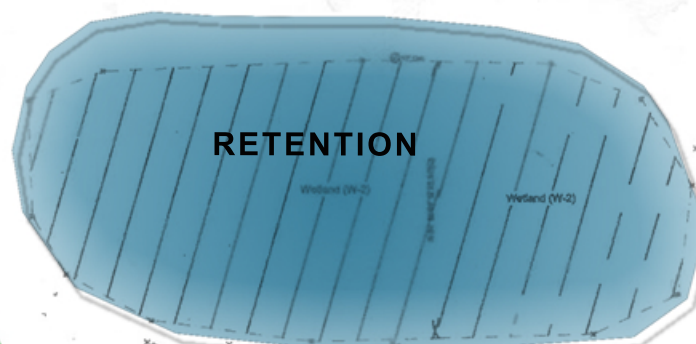
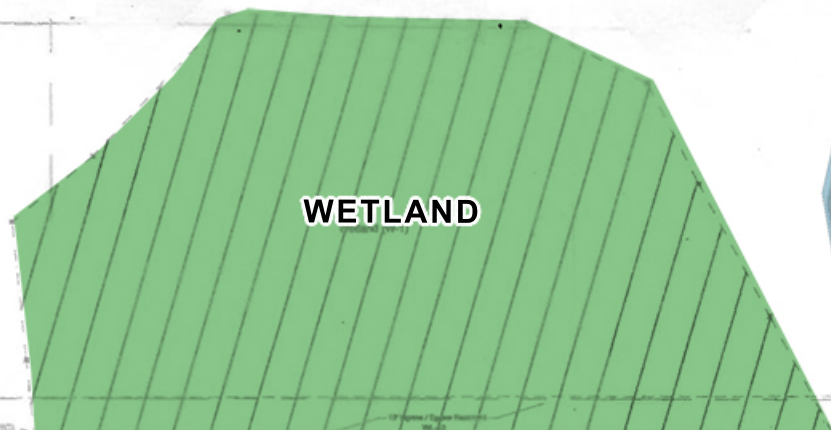
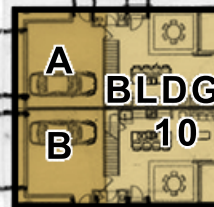
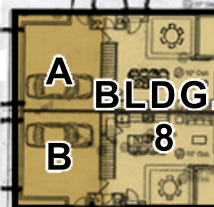
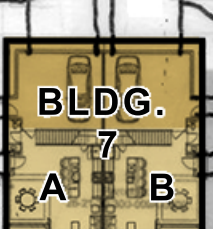
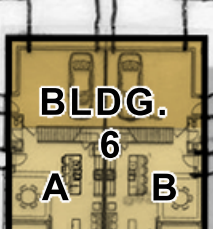
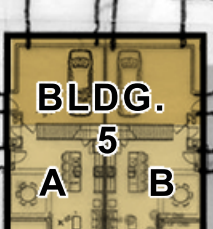
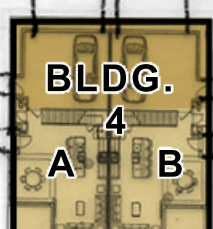
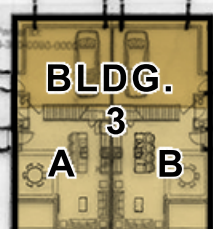
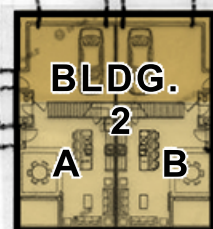
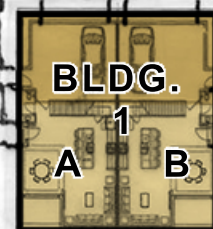
SITE DATA

TOWNHOMES = 11 BUILDINGS
22 UNITS

PARKING = 22 CARACES

ENTRANCE
1

GRAND ROAD



POOL

CLUBHOUSE

VISITOR
PARKING

VISITOR
PARKING

ENTRANCE
2

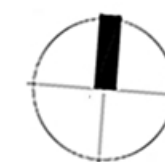
GARDEN LAKE BOULEVARD

CONCEPTUAL SITE PLAN

WINTER PARK TOWNHOMES AT GRAND ROAD

24-044

12.17.24



SLOCUM
PLATTS
ARCHITECTS 110

Property Record Card



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Site View



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Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

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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

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Tax Bill Amount	\$327.63
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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 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

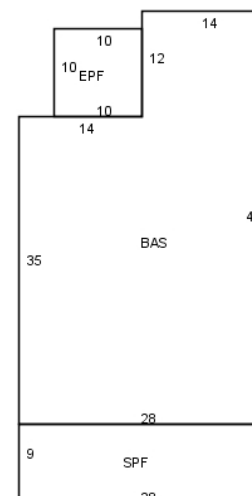
Land

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

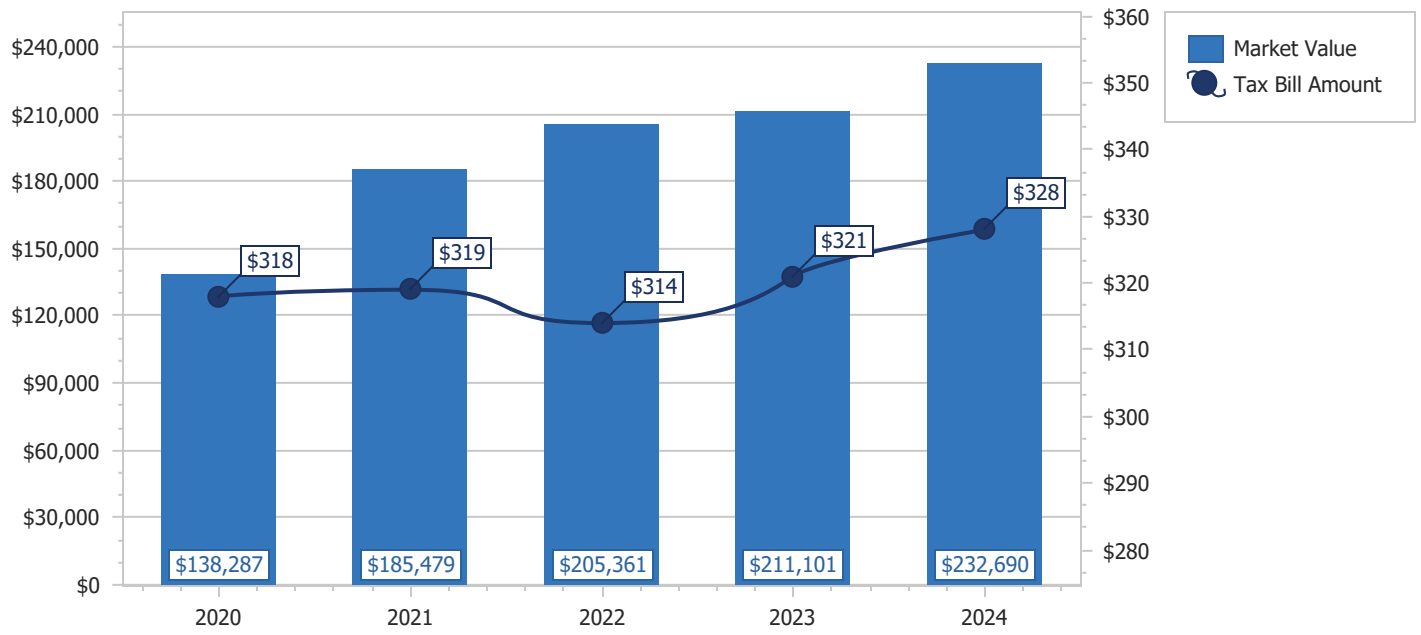
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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



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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



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

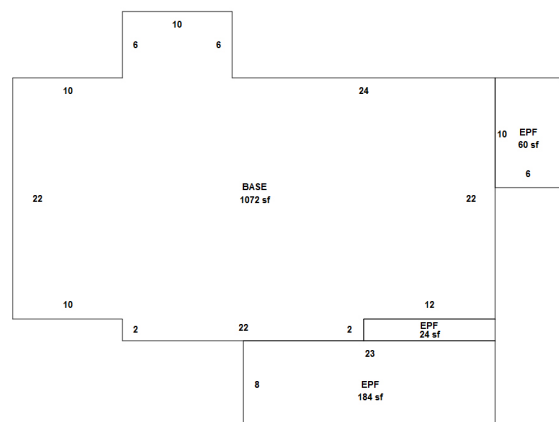
Land

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

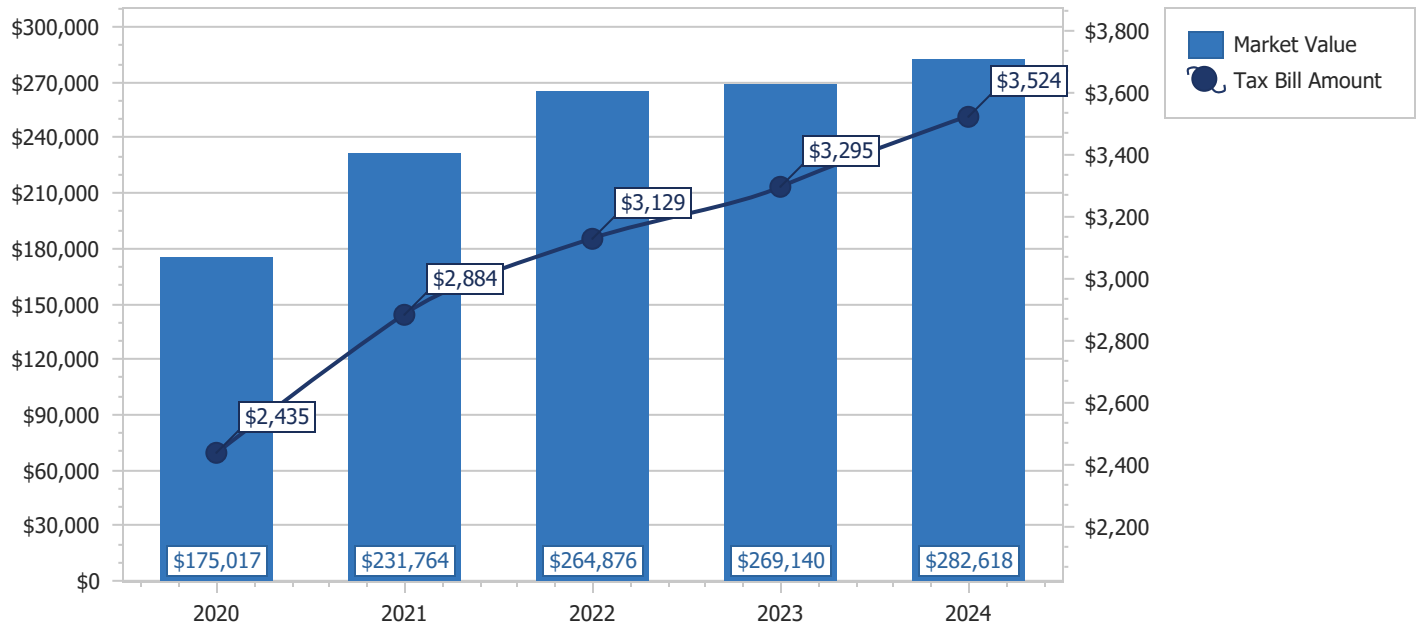
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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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