



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 5, 2025

9:00 AM

Room 3024 and hybrid TEAMS

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) LATINO FLAVORS FOOD COURT -
PRE-APPLICATION**

[2025-1016](#)

Project Number: 25-80000110

Project Description: Proposed Special Exception and Site Plan for multiple mobile food vendors with indoor seating on 0.47 acres in the C-1 Zoning District on the west side of Bear Lake Rd, south of E SR 436

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

Parcel ID: 18-21-29-501-0A00-0010

BCC District: 3-Constantine

Applicant: Julio Espinoza (407) 840-8228

Consultant: Yani Figueredo (407) 360-8826

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

**9:20AM (IN PERSON) PIEDMONT TOWNPARK - MIXED USE -
PRE-APPLICATION**[2025-1021](#)**Project Number:** 25-80000112**Project Description:** Proposed Site Plan for a mixed use development on 18.42 acres in the PD Zoning District located on the east side of International Pkwy, south of 417**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 31-19-30-300-0010-0000**BCC District:** 5-Herr**Applicant:** Stephen Novacki (321) 274-1438**Consultant:** Vijay Seelam (407) 815-3358**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) SCHOOL DEVELOPMENT - PRE-APPLICATION**[2025-1019](#)**Project Number:** 25-80000109**Project Description:** Proposed Special Exception and Site Plan to build a K-12 school on 8.54 acres in the A-1 Zoning District located on the east side of Bear Lake Rd, north of Cub Lake Dr**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 17-21-29-5BG-0000-0680+**BCC District:** 3-Constantine**Applicant:** Robert Mindrup (407) 924-6288**Consultant:** Bob Miller (407) 539-2412**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) FLOOR & DECOR PROPOSED SUBDIVISION -
PRE-APPLICATION**[2025-1020](#)**Project Number:** 25-80000111**Project Description:** Proposed Land Use Amendment and Subdivision for additional commercial development on 12.23 acres in the C-2 Zoning District located on the southwest side of SR 436, northwest of Fern Park Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 17-21-30-300-025W-0000**BCC District:** 4-Lockhart**Applicant:** Natalia Domevessova (224) 407-2288**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**FRENCH AVE - REZONE****[2025-1017](#)****Project Number:** 25-20000007**Project Description:** Proposed Rezone from A-1 to C-2 for commercial use on 1.22 acres located on the west side of French Ave, north of N Ronald Reagan Blvd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 12-20-30-300-014A-0000**BCC District:** 2-Zembower**Applicant:** Dunamis Dunn (407) 590-5515**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LUKAS NURSERY - SITE PLAN****[2025-1018](#)****Project Number:** 25-06000042**Project Description:** Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0020-0000++**BCC District:** 1-Dallari**Applicant:** Caleb Lukas**Consultant:** Stanley Hill (904) 419-1001**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1016

Title:

9:00AM (IN PERSON) LATINO FLAVORS FOOD COURT - PRE-APPLICATION

Project Number: 25-80000110

Project Description: Proposed Special Exception and Site Plan for multiple mobile food vendors with indoor seating on 0.47 acres in the C-1 Zoning District on the west side of Bear Lake Rd, south of E SR 436

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

Parcel ID: 18-21-29-501-0A00-0010

BCC District: 3-Constantine

Applicant: Julio Espinoza (407) 840-8228

Consultant: Yani Figueredo (407) 360-8826



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

PROJ. #: 25-80000110
 RECEIVED AND PAID 10/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME:

PARCEL ID #(S): Latino Flavors Food Court
 18-21-29-501-0A00-0010

TOTAL ACREAGE: 0.47 BCC DISTRICT: 3: CONSTANTINE

ZONING: C-1 FUTURE LAND USE: COM

NAME:

COMPANY: Espincars LLC

ADDRESS: Julio Cesar Espinoza
 1305 Morgan Stanley Av

CITY: Winter Park STATE: FL ZIP: 32789

PHONE: +1 (407) 840-8228 EMAIL: Espincarsj@gmail.com

NAME: Yani Figueredo

COMPANY: EXIT Realty Premier Legacy

ADDRESS: 171 Plumosos Dr

CITY: Altamonte Springs STATE: FL ZIP: 32701

PHONE: +14073608826 EMAIL: yanifig@gmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Proposed installation and operation of two Latin-style food trucks, with daily service and overnight parking on-site as part of a family-oriented Latin Food Court.

STAFF USE ONLY

COMMENTS DUE: 10/24 COM DOC DUE: 10/30 DRC MEETING: 11/05/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1 FLU: COM LOCATION: on the northwest side of Bear Lake Rd, south of SR 436
 W/S: SEMINOLE COUNTY UTILITIES BCC: 3: CONSTANTINE

Latino Flavors Food Court – Pre-Application Narrative

Project Name: Latino Flavors Food Court

Location: 706 Bear Lake Road, Apopka, FL 32703

Parcel ID: 18-21-29-501-0A00-0010

Total Acreage: 0.47 acres

Zoning: C-1 (Commercial)

Project Description:

The applicant proposes to establish a family-friendly Latin Food Court at the rear portion of the property located at **706 Bear Lake Road, Apopka, Florida**. The project includes the installation and operation of two (2) Latin-style food trucks, which will operate daily from 8:00 a.m. to 10:00 p.m. Both units will remain parked on-site overnight.

The proposed use will complement the existing commercial building located on the parcel. The indoor area of the building will include dining tables and public restrooms available for customers of both the interior establishment and the outdoor food trucks.

No new permanent structures are proposed at this time. The existing parking area will continue to serve customers, maintaining compliance with accessibility requirements and ADA-approved parking spaces.

The food trucks will be positioned at the rear of the property to allow safe circulation for vehicles and pedestrians, as shown in the attached site sketch and floor plan.

Utilities and Services:

- **Electricity:** Each food truck will be connected to the existing on-site electrical system through a dedicated outdoor connection, in compliance with Seminole County building codes.
- **Water Supply:** The food trucks will use water from the existing building system, following Florida Department of Health regulations.
- **Sanitary Facilities:** Public restrooms will be provided inside the existing building for customers and employees.
- **Waste Management:** Trash containers and grease disposal will comply with Seminole County Health Department standards.
- **Lighting and Safety:** Outdoor lighting will be installed as needed to ensure visibility and security during evening operations.

Parking and Circulation:

The existing parking lot will be used for customer access and employee parking. The layout accommodates accessible parking and ensures clear circulation for emergency vehicles. The attached plan indicates the parking configuration and food truck placement.

Purpose of Pre-Application: This pre-application aims to determine whether the proposed use—a small Latin food court with two food trucks operating daily and remaining on-site overnight—is permitted under the current C-1. Commercial zoning, or if a Special Exception or Site Plan Review will be required.

The applicant seeks guidance from the Seminole County Planning and Development Division to confirm necessary approvals, health department coordination, and concurrency requirements for utilities and traffic.

Property Owner Authorization:

The property owner has been informed of and agrees with the proposed use described in this pre-application. The applicant is currently negotiating directly with the property owner and operates under their authorization.

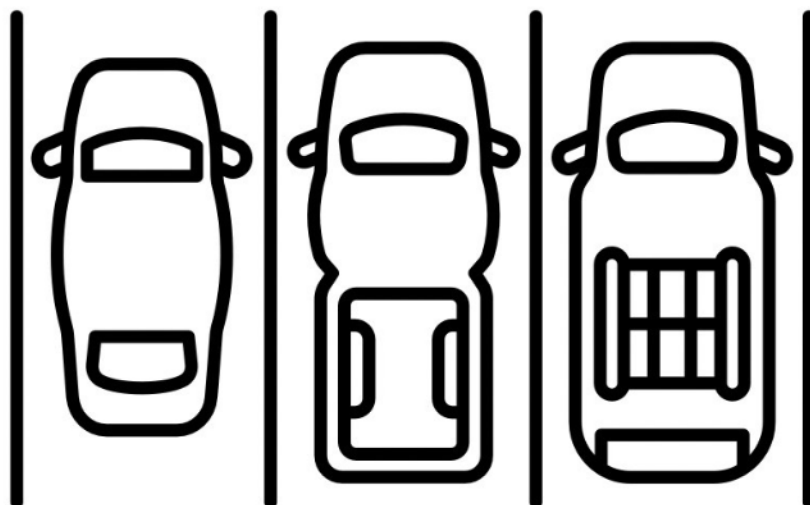
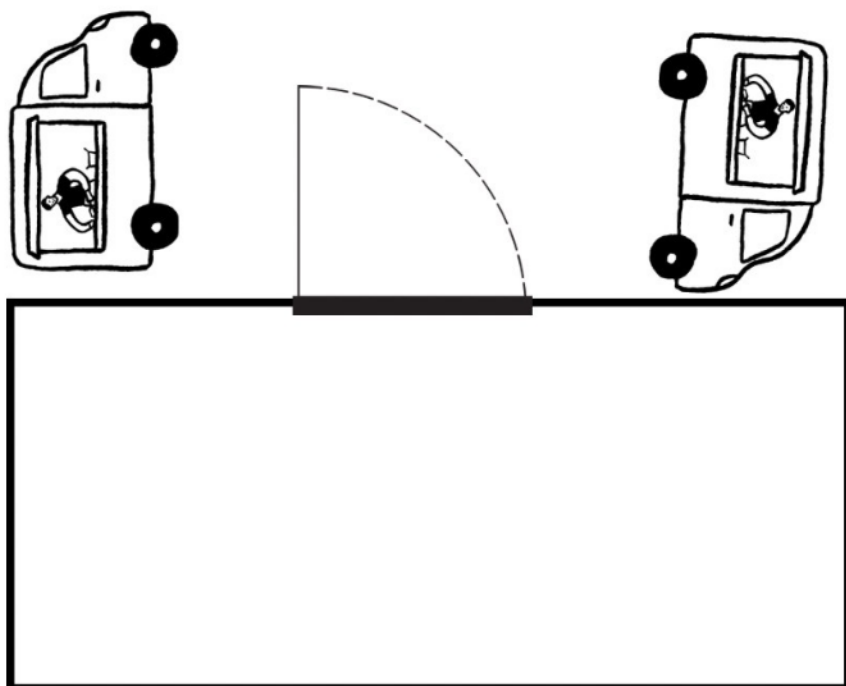
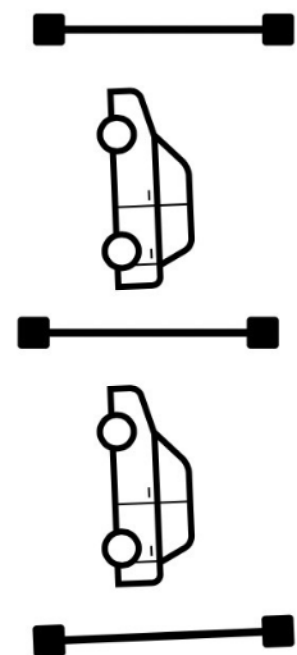
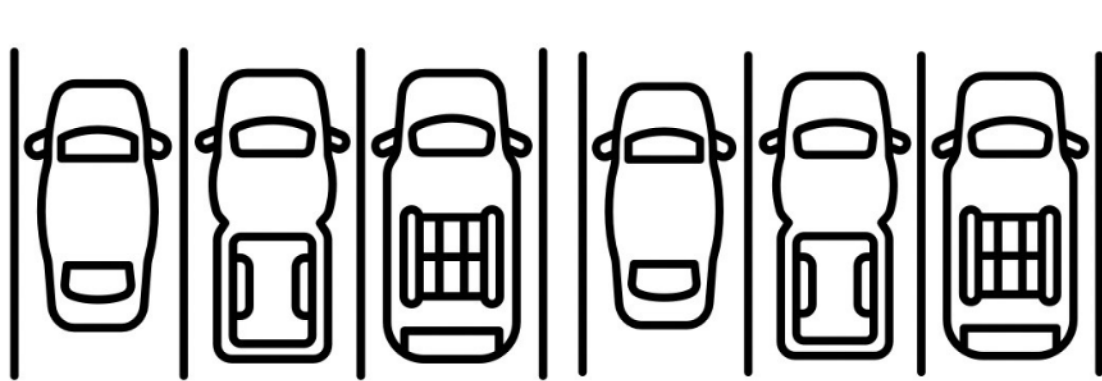
Project Representative:

Yani Figueredo Consultant / Realtor®

EXIT Realty Premier Legacy

Email: yanifig@gmail.com

Phone: (407) 360-8826

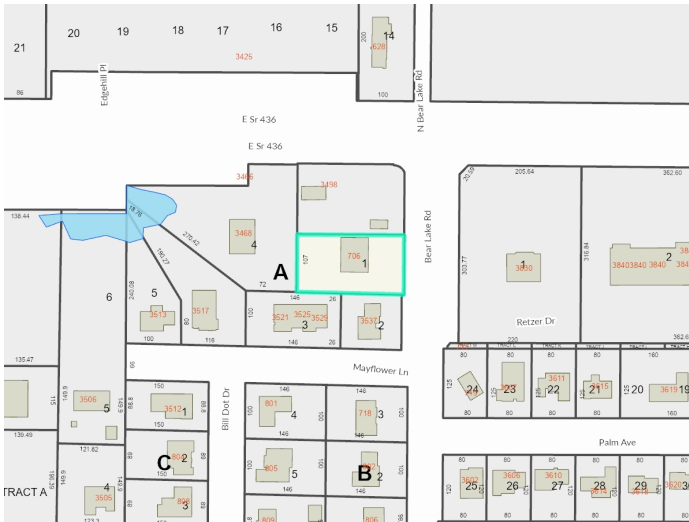


Property Record CardA



Parcel: **18-21-29-501-0A00-0010**
 Property Address: **706 BEAR LAKE RD APOPKA, FL 32703**
 Owners: **GIRMIS, GEORGE; GIRMIS, MARY A**
 2026 Market Value \$278,108 Assessed Value \$241,000 Taxable Value \$241,000
 2025 Tax Bill \$3,310.90 Tax Savings with Non-Hx Cap \$504.23
 Stores General-One Story property w/1st Building size of 2,604 SF and a lot size of 0.47 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	18-21-29-501-0A00-0010
Property Address	
Mailing Address	7950 LAKE ROSS LN SANFORD, FL 32771-8909
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$138,976	\$142,164
Depreciated Other Features	\$7,175	\$4,783
Land Value (Market)	\$131,957	\$131,957
Land Value Agriculture	\$0	\$0
Just/Market Value	\$278,108	\$278,904
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$37,108	\$59,813
P&G Adjustment	\$0	\$0
Assessed Value	\$241,000	\$219,091

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$3,815.13
Tax Bill Amount	\$3,310.90
Tax Savings with Exemptions	\$504.23

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

GIRMIS, GEORGE - Tenancy by Entirety
 GIRMIS, MARY A - Tenancy by Entirety

Legal DescriptionA

S 107 FT OF E 200 FT OF LOT 1 (LESS ST RD
R/W) BLK A TRIM ACRES PB 10 PG 38

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$241,000	\$0	\$241,000
Schools	\$278,108	\$0	\$278,108
FIRE	\$241,000	\$0	\$241,000
ROAD DISTRICT	\$241,000	\$0	\$241,000
SJWM(Saint Johns Water Management)	\$241,000	\$0	\$241,000

SalesA

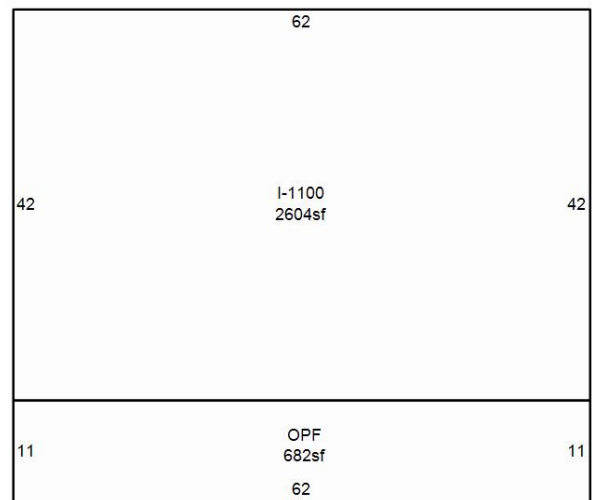
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2017	\$240,000	09024/1295	Improved	No
QUIT CLAIM DEED	8/1/2006	\$100	06385/1065	Improved	No
WARRANTY DEED	12/1/1997	\$222,500	03342/1098	Improved	Yes
WARRANTY DEED	3/1/1994	\$235,000	02751/0409	Improved	No
QUIT CLAIM DEED	4/1/1979	\$100	01222/1743	Improved	No
WARRANTY DEED	1/1/1977	\$264,800	01141/1401	Improved	No

LandA

Units	Rate	Assessed	Market
20,301 SF	\$6.50/SF	\$131,957	\$131,957

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1967/1985
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2604
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$255,002
Assessed	\$138,976



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	682

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08411	706 BEAR LAKE RD: ALTERATION COMMERCIAL-NEW FRONT FACADE NEED C.C. [TRIM ACRES]	\$10,000		2/5/2020
08940	706 BEAR LAKE RD: SIGN (POLE,WALL,FACIA)- [TRIM ACRES]	\$500		6/19/2019
10577	ELECTRICAL	\$2,395		8/2/2017
07808	REROOF	\$12,000		9/29/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	4429	\$11,958	\$7,175

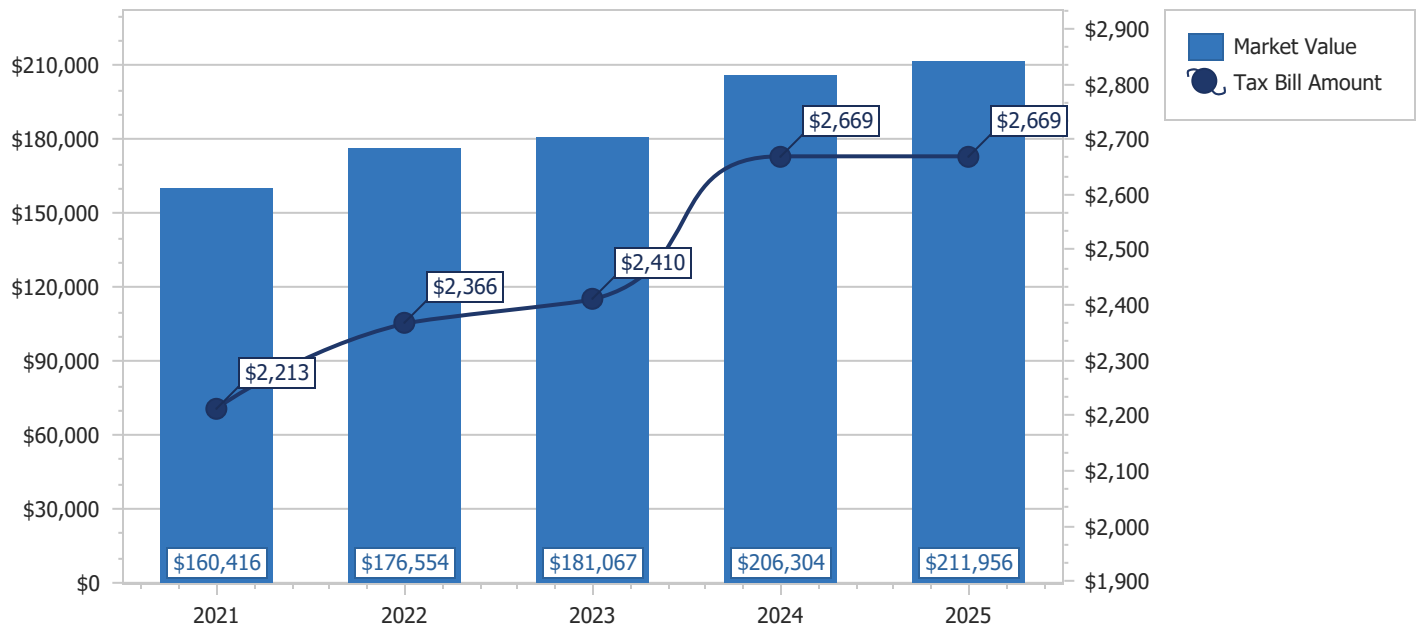
ZoningA	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

School DistrictsA	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

UtilitiesA	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

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

Receipt Details

Date: 10/13/2025 1:03:03 PM
Project: 25-80000110
Credit Card Number: 44*****4274
Authorization Number: 07297C
Transaction Number: 131025O2C-8FA22389-1AEE-494E-8B38-B7CC998ED75C
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, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 2025 meeting agenda.

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

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

PROJECT NAME:	LATINO FLAVORS FOOD COURT - PRE-APPLICATION	PROJ #: 25-80000110
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/13/25	
RELATED NAMES:	EP YANI FIGUEREDO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	18-21-29-501-0A00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR TWO MOBILE FOOD VENDORS WITH INDOOR SEATING	
NO OF ACRES	0.47	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	WEST SIDE OF BEAR LAKE ROAD, SOUTH OF E STATE ROAD 436	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JULIO CESAR ESPINOZA ESPINCARS LLC 1305 MORGAN STANLEY AVE WINTER PARK FL 32789 (407) 840-8228 ESPINCARSJ@GMAIL.COM	YANI FIGUEREDO EXIT REALTY PREMIER LEGACY 171 PLUMOSUS DR ALTAMONTE SPRINGS FL 32701 (407) 360-8826 YANIFIG@GMAIL.COM	

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

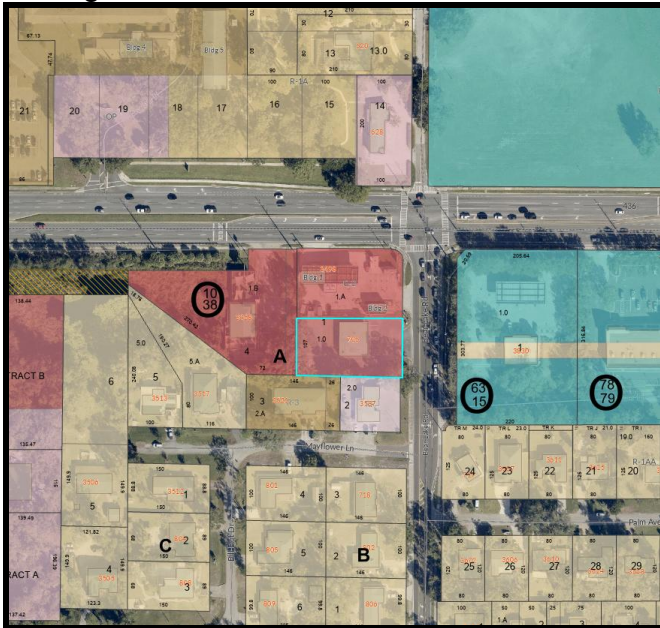
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Commercial and a zoning designation of C-1 (Retail Commercial), which allows for the use of a restaurant.
- The proposed addition of permanent food trucks will require submittal and approval of a site plan.

PROJECT AREA ZONING AND AERIAL MAPS

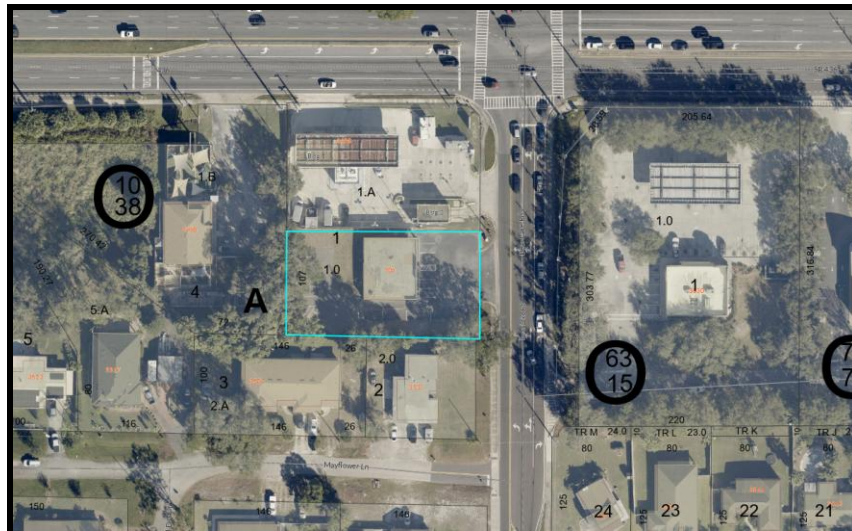
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	A full buffer review will be done at time of site plan review.
3	Buffers and CPTED	Per Sec. 30.14.15, mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
4	Buffers and CPTED	For a complete Buffer review, please provide the following with the site plan application: 1. Net buildable Area 2. Hours of Operation 3. Floor Area Ratio (F.A.R.) 4. Impervious Surface Ratio 5. Building Height in feet
5	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
6	Building Division	10/28/25: - An approved electrical permit is required for any, and all electrical work proposed, and/ or needed for connection of food trucks, and installation of outdoor lighting. Use of extension cords for these connections are not allowed per the NEC, and NFPA.
7	Building Division	10/28/25: - An approved plumbing permit is required for all elements associated with the noted, and required potable water connections to the food trucks.
8	Comprehensive Planning	The subject property has a Commercial (COM) Future Land Use designation. The maximum intensity permitted in this designation is 0.35 floor area ratio. The proposed use appears to be consistent with the COM Future Land Use. The use and proposed design will also need to be consistent with the underlying zoning and site requirements.
9	Planning and Development	The subject property has a Future Land Use (FLU) of Commercial and a zoning designation of C-1 (Retail Commercial), which allows for the use of restaurants.
10	Planning and Development	The building setbacks for the C-1 zoning district are: Front - 25 feet Side yard - 0 feet Rear - 10 feet

11	Planning and Development	The parking requirement for food and beverage use is: 5 parking spaces for every 1,000 square feet of food truck and dining space. Approximately 15 parking spaces would be required. Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE
12	Planning and Development	A photometric plan will be required for outdoor lighting. SCLDC lighting regulations: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE
13	Planning and Development	The proposed addition of permanent food trucks will require submittal and approval of a Site Plan. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40. The Site Plan must meet all requirements of the SCLDC including, but not limited to: building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; etc. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm
14	Planning and Development	At the time of site plan review, the applicant will need to demonstrate that they meet the minimum open space requirement of twenty-five (25) percent. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources. The definition of open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. SCLDC Section 30.14.2 • Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2 while open space within residential developments shall meet the requirements of Section 30.14.2.3. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Section 30.14.2.4. • Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.

15	Planning and Development	The proposed use of food trucks on site requires restroom facilities.
16	Planning and Development	An alcohol license would not be permitted in this location as it is unable to meet the distance requirements from Forest Lake Academy per SCLDC Section 30.6.6.2(d)(2). https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.6ALBEES
17	Planning and Development	It appears that the parking lot for the site was expanded on a couple of occasions without site plan approval between 2019 and 2023. The parking lot will need to be reviewed for compliance at the time of site plan approval.
18	Planning and Development	The proposed food trucks shall not encroach within required landscape buffers, parking spaces, or drive aisles.
19	Planning and Development	If the applicant proposes to redevelop the site, the proposed development would be required to meet Policy FLU 2.3.12(B)(3)(a). The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area. Wekiva Study Area – Policy FLU 2.3.12(B)(3)(b) - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.
20	Planning and Development	F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.
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
22	Public Safety - Fire Marshal	The buildings if being used for seating shall require appropriate building permits for layout as well as a potential change of use.
23	Public Safety - Fire Marshal	Food trucks shall be required to comply with Seminole county fire inspection process and trucks must stay in place at all times. At such time trucks move, re-inspection shall be required and may incur a fee for each inspection.
24	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
25	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has high recharge soils.
26	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked. There is currently not an outfall system to Bear Lake Road that we are aware of.

27	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and east.
28	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bear Lake Road.
29	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that a portion of the site appears to have been paved without a permit. The drainage for the entire site will have to be addressed.
30	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 .
31	Public Works - Engineering	The roadway connection to the site is not to County Standards. The connection to Bear Lake Road is too wide. It should be a 24' wide entrance with 50' inbound and 35' outbound Radiuses. The driveway will have to be revised as part of the site plan.
32	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. The driveway also goes out into the turn lane that backs up during peak hours. The site entrance needs to be revised to a right in and a right out only.
33	Public Works - Engineering	The handicapped parking space does not meet county requirements. This will have to be addressed at site plan approval. The ADA access to the ROW also needs to be addressed.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov

Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1021

Title:

9:20AM (IN PERSON) PIEDMONT TOWNPARK - MIXED USE - PRE-APPLICATION

Project Number: 25-80000112

Project Description: Proposed Site Plan for a mixed use development on 18.42 acres in the PD Zoning District located on the east side of International Pkwy, south of 417

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

Parcel ID: 31-19-30-300-0010-0000

BCC District: 5-Herr

Applicant: Stephen Novacki (321) 274-1438

Consultant: Vijay Seelam (407) 815-3358



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

PROJ. #: 25-8000112

Received: 10/17/25

Paid: 10/17/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION	\$50.00
--	---------

PROJECT

PROJECT NAME: Piedmont Townpark- Mixed Use

PARCEL ID #(S): 31-19-30-300-0010-0000

TOTAL ACREAGE: 18.42

BCC DISTRICT: 5: Herr

ZONING: PD

FUTURE LAND USE: HIPTI

APPLICANT

NAME: Stephen Novacki

COMPANY: Eastwind Acquisitions, LLC

ADDRESS: 6900 Tavistock Lakes Blvd., Suite 400

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: 321-274-1438

EMAIL: snovacki@eastwinddevelopment.com

CONSULTANT

NAME: Vijay Seelam

COMPANY: England-Thims & Miller, Inc

ADDRESS: 1411 Edgewater Drive, Suite 200

CITY: Orlando

STATE: FL

ZIP: 32804

PHONE: 407- 815-3358

EMAIL: SeelamV@etminc.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ **SUBDIVISION**
 ☐ **LAND USE AMENDMENT**
 ☐ **REZONE**
 ☒ **SITE PLAN**
 ☐ **SPECIAL EXCEPTION**
Description of proposed development: Multi-Family w/ seperate Commercial

STAFF USE ONLY

COMMENTS DUE: 10/24COM DOC DUE: 10/30DRC MEETING: 11/5
☐ PROPERTY APPRAISER SHEET
 ☐ PRIOR REVIEWS:
ZONING: PDFLU: Hipti

LOCATION:

W/S: Seminole CountyBCC: 5: Herr
on the east side of International Pkwy,
south of 417

INTERNATIONAL PARKWAY MIXED USE DEVELOPMENT NARRATIVE

Eastwind Development LLC and Konover South are proposing a mixed-use development to be located along International Parkway just north of the existing Colonial Town Park. As part of this development, the site will be subdivided into two parcels (refer to the enclosed site plan). The parcel abutting International Parkway will be a retail development consisting of a gym, retail building, grocery store, fast casual restaurant and a quick service restaurant. The parcel east of the retail will consist of a midrise multifamily site consisting of 307 units with a parking garage and surface parking.

The stormwater for the site will all be provided underground and based on an agreement with FDOT, the site will be allowed to discharge into the FDOT pond located on the east side of the site.

A final development plan for the previous PUD was approved and recorded with Seminole County on December 12, 2019, that allowed for the uses listed below.

LAND USE	APPROXIMATE ACREAGE	PD MAXIMUM DENSITY/INTENSITY	PD MAXIMUM ALLOWABLE AREAS
COMMERCIAL / RETAIL	1.53 AC	1.50 FAR	100,000 SF
OFFICE	12.24 AC	1.50 FAR	800,000 SF
HOTEL	3.44 AC	2.40 FAR	250 UNITS (300,000 SF)
RIGHT-OF-WAY / PRIVATE ROADWAYS	1.71 AC		

A comprehensive plan amendment and a major modification to the existing Piedmont Townpark PUD will be requested through the county to allow for multifamily use on the site.



International Pkwy - Mixed Use

Aerial

Source: ETM, Seminole County, Esri, Nearmap

 Subject Property



0 300 600
Feet

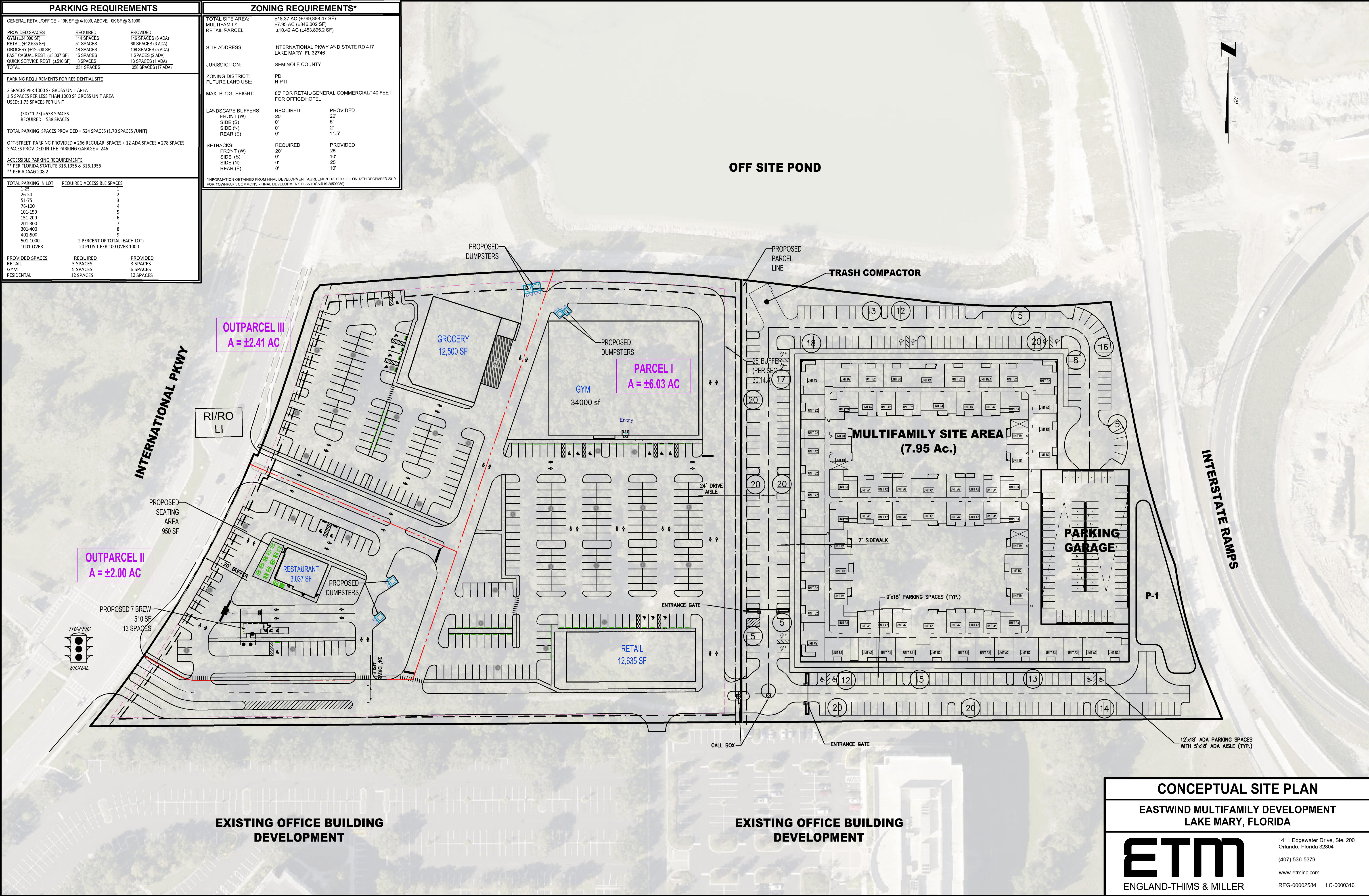


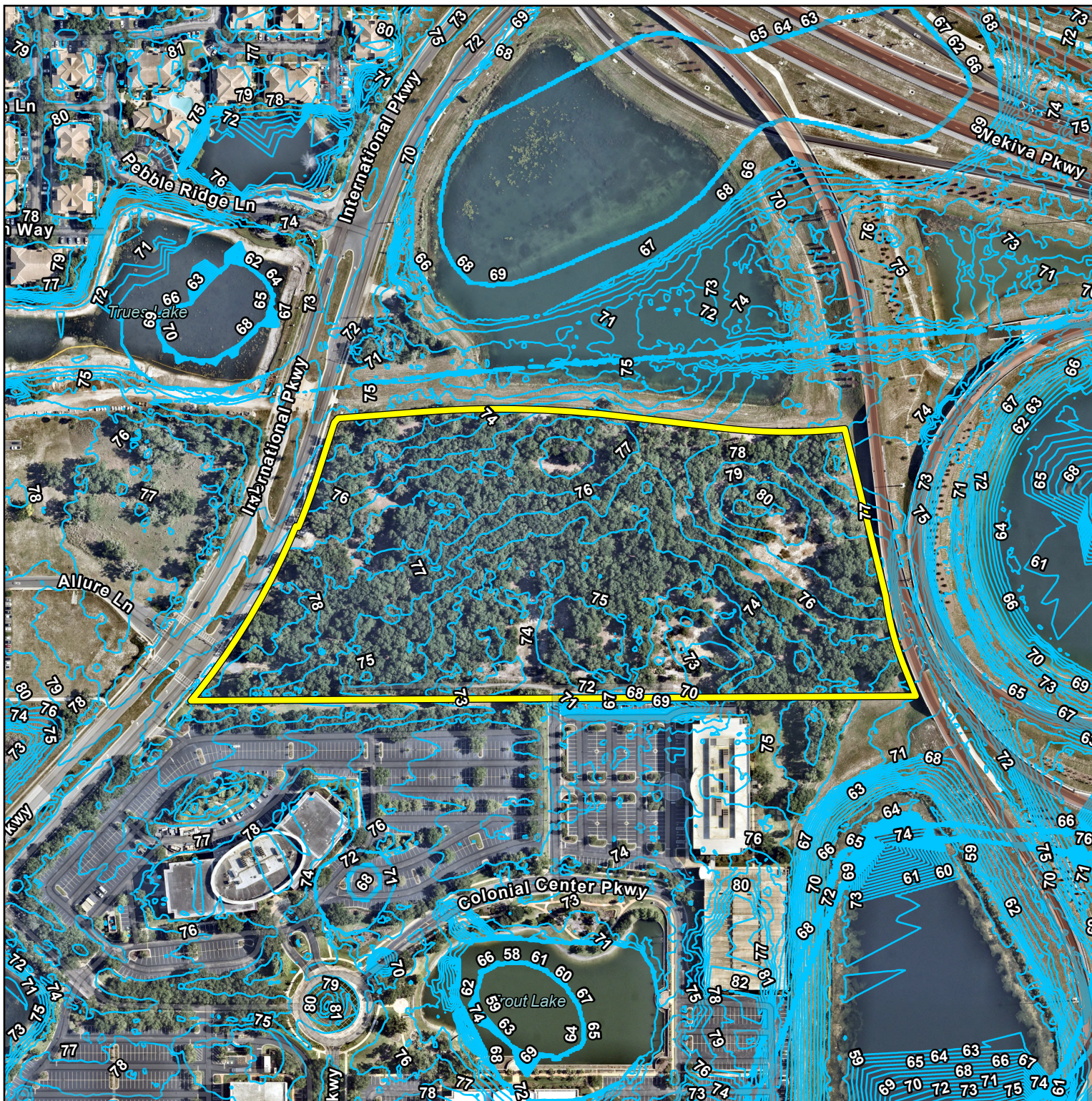
ETM
ENGLAND-THIMS & MILLER

1411 Edgewater Drive, #200, Orlando, Florida 32804
407.536.5379 | www.etmgeo.com | www.etminc.com

PARKING REQUIREMENTS		
GENERAL RETAIL/OFFICE - 10K SF @ 4/1000, ABOVE 10K SF @ 3/1000		
PROVIDED SPACES	REQUIRED	PROVIDED
GYM (±34,000 SF)	114 SPACES	146 SPACES (6 ADA)
RETAIL (±12,635 SF)	51 SPACES	60 SPACES (3 ADA)
GROCERY (±12,500 SF)	48 SPACES	108 SPACES (5 ADA)
FAST CASUAL REST. (±3,037 SF)	15 SPACES	1 SPACES (2 ADA)
QUICK SERVICE REST. (±510 SF)	3 SPACES	13 SPACES (1 ADA)
TOTAL	231 SPACES	336 SPACES (17 ADA)
PARKING REQUIREMENTS FOR RESIDENTIAL SITE		
2 SPACES PER 1000 SF GROSS UNIT AREA		
1.5 SPACES PER LESS THAN 1000 SF GROSS UNIT AREA USED: 1.75 SPACES PER UNIT		
(307*1.75) = 538 SPACES		
REQUIRED = 538 SPACES		
TOTAL PARKING SPACES PROVIDED = 524 SPACES (1.70 SPACES /UNIT)		
OFF-STREET PARKING PROVIDED = 266 REGULAR SPACES + 12 ADA SPACES = 278 SPACES		
SPACES PROVIDED IN THE PARKING GARAGE = 246		
ACCESSIBLE PARKING REQUIREMENTS		
** PER FLORIDA STATUTE 316.1955 & 316.1956		
** PER ADAAG 208.2		
TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES	
1-25	1	
26-50	2	
51-75	3	
76-100	4	
101-150	5	
151-200	6	
201-300	7	
301-400	8	
401-500	9	
501-1000	2 PERCENT OF TOTAL (EACH LOT)	
1001-OVER	20 PLUS 1 PER 100 OVER 1000	
PROVIDED SPACES	REQUIRED	PROVIDED
RETAIL	3 SPACES	3 SPACES
GYM	5 SPACES	5 SPACES
RESIDENTIAL	12 SPACES	12 SPACES

ZONING REQUIREMENTS*		
TOTAL SITE AREA:	±18.37 AC (±799,888.47 SF)	
MULTIFAMILY	±7.95 AC (±346,302 SF)	
RETAIL PARCEL	±10.42 AC (±453,895.2 SF)	
SITE ADDRESS:	INTERNATIONAL PKWY AND STATE RD 417 LAKE MARY, FL 32746	
JURISDICTION:	SEMINOLE COUNTY	
ZONING DISTRICT:	PD	
FUTURE LAND USE:	HIPT1	
MAX. BLDG. HEIGHT:	85' FOR RETAIL/GENERAL COMMERCIAL/140 FEET FOR OFFICE/HOTEL	
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (W)	20'	20'
SIDE (S)	0'	5'
SIDE (N)	0'	2'
REAR (E)	0'	11.5'
SETBACKS:	REQUIRED	PROVIDED
FRONT (W)	20'	25'
SIDE (S)	0'	10'
SIDE (N)	0'	25'
REAR (E)	0'	10'
*INFORMATION OBTAINED FROM FINAL DEVELOPMENT AGREEMENT RECORDED ON 12TH DECEMBER 2019 FOR TOWNPARK COMMONS - FINAL DEVELOPMENT PLAN (DCA # 19-20500030)		



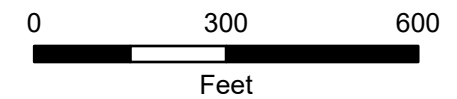


International Pkwy - Mixed Use

Topography

Source: ETM, Seminole County, USGS, Esri, Nearmap

-  Subject Property
-  1ft Contours



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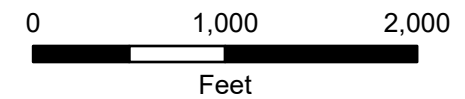


International Pkwy - Mixed Use

Vicinity

Source: ETM, Seminole County, Esri

 Subject Property



ETM
 ENGLAND-THIMS & MILLER
 1411 Edgewater Drive, #200, Orlando, Florida 32804
 407.536.5379 | www.etmgeo.com | www.etminc.com

Property Record Card



Parcel: 31-19-30-300-0010-0000
 Property Address:
 Owners: PIEDMONT TOWNPARK LAND LLC
 2026 Market Value \$6,037,059 Assessed Value \$590,692 Taxable Value \$590,692
 2025 Tax Bill \$6,717.86 Tax Savings with Non-Hx Cap \$58,502.90
 Grazing Land property has a lot size of 18.42 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-300-0010-0000
Property Address	
Mailing Address	PO BOX 20197 ATLANTA, GA 30325-0197
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	61:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 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)	\$6,037,059	\$6,037,059
Land Value Agriculture	\$711,422	\$711,422
Just/Market Value	\$6,037,059	\$6,037,059
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$120,730	\$174,261
P&G Adjustment	\$0	\$0
Assessed Value	\$590,692	\$537,161

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$65,220.76
Tax Bill Amount	\$6,717.86
Tax Savings with Exemptions	\$58,502.90

Owner(s)

Name - Ownership Type
 PIEDMONT TOWNPARK LAND LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 19S RGE 30E
 THAT PT OF NE 1/4 LYG E INTERNATIONAL
 PKWY & S OF SCL RR (LESS SR 417 R/W & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$590,692	\$0	\$590,692
Schools	\$711,422	\$0	\$711,422
SJWM(Saint Johns Water Management)	\$590,692	\$0	\$590,692

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2014	\$7,700,000	08373/1654	Vacant	Yes
WARRANTY DEED	1/1/2005	\$5,125,000	05600/1667	Vacant	Yes
QUIT CLAIM DEED	11/1/2000	\$100	04247/1895	Vacant	No
QUIT CLAIM DEED	8/1/1999	\$1,709,400	03710/0128	Vacant	No
WARRANTY DEED	12/1/1996	\$870,000	03168/0284	Improved	No
SPECIAL WARRANTY DEED	3/1/1991	\$100	02293/1207	Improved	No
WARRANTY DEED	3/1/1988	\$1,650,000	01939/0312	Vacant	No
WARRANTY DEED	2/1/1986	\$957,000	01712/1729	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Vacant	No

Land

Units	Rate	Assessed	Market
15.44 Acres	\$345,000/Acre Market, \$120/Acre AG	\$1,853	\$5,327,490
57,455 SF	\$12.35/SF	\$709,569	\$709,569

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
02858	ELECTRIC - 3301 INTERNATIONAL PKWY	\$1,500		3/16/2016

Extra Features				
Description	Year Built	Units	Cost	Assessed

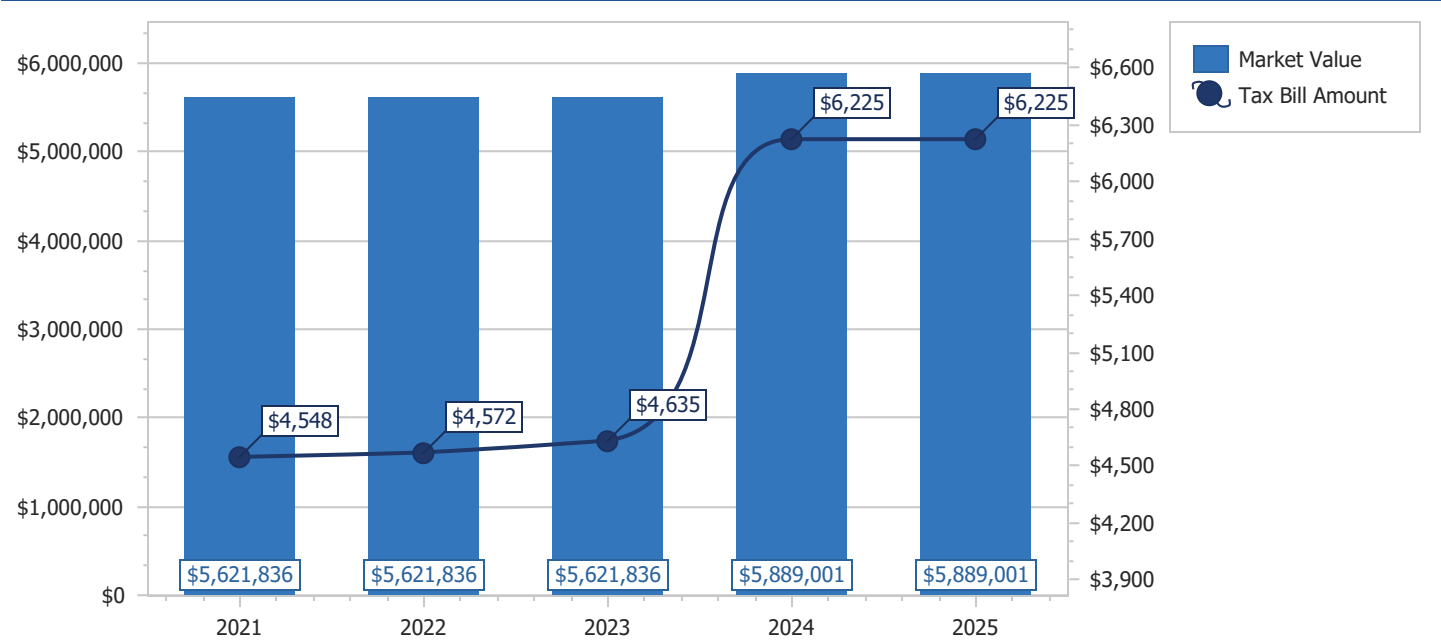
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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 3

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**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: 10/17/2025 3:24:10 PM
Project: 25-80000112
Credit Card Number: 48*****0094
Authorization Number: 017373
Transaction Number: 171025C2B-C4E4C0CA-F70A-4CC8-B645-27861990D534
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 GOVERNMENT1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	PIEDMONT TOWNPARK - MIXED USE - PRE-APPLICATION	PROJ #: 25-80000112
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/17/25	
RELATED NAMES:	EP VIJAY SEELAM	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	31-19-30-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MIXED USE DEVELOPMENT ON 18.42 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF 417	
NO OF ACRES	18.42	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF 417	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
STEPHEN NOVACKI EASTWIND ACQUISITIONS LLC 6900 TAVISTOCK LAKES BLVD STE ORLANDO FL 32827 (321) 274-1438 SNOVACKI@EASTWINDDEVELOPMENT.COM	VIJAY SEELAM ENGLAND-THIMS & MILLER INC 1411 EDGEWATER DR STE 200 ORLANDO FL 32804 (407) 815-3358 SEELAMV@ETMINC.COM	

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

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

PROJECT MANAGER COMMENTS

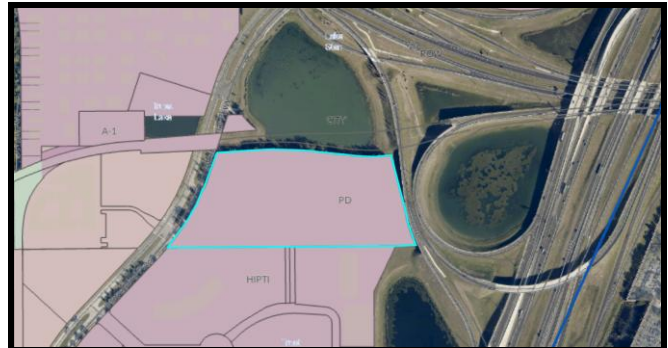
- The subject property has a Future Land Use of Planned Development and PD (Planned Development) zoning.
- The PD Development Order was approved on July 28, 2015, and the Developer's Commitment Agreement was approved on December 12, 2019. Per the PD requirements substantial development must occur within 8 years of approval of the Master Development plan. The entitlements for the Piedmont Townpark PD have expired, a rezone to PD would be required.
- The HIP-TI (Higher Intensity Planned Development – Target Industries) are uses that the County is looking to be established on the subject property.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
2.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
4.	Buffers and CPTED Annie Sillaway	Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
5.	Buffers and CPTED Annie Sillaway	Approved plant species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
6.	Building Division Phil Kersey	10/28/25: - Standard permitting will be required. - Each structure and element will require a separate permit, Example: each proposed building, dumpster enclosures, fence/ gate systems, signage, etc....	Info Only
7.	Building Division Phil Kersey	10/28/25: - The proposed multi-family structure and parking garage will require full fire alarm and fire sprinkler systems. - The proposed grocery, gym and retail buildings, due to proposed size will require full fire sprinkler system, and potentially full fire alarm depending on final permitted design.	Info Only
8.	Building Division Phil Kersey	10/28/25: - It is highly recommended to include phasing of occupancy for the multi-family and garage buildings in your overall design and permit submissions. This will allow for greater flexibility when it comes to finalizing each phase/ section and allowance for occupancy. The	Info Only

		Building Division welcomes early development conversations to assist with this concept.	
9.	Comprehensive Planning Maya Athanas	The proposed mixed use development would require a Future Land Use amendment to MXD (MXD). Residential density in MXD is limited to 30 dwelling units per net buildable acre, but may go up to 60 dwelling units per acre for projects for which parking is provided in a structure. Limited surface parking may be provided on-street, for ADA accessibility, for valet, or as short-term visitor parking.	Info Only
10.	Comprehensive Planning Maya Athanas	In the MXD FLU: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of 0.20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.	Info Only
11.	Comprehensive Planning Maya Athanas	Developments under Mixed-Use Development (MXD) shall include features intended to ensure a compact, walkable development pattern, as specified in the Seminole County Comprehensive Plan Performance Standards contained within Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment and the Land Development Code. The proposed plan would need to be revised to create more pedestrian and cycle connectivity between the residential and commercial uses.	Info Only
12.	Comprehensive Planning Maya Athanas	The proposed uses are not permitted in the HIP-TI Future Land Use designation.	Info Only
13.	Comprehensive Planning Maya Athanas	Staff may not support a FLU amendment to PD since mixed use developments are permitted in MXD. An amendment to PD FLU is not allowed for the purpose of increasing density.	Info Only
14.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
15.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and will be required to connect. There are three 8" PVC potable water main stub outs at the property line of this development. One is at the southwest corner of the property near the public fire hydrant on International Parkway. The second is near the midpoint of the western property line along International Parkway. The third is near the property boundary between this development and parcel 31-19-30-509-0H00-0000 which is a private cross access road with a utility easement dedicated to Seminole County over it.	Info Only
16.	Environmental Services James Van	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is a manhole located near the southwest corner of the	Info Only

	Alstine	property near the public fire hydrant on International Parkway.	
17.	Environmental Services James Van Alstine	This development is within Seminole County's reclaim irrigation service area and will be required to connect. There is an 8" PVC reclaim water main stubbed out near the property line along International Parkway (roughly 150 ft northeast from the southeast corner of the property).	Info Only
18.	Environmental Services James Van Alstine	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
19.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
20.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
22.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only

24.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
28.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
29.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
30.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
31.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
32.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final	Info Only

		engineering or site plan approval. SCLDC 45.1(a)	
1.	Planning and Development Annie Sillaway	At the time of the PD Rezone, since the Future Land Use is HIP-TI (Higher Intensity Planned Development - Target Area) the Applicant will need to demonstrate that they are providing HIP-TI Target industries as defined in Exhibit FLU - 36 Target Industry Uses. The proposed uses of retail, grocery store, and gym are not HIP-TI target industries. As part of the PD Rezone, the Applicant must state that they are the proposing Target Industry Uses.	Info Only
2.	Planning and Development Annie Sillaway	1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). 3rd step (Only required if platting is proposed) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension). Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC. Step 4 Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.	Info Only

		Step 5 Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.	
3.	Planning and Development Annie Sillaway	At the time of the PD Major Amendment the Applicant will be required to demonstrate that they meet the review criteria per Sec. 30.8.5.3 Review Criteria - Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. In Addition, Per SCLDC Sec. 30.8.5.3 (c): Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. Sec. 30.8.5.3	Info Only

		(d) The PD application shall include a narrative addressing the following:(1)How the proposed development addresses the goals of the Comprehensive Plan.(2)Why the proposed development cannot be achieved under an existing conventional or special zoning district.(3)How the proposed development provides an innovative approach to land development.(4)A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (e) Residential PD Design Standards: (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.(2)Front-facing garage doors must be set back a minimum of twenty (20) feet.(3)Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.(4)Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners. (f) Required Residential Neighborhood Improvements: (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. (2) Fifty (50) percent of pond frontage must be open to streets or community parks.	
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		a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). Sec. 30.8.5.3(g) Common Usable Open Space Standards Sec. 30.8.5.11 Development Standards The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers. The PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.8.5.5 Master Development Plan Submittal and Review. Info Only	
4.	Planning and Development Annie Sillaway	Per Policy FLU 4.5.3 (2) High density residential uses, subject to the following conditions: a. Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components; b. Residential uses that are “functionally integrated” into a project are residential uses that are supportive of the project. Residential uses that are “physically integrated” within a GROW WALKABLE, ACTIVE PLACES FLU-85 project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project.	Info Only
5.	Planning and Development	Per Sec. 30.11.7.4 Table 11.7A: Minimum Number of Bicycle Parking Spaces Required:	Info Only

	Annie Sillaway	Residential, Multi-Family: Long-Term - 1:5 units (minimum 2) and Short-Term - 1:10 units, General Business / Retail: Long-Term - 1: 25,000 sf and Short-Term: 1: 7,500 sf (minimum 4). 30.11.7.1 Bicycle Parking Requirements. 30.11.7.2 Applicability. Bicycle parking shall be provided in accordance with the standards of this Part and shall be made available prior to the issuance of any Certificate of Occupancy/Completion for the use being served. 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. (c) Bicycle parking facilities may be located in the rear fifty (50) percent of any required front yard setback, but shall not be located in any vehicle parking space required under this Part, except where a vehicle parking space is specifically converted to bicycle parking spaces by approval of the Development Services Director. (d) Bicycle parking located within a parking garage must be located within fifty (50) feet of a pedestrian access point which includes an elevator or first floor sidewalk connection. If the bicycle parking is located within an	
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		enclosed room within the parking structure, the distance requirement to an elevator or pedestrian entrance is no more than 200 feet.	
6.	Planning and Development Annie Sillaway	Per Sec. 30.11.6.3 Circulation in Parking Areas: (a) Minimum accessway shall be twelve (12) feet for one-way traffic, or twenty-four (24) feet for two-way traffic. (b) Schools and Day Care Centers must provide adequate off-street space for loading and unloading of children. (c) Off-street loading and unloading area requirements. On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage warehouse, food processing or wholesale distribution plant, goods display, department store, wholesale store, market, hotel, office, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for the maneuvering, standing, loading, and unloading services in order to avoid undue interference with public use of the streets or alleys. (d) Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.	Info Only
7.	Planning and Development Annie Sillaway	Per Sec. 30.11.3 Quantities of Parking required: Residential Unit - 1,000 SF or greater: 2 spaces / dwelling unit, Less than 1,000 SF: 1.5 spaces / dwelling unit Studio Apartment / Efficiency: 1 space / dwelling unit. General Business / Retail / Office (including Shopping Centers): First 10,000 sq. ft.: 4 spaces / 1,000 sq. ft., Above 10,000 sq. ft.: 3 spaces / 1,000 sq. ft.	Info Only
8.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
9.	Planning and	If outdoor lighting is proposed, a photometric plan may be	Info

	Development Annie Sillaway	required. (Part 64 Chapter 30, sec. 30.1234.)	Only
10.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
11.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24" x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
12.	Planning and Development Annie Sillaway	Net Buildable Definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
13.	Planning and Development Annie Sillaway	F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
14.	Planning and Development Annie Sillaway	Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in	Info Only

		nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities. A Rezone to PD (Planned Development) would require the proposed development to provide a minimum twenty (25) percent open space.	
15.	Planning and Development Annie Sillaway	***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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
16.	Planning and Development Annie Sillaway	Sec. 30.14.15. - Screening. (a) Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise. (b) Refer to Part 9 for Pool Screen Enclosure standards.	Info Only
17.	Planning and	The PD Development Order was approved on July 28,	Info

	Development Annie Sillaway	2015, and the Developer's Commitment Agreement was approved on December 12, 2019. Per the PD requirements substantial development must occur within 8 years of approval of the Master Development plan. The entitlements for the Piedmont Townpark PD have expired, a rezone to PD would be required.	Only
18.	Planning and Development Annie Sillaway	At the time of the PD Rezone the Applicant will need to state as a note on the plan how many phases may be intended. At the time of the Final Development Plan, the applicant will need to provide the number of phases. Sec. 35.67. - Phased development. Each phase of any development shall be capable of standing on its own if subsequent areas planned for development are not developed. PD Phasing Per Sec. 30.8.5.11 (b): (1) Where a planned development is to be built in phases, the PD application shall include a proposed phasing plan for the site, including a schedule for completion of all improvements shown on the approved master development plan. Once a phasing plan has been approved, no land may be used and no building may be occupied except in accordance with such plan. (2) The purpose of a phasing plan is to ensure that crucial features serving the development are provided as needed and not delayed to the detriment of property owners and other users of the site. Such features may include, but are not limited to, buffers, stormwater retention, road access points and transit shelters. Phase configurations shall be logical and consistent with the purposes of the approved PD master plan. The Board of County Commissioners may stipulate that any or all portions of required landscaping and/or buffering, or other improvements and amenities be provided during the first phase of development, even though some buffer areas, improvements, or amenities or portions thereof lie outside the phase. (3) Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master	Info Only

		development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development. (4) Where a planned development must achieve a minimum density or intensity due to requirements of the Comprehensive Plan or other considerations, each phase shall individually achieve such density or intensity unless the master development plan or PD development order provide otherwise. Where a PD has been approved as a specific type of development in support of Comprehensive Plan policies (e.g., including but not limited to transit oriented development, mixed use in the MXD future land use), each phase shall substantially advance the approved concepts for the overall development.	
19.	Planning and Development	Please reach out to Gui Cunha the Director of Economic Development he may be able to help the Applicant find companies that are target industries that may be interested on bringing their business to this subject property. Contact: Gui Cunha gcunha@seminolecountyfl.gov 407-665-2901	Info Only
20.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
22.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent,	Info Only

		shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
24.	Public Safety - Fire Marshal Matthew Maywald	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
25.	Public Works - Engineering Jim Potter	The proposed project is located within the Lake Monroe drainage basin. This area is partly land locked.	Info Only
26.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
27.	Public Works - Engineering Jim Potter	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge for those areas of the site without a positive outfall. The portion of the site that was designed to go to the roadway system can still discharge the allowed rate and volume permitted to go there.	Info Only
28.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope in multiple directions. A portion of the site will go to the northwest. Some will go to the east and some to the south.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, a portion of the site does not appear to have a viable outfall. There is a portion of	Info Only

	Jim Potter	the site that appears to outfall to the International Parkway drainage system.	
30.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
31.	Public Works - Engineering Jim Potter	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
32.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
33.	Public Works - Engineering Jim Potter	There are 2 existing accesses to that site. The plan appears to match those accesses. At final engineering the signal and turn lanes will have to be reviewed to ensure proper functionality based on the revised plan.	Info Only
34.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project . The TIS is to be prepared in accordance with the County's 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. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 JPOTTER@SEMINOLECOUNTYFL.GOV
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 BNOGGLE@SEMINOLECOUNTYFL.GOV
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 MMAYWALD@SEMINOLECOUNTYFL.GOV
Environmental Services	Review Complete	James Van Alstine 407-665-2014 JVANALSTINE@SEMINOLECOUNTYFL.GOV
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 ASILLAWAY@SEMINOLECOUNTYFL.GOV
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 SHARTTUNG@SEMINOLECOUNTYFL.GOV
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 ASILLAWAY@SEMINOLECOUNTYFL.GOV
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 APEREZ@SEMINOLECOUNTYFL.GOV
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 MATHANAS@SEMINOLECOUNTYFL.GOV
Building Division	Review Complete	Phil Kersey 407-665-7460 PKERESY@SEMINOLECOUNTYFL.GOV

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1019

Title:

9:40AM (TEAMS) SCHOOL DEVELOPMENT - PRE-APPLICATION

Project Number: 25-80000109

Project Description: Proposed Special Exception and Site Plan to build a K-12 school on 8.54 acres in the A-1 Zoning District located on the east side of Bear Lake Rd, north of Cub Lake Dr

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

Parcel ID: 17-21-29-5BG-0000-0680+

BCC District: 3-Constantine

Applicant: Robert Mindrup (407) 924-6288

Consultant: Bob Miller (407) 539-2412



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

PROJ. #: 25-80000109
PM: Tiffany
REC'D: 10/9/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: School developement	
PARCEL ID #(S): 17-21-29-5BG-0000-0680 & 17-21-29-5BG-0000-068A	
TOTAL ACREAGE: 8.54 acres currently	BCC DISTRICT: District 3
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Robert W. Mindrup	COMPANY: Revelation Christian Academy
ADDRESS: 9913 Bear Lake Rd.	
CITY: Forest City	STATE: FL ZIP: 32703
PHONE: 407-924-6288	EMAIL: robert@revelationchurch.faith

CONSULTANT

NAME: Bob Miller	COMPANY: R. Miller Architecture
ADDRESS: 125 S. Swoope Avenue #105	
CITY: Maitland	STATE: Florida ZIP: 32751
PHONE: 407-539-2412	EMAIL: bob_miller@rmillerarchitecture.com

PROPOSED DEVELOPMENT

Brief description of proposed development: New parcel lines created as indicated by yellow dashed line on attached graphic to allow for sale of land to build k-12 school.

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

STAFF USE ONLY

COMMENTS DUE:	COM DOC DUE:	DRC MEETING:
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the north side of Cub Lake Dr, east of Bear Lake Rd
W/S: Seminole County	BCC: 3: Constantine	



To whom it may concern:

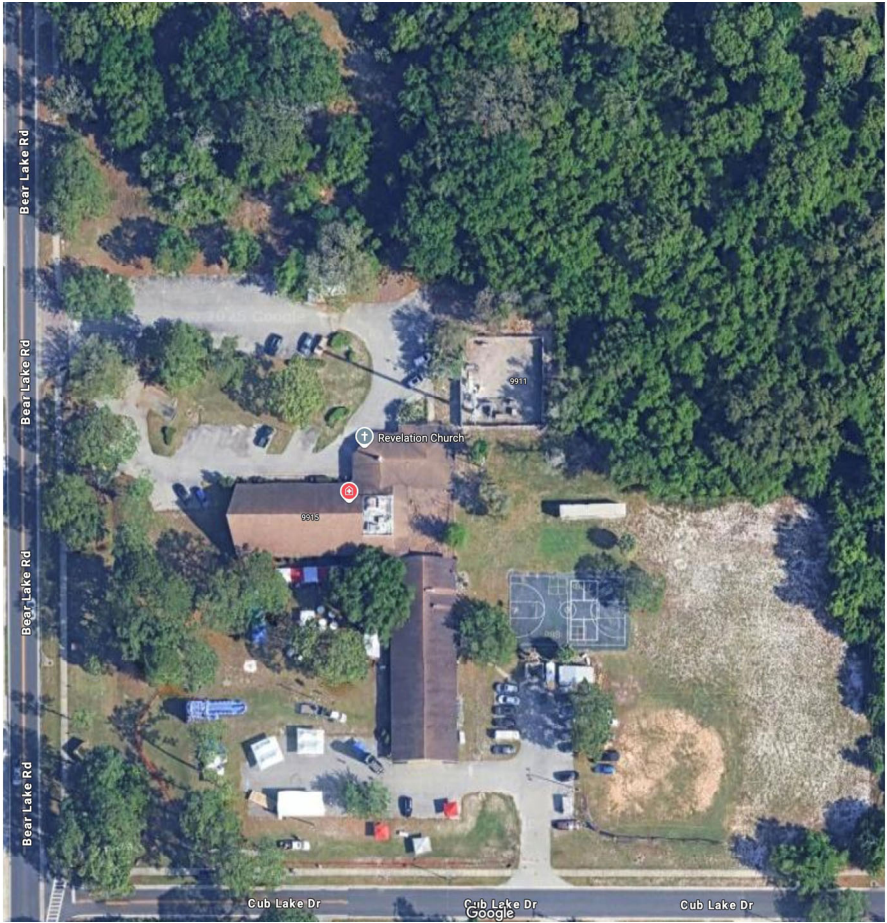
This letter is meant to describe the intentions of Revelation Christian Academy Orlando, Inc. to build a new school home on the undeveloped portion of land behind the existing buildings at 9913 Bear Lake Rd. Forest City, FL 32703 located in Seminole County.

The current owner of the land is St. Andrews Presbyterian Church. We have already begun talks regarding purchasing the L shape piece of unused land behind their church buildings, as indicated in the attached image. It comes to roughly 5 acres. With this pre-app we are looking for information regarding the feasibility of using this land to build a new k-12 school. We don't have a set number of students and would like to see what sort of size we could grow to with existing traffic, sewer, etc. limitations.

I appreciate your time and assistance with this project.

Robert Mindrup
Planning Director
Revelation Christian Academy
407-924-6288
rmindrup@rcastallions.com

Current Conditions



PROPOSED PROJECT



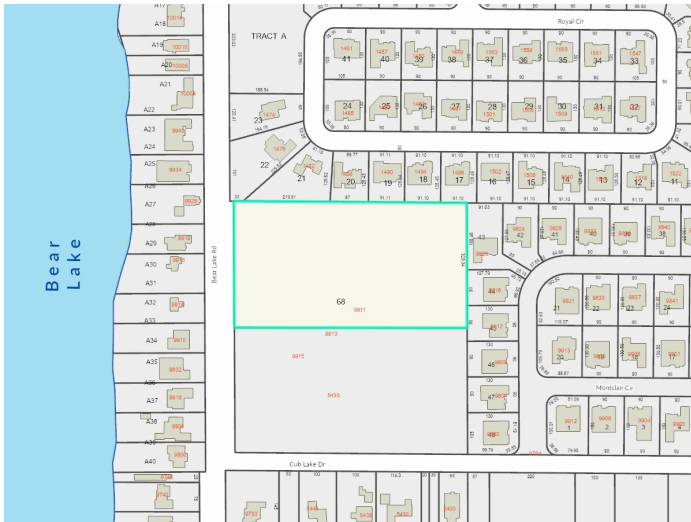
- 50 ft setbacks
- Access road on the setbacks leading to the Bear Lake entrance and an entrance on Cub Lake Dr.
- The access road will tie into the existing parking lot for the church.
- Parking in the field in front of the building with either grass or coquina shells.
- Field lighting in the parking field and around the soccer field.
- Building is 2 stories at a proposed height of approximately 35ft.

Property Record Card



Parcel: 17-21-29-5BG-0000-0680
Property Address: 9911 BEAR LAKE RD APOPKA, FL 32703
Owners: ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC
 2026 Market Value \$519,300 Assessed Value \$455,374 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$7,121.83
 Vacant Institutional property has a lot size of 4.27 Acres

Parcel Location



Site View



1721295BG00000680 04/25/2022

Parcel Information

Parcel	17-21-29-5BG-0000-0680
Property Address	9911 BEAR LAKE RD APOPKA, FL 32703
Mailing Address	9913 BEAR LAKE RD FOREST CITY, FL 32703-1932
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$40,200	\$41,540
Land Value (Market)	\$479,100	\$479,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$519,300	\$520,640
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$63,926	\$106,664
P&G Adjustment	\$0	\$0
Assessed Value	\$455,374	\$413,976

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,121.83
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$7,121.83

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC

Legal Description

N 1/2 OF LOT 68 (LESS RDS) MC NEILS ORANGE
VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$455,374	\$455,374	\$0
Schools	\$519,300	\$519,300	\$0
FIRE	\$455,374	\$455,374	\$0
ROAD DISTRICT	\$455,374	\$455,374	\$0
SJWM(Saint Johns Water Management)	\$455,374	\$455,374	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2001	\$100	04050/0173	Vacant	No

Land

Units	Rate	Assessed	Market
4.56 Acres	\$60,000/Acre	\$273,300	\$273,300
1 Lot	\$205,800/Lot	\$205,800	\$205,800

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

08493	9911 BEAR LAKE RD: ELECTRIC - GENERATOR-Generator and Pad [MC NEILS ORANGE VILLA]	\$20,000		6/30/2025
05952	9911 BEAR LAKE RD: CELL TOWER-Existing Cell Tower [MC NEILS ORANGE VILLA]	\$24,000		8/31/2022
20396	9919 BEAR LAKE RD: DEMO RESIDENTIAL -wood frame structure [MC NEILS ORANGE VILLA]	\$0		12/24/2020
05424	9919 BEAR LAKE RD: GENERATOR- [MC NEILS ORANGE VILLA]	\$15,000	11/2/2021	7/22/2019
10557	CELL TOWER	\$21,000	6/23/2015	12/20/2013
01492	CELL TOWER - 9911 BEAR LAKE RD	\$28,000		3/1/2013
07848	CELL TOWER	\$25,000	8/25/2010	10/1/2009
08808	ADD ANTENNA TO EXISTING BASE - T MOBILE; PAD PER PERMIT 9921 BEAR LAKE RD	\$22,000		8/26/2008
08339	REROOF; PAD PER PERMIT 9913 BEAR LAKE RD	\$1,800		10/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 3 IN	2015	16000	\$53,600	\$40,200

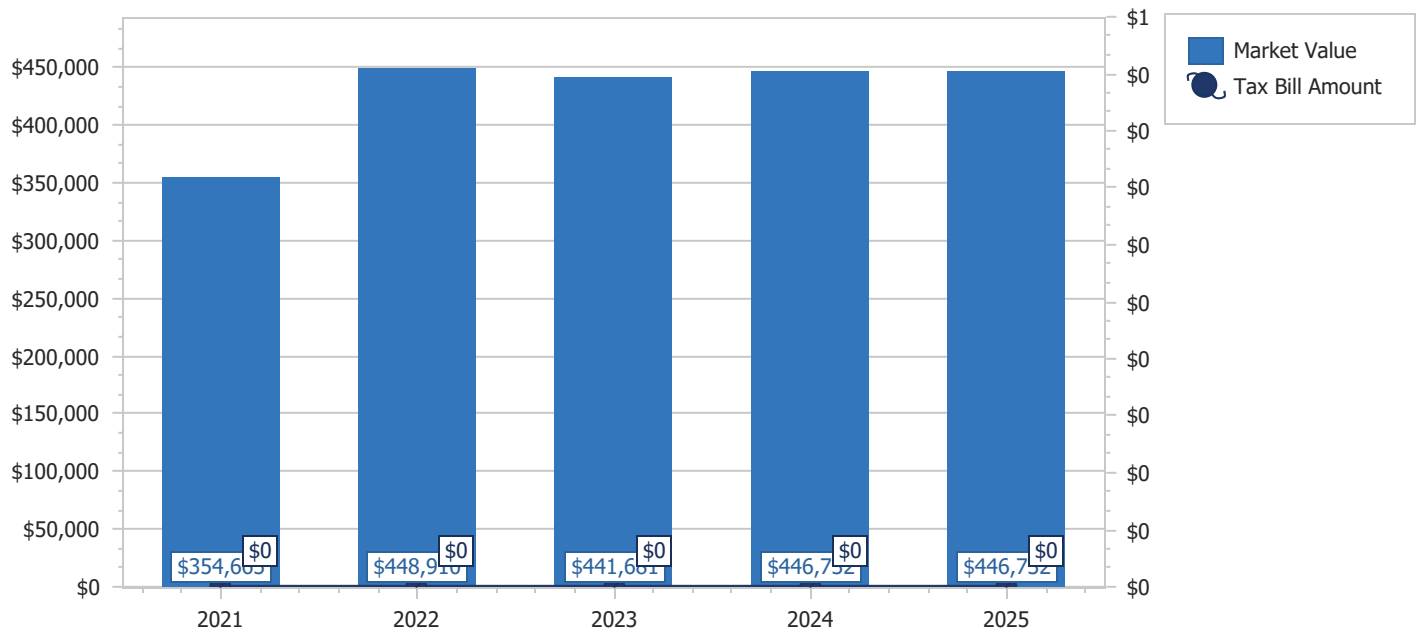
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



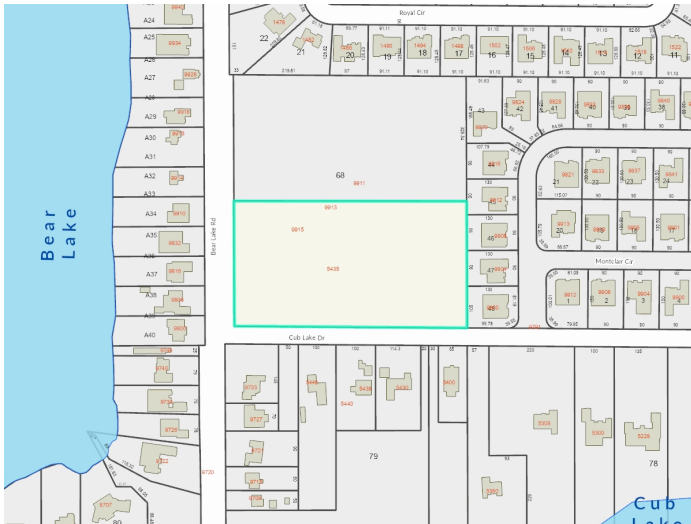
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Property Record Card



Parcel: 17-21-29-5BG-0000-068A
 Property Address: 9913 BEAR LAKE RD APOPKA, FL 32703
 Owners: ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC
 2026 Market Value \$1,287,770 Assessed Value \$1,287,770 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$17,658.39
 Churches property w/1st Building size of 5,712 SF and a lot size of 4.27 Acres

Parcel Location



Site View



17212958G0000068A 01/23/2024

Parcel Information

Parcel	17-21-29-5BG-0000-068A
Property Address	9913 BEAR LAKE RD APOPKA, FL 32703
Mailing Address	9913 BEAR LAKE RD FOREST CITY, FL 32703-1932
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$1,036,935	\$1,044,873
Depreciated Other Features	\$14,386	\$9,590
Land Value (Market)	\$236,449	\$236,449
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,287,770	\$1,290,912
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,287,770	\$1,290,912

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$17,658.39
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$17,658.39

Owner(s)

Name - Ownership Type

ST ANDREWS PRESBYTERIAN CHURCH OF ORLANDO INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 1/2 OF LOT 68 (LESS RDS) MC NEILS ORANGE
VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,287,770	\$1,287,770	\$0
Schools	\$1,287,770	\$1,287,770	\$0
FIRE	\$1,287,770	\$1,287,770	\$0
ROAD DISTRICT	\$1,287,770	\$1,287,770	\$0
SJWM(Saint Johns Water Management)	\$1,287,770	\$1,287,770	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2001	\$100	04050/0173	Vacant	No

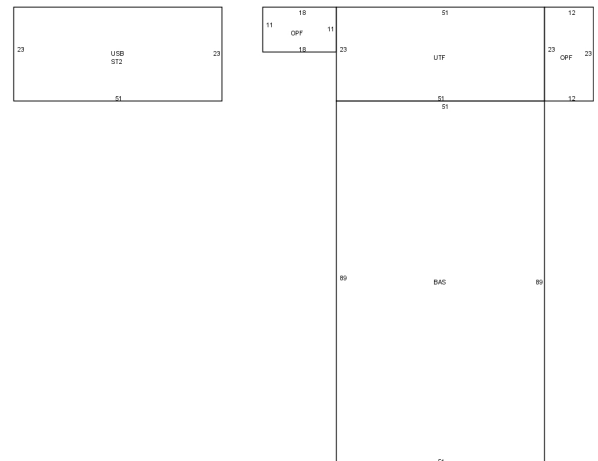
Land

Units	Rate	Assessed	Market
3.68 Acres	\$64,200/Acre	\$236,449	\$236,449

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1973
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5712
Total Area (ft²)	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,153,419
Assessed	\$461,368

* Year Built = Actual / Effective



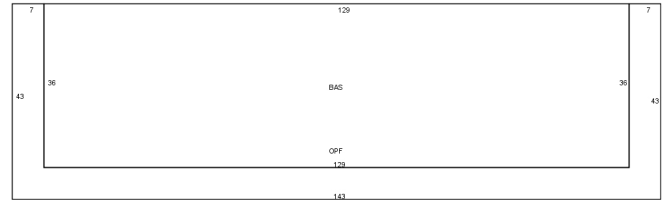
Building 1

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	474
UTILITY FINISHED	1173

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4644
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$625,709
Assessed	\$453,639

* Year Built = Actual / Effective

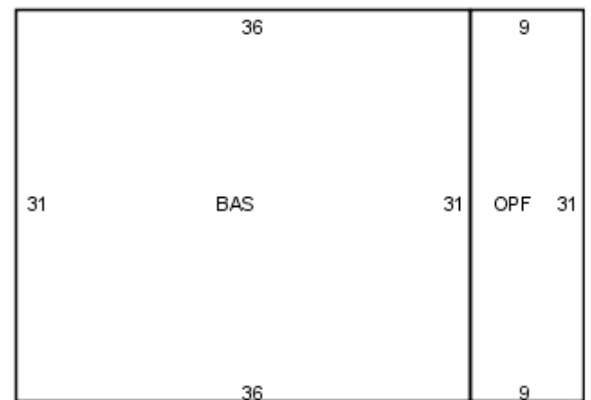


Building 2

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	1505

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1116
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$168,176
Assessed	\$121,928

* Year Built = Actual / Effective



Building 3

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	279

Permits				
Permit #	Description	Value	CO Date	Permit Date
08373	9913 BEAR LAKE RD: REROOF COMMERCIAL-Re-Roof(shingles/TPO off-shingles/TPO on [MC NEILS ORANGE VILLA])	\$57,380		6/4/2025
14032	9915 BEAR LAKE RD: WINDOW / DOOR REPLACEMENT-SFR [MC NEILS ORANGE VILLA]	\$9,013		10/11/2019
14712	9913 BEAR LAKE RD: ELECTRICAL - COMMERCIAL- [MC NEILS ORANGE VILLA]	\$1,000		10/11/2019
06526	9913 BEAR LAKE RD: MECHANICAL - COMMERCIAL [MC NEILS ORANGE VILLA]	\$28,178		4/30/2018
04541	REROOF	\$17,391		6/8/2010
11848	CHAIN-LINK FENCE	\$2,876		12/5/2008
09518	ELECTRICAL - ADDING NEW 200 AMP SINGLE PHASE UNDERGROUND SERVICE W/METER BASE	\$2,300		9/17/2008
09273	INSTALL FIRE ALARM SYSTEM	\$11,994		9/11/2008
07632	DEMOLITION DUE TO FIRE; PAD PER PERMIT 9915 BEAR LAKE RD	\$30,000		7/17/2008
03945	FIRE DAMAGE REPORT; PAD PER PERMIT 9915 BEAR LAKE RD	\$30,000	12/2/2008	4/16/2008
06658	INSTALL FIRE ALARM SYSTEM	\$6,750		6/19/2007
01881	REROOF	\$23,678		2/23/2007
13645	PROPOSED TELECOM TOWER FACILITY; PAD PER PERMIT 9911 BEAR LAKE RD	\$85,000		7/14/2005
08048	WELL	\$0		8/1/2001
05787	DRY CHEMICAL FIRE SYSTEM	\$0		6/1/2001
04262	ST ANDREW'S PRESBYTERIAN CHURCH	\$400,000	12/21/2001	5/1/2000

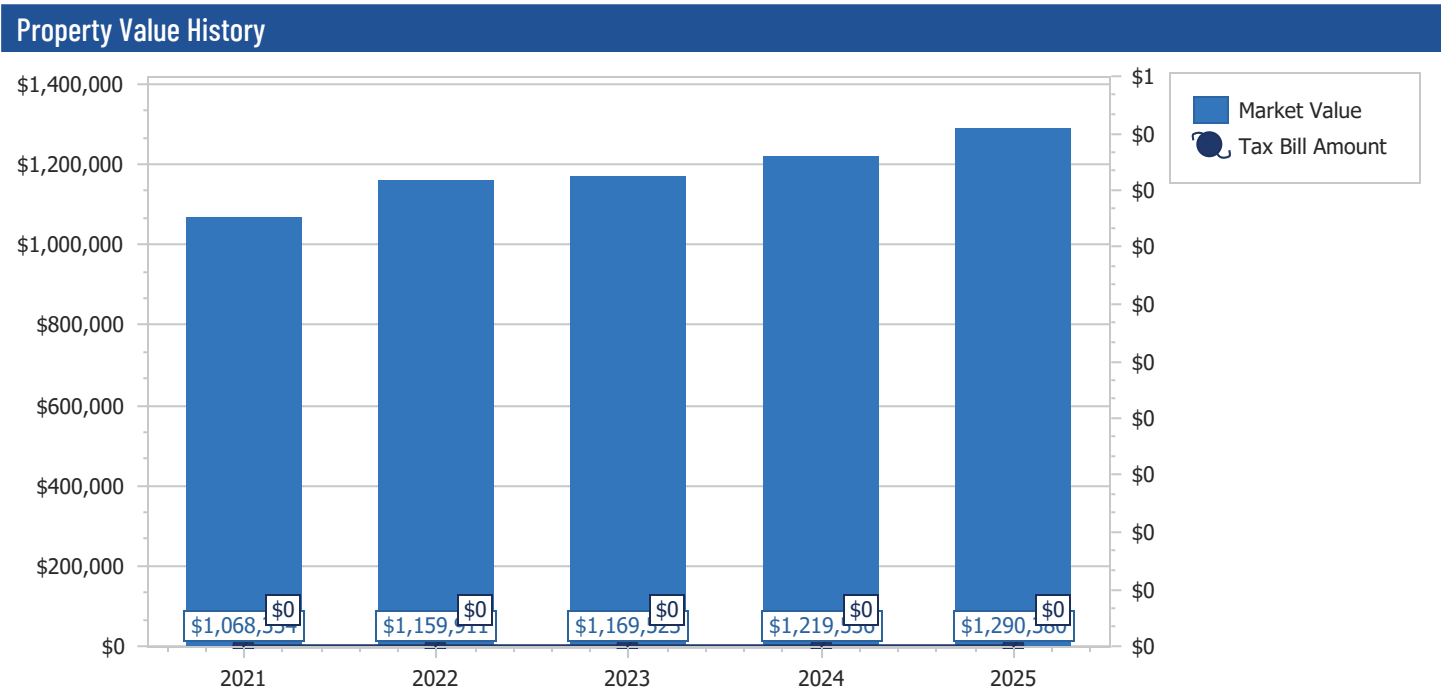
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	5280	\$14,256	\$8,554
COMMERCIAL ASPHALT DR 2 IN	1979	3600	\$9,720	\$5,832

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

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 10/15/2025 10:05:09 AM
Project: 25-80000109
Credit Card Number: 44*****1844
Authorization Number: 015804
Transaction Number: 151025O2C-97334A45-7B2E-471D-85CF-799620F741F7
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, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	SCHOOL DEVELOPMENT - PRE-APPLICATION	PROJ #: 25-80000109
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/09/25	
RELATED NAMES:	EP BOB MILLER	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	17-21-29-5BG-0000-0680	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO BUILD A K-12 SCHOOL ON 8.54 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF CUB LAKE DR, EAST OF BEAR LAKE RD	
NO OF ACRES	8.54	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF CUB LAKE DR, EAST OF BEAR LAKE RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
ROBERT MINDRUP REVELATION CHRISTIAN ACADEMY 9913 BEAR LAKE RD APOPKA FL 32703 (407) 924-6288 ROBERT@REVELATIONCHURCH.FAITH		BOB MILLER R. MILLER ARCHITECTURE 125 S SWOOPE AVE STE #105 MAITLAND FL 32751 (407) 539-2412 BOB_MILLER@RMILLERARCHITECTURE.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 Low Density Residential Future Land Use and an A-1 (Agriculture) Zoning.
- Public and private Elementary schools are permitted in the A-1 zoning district; however, public and private middle and high schools are only permitted with a Special Exception approved by the Board of County Commissioners.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Residential zoning to the north may trigger a parking buffer requirement under SCLDC Sec. 30.14.8. This is additional to the standard buffer requirement for the educational use.	Info Only
6.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
7.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
8.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
9.	Buffers and CPTED	For each buffer, 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,	Info Only

		understory, shrubs).	
10.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
11.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
12.	Building Division	Standard building permitting applies for all proposed structures. - Separate building permits are required for each structure, example: buildings, dumpster enclosures, fences/ gate systems, access control, signage, etc...	Info Only
13.	Comprehensive Planning	The subject property has a Future Land Use designation of Low Density Residential (LDR). The proposed use is allowed in LDR.	Info Only
14.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Info Only
15.	Environmental Services	The proposed lot is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 10" PVC potable water main running along the east side of Bear Lake Road.	Info Only
16.	Environmental Services	The proposed lot is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
17.	Environmental Services	The Florida Department of Health will make a determination on the maximum capacity allowed for any septic system use on the property. If that	Info Only

		maximum capacity is not sufficient to meet the demands of the proposed development, then a connection to County sewer will be required. This would involve extending gravity sewer or force main to connect to the nearest available County sewer which is located within the Montclair subdivision to the east or near the intersection of Cub Lake Drive and Cub Cove. A force main connection would require the developer to build a private pump station to pressurize the sanitary sewer discharge to connect to our sewer system.	
18.	Environmental Services	The proposed lot is not within any reclaim irrigation service areas so irrigation will be provided by their potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
20.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
21.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
22.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
23.	Natural	Please provide a sealed or certified tree survey	Info Only

	Resources	prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
26.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
27.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
28.	Natural Resources	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
29.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
31.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
32.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only

33.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
34.	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
35.	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
36.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
37.	Planning and Development	The required building setbacks for the A-1 zoning district are: Fifty (50) foot Front Yard, Thirty (30) foot Rear yard, Ten (10) foot Side Yard, Fifty (50) foot Side Street.	Info Only
38.	Planning and Development	The proposed project is subject to the Special Exception process, which can be found under Sec. 30.3.1.5 of the Seminole County Land Development Code or can be found by clicking on the link: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml	Info Only
39.	Planning and Development	Special Exception approval may take between 2 – 3 months and involves a public hearing with the	Info Only

		Planning & Zoning Commission followed by the Board of County Commissioners.	
40.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
41.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
42.	Planning and Development	Sec. 30.11.3. - Quantities of parking required. Parking requirements for the subject use are: Elementary and Middle: 1.75 parking spaces per classroom High School and Above: 5 parking spaces per classroom 30.11.7.3 General Bicycle Parking Requirements. Elementary, Middle, and High: 3 bicycle parking spaces per classroom The following information regarding off-street and bicycle parking requirement can be found at: https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE	Info Only
43.	Planning and Development	30.11.6.2 Dimensional requirements of off-street parking spaces. Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width. Curbs, Wheel Stops, and Encroachments.	Info Only

		The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches. Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang. Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop. Per Sec. 30.11.2 (c) - All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block or other durable dust-free surface acceptable to the Public Works Director, and shall be graded for drainage and maintenance. These areas shall not be counted as part of required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply.	
44.	Planning and Development	Per Sec. 30.11.6.3 (b) Circulation in Parking Areas: Schools and Day Care Centers must provide adequate off-street space for loading and unloading of children.	Info Only
45.	Planning and Development	Outdoor Lighting will require a separate permit. Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE	Info Only
46.	Planning and Development	Dumpsters will require a separate permit. Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards. PART 14. - LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE Land Development Code Seminole County, FL Municode Library	Info Only
47.	Planning and Development	DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS <u>30.10.5.11 Title and legislative findings.</u>	Info Only

		This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards". The following findings are hereby adopted as legislative findings by the Board of County Commissioners: a) The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area. b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County. <u>30.10.5.12 Purpose and intent.</u> The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which: a) Provides uniform design standards to establish high quality development. b) Maintains existing flora and fauna. c) Allows for effective and innovative planning and development activities. d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds. e) Provides for minimization of disturbance to listed species and their habitats. f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act. g) Implements, and is consistent with, the Seminole County Comprehensive Plan. <u>30.10.5.13 Applicability.</u> All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County. <u>30.10.5.14. Environmental development standards.</u> a) Karst Features Protection. 1. A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to	
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		mowing of grass, and removal of underbrush and dead trees. 2. A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. 3. Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies. 4. Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies. 5. Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager. 6. Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e). 7. An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this Part. b) Sensitive Natural Habitat Protection. 1. A clearing and building construction setback of a minimum of fifty (50) feet from sensitive natural habitat areas, as defined in this Part, is required. 2. Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a	
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		development site the greatest distance practicable from the sensitive natural habitat feature, and approved by the Development Review Manager. 3. Sensitive natural habitat areas shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e). 4. An applicant may object to the designation of sensitive natural habitat by providing demonstration through competent expert evaluation of biological data to the Development Review Manager that the land does not contain sensitive natural habitat as identified in this Part. If the Development Review Manager concurs with the evaluations submitted by the applicant, these provisions shall not apply to the subject land. c) Open Space Protection. 1. Open space areas shall be physically connected, whenever practicable, when spread throughout a development site. 2. Development shall preserve conservation areas via enforcement of the FP-1 (Floodprone) zoning classifications pursuant to Section 30.12.1.1 of this Code 3. Development shall meet the open space ratios and open space credit provisions established in Section 30.14.2. 4. Development shall use joint or shared access and stormwater facilities to minimize impervious surfaces, as determined by the Development Review Manager. d) Protection of Most Effective Recharge Areas. 1. Development shall comply with the standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification of Section 30.10.1. For the purposes of this Part, all properties identified as containing Type "A" Hydrologic Soils Group, as defined by the U.S. Soil Conservation Service, shall be subject to the standards of the Aquifer recharge Overlay Zoning Classification of Section 30.10.1. 2. All residential development shall use swales with swale blocks or raised driveway culverts, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida. 3. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.	
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		4. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake. e) Conservation Easements. Where easements are required by the County for protection of wetlands, floodprone areas, open space, karst features, or sensitive natural habitat, within this Part, these shall be dedicated to at least one (1) of the following entities: 1. St. Johns River Water Management District; or 2. The homeowners association; or 3. Seminole County. f) Wekiva River Protection Area Environmental Design Standards In addition to the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part, development activities must also comply with the following provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part: 1. Section 30.10.5.9. Definitions. 2. Subsection 30.10.5.10(b) (except for (b)(2)), (c), and (d).	
48.	Planning and Development	Wekiva Study Area - Policy FLU Policy 2.3.12 (B)(3)(a) - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area. Wekiva Study Area – Policy FLU 2.3.12 (B)(3)(b) - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	Info Only
49.	Planning and Development	Community Meeting Procedures The Applicant will be required at the time of the Special Exception to conduct a community meeting. Per Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Info Only

		Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	
50.	Planning and Development	New Public Notification Procedures Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Info Only
51.	Planning and Development	The proposed development is for a private school and would be required to demonstrate that the private school is complying with Section 30.9.1.12 - Private school grade levels. This Section provides a procedure for the enforcement of the land development regulations of the County relative to private schools that do not fall within the State established grade levels for public schools. If private schools are a permitted or conditional use within a zoning classification and the grade levels proposed to be provided by the private school do not match the grade levels established by State law for elementary, middle and high schools, the Development Services Director shall accomplish an impact analysis relative to the proposed private school and determine whether the impacts of the proposed private school are less than and dissimilar to the impacts of the established grade levels of a public school. In making his or her determination, the Development Services Director shall consider the maximum number of students that will attend the private school, traffic impacts, other uses of the facility in which the private school is located and such other factors as she or he determines to be relevant based upon sound and generally acceptable planning and land use principles. The Development Services Director shall issue a development order pursuant to Chapter 20 imposing such conditions and limitations relative to the approval of a private school as she or he deems appropriate to address the impacts of the private school or shall issue a denial development order if	Info Only

		approval is denied. Decisions of the Development Services Director may be appealed pursuant to the provisions of Section 20.12. Drafter's Note—An example of the application of this provision would be if a private school is proposed for grades kindergarten through the sixth grade while public and private middle schools (with grades six through eight) are not permitted uses in the zoning classification. If the Development Services Director, upon making the impact analysis, determines that the private school should be approved notwithstanding the fact that one middle school grade level is included in the private school, such approval may be granted pursuant to a development order.	
52.	Planning and Development	1st Step – Special Exception Process: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. 2nd Step - Lot Line Reconfiguration: To create a second parcel for the proposed school, the Applicant may submit a Lot Line Reconfiguration application. At the time of submittal, the proposed reconfigured parcels must meet the following criteria: - The property must be a parcel of record prior to July 28, 1971 (based on County records, parcel 17-21-29-5BG-0000-0680 is a parcel of record in the 1971 tax roll. - Both parcels must have at least twenty (20) feet of public road frontage. - The newly created parcel must meet all zoning requirements, including minimum buildable lot area above the 100-year floodplain elevation and lot width. - Existing structures must meet the setback requirements after the split without a variance. 3rd Step – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.	
53.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

54.	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
55.	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
56.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
57.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
59.	Public Works - Engineering	The drainage outfall will have to be evaluated at final engineering. The outfall from this basin has known deficiencies. Additional retention for the new impervious area will most likely have to be held onsite. The maximum retention would be 25-year, 24-hour total retention. The minimum retention would be pre vs post volumetric difference for the same storm event.	Info Only
60.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the south west corner.	Info Only

61.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall into an existing drainage system.	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
63.	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
64.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
65.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. The new accesses would not be allowed as they do not meet separation requirements.	Info Only
66.	Public Works - Engineering	A left turn lane(s) are required off of Bear Lake Road unless the access is limited to right in and right out only. This includes the existing access and any new or revised accesses.	Info Only
67.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project . The TIS is to be prepared in accordance with the County's 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. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665 -7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665 -2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1020

Title:

10:00AM (TEAMS) FLOOR & DECOR PROPOSED SUBDIVISION - PRE-APPLICATION

Project Number: 25-80000111

Project Description: Proposed Land Use Amendment and Subdivision for additional commercial development on 12.23 acres in the C-2 Zoning District located on the southwest side of SR 436, northwest of Fern Park Blvd

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

Parcel ID: 17-21-30-300-025W-0000

BCC District: 4-Lockhart

Applicant: Natalia Domevessova (224) 407-2288

Consultant: N/A



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

PM Kaitlyn

PROJ. #: 25-80000111

RECEIVED AND PAID 10/16/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Floor and Decor proposed subdivision

PARCEL ID #(S): 17-21-30-300-025W-0000

TOTAL ACREAGE: 12.23 acres

BCC DISTRICT: 4: LOCKHART

ZONING: C-2

FUTURE LAND USE: Commercial COM

APPLICANT

NAME: Natalia Domovessova

COMPANY: Floor and Decor Outlets of America, Inc.

ADDRESS: 2500 Windy Ridge Parkway SE

CITY: Atlanta

STATE: GA

ZIP: 30339

PHONE: 224-407-2288

EMAIL: natalia.domovessova@flooranddecor.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Subdivide existing lot to allow for additional commercial development.

STAFF USE ONLY

COMMENTS DUE: 10/24

COM DOC DUE: 10/30

DRC MEETING: 11/05/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION: on the southwest side of SR 436,
northwest of Fern Park Blvd

W/S: SEMINOLE COUNTY UTILITIES

BCC: 4: LOCKHART

FLOOR & DECOR

October 16, 2025

RE: Pre-Application request letter

Dear Staff:

Floor and Decor Outlets of America, Inc., the owner of the property at 355 SR 436 Fern Park, FL, is looking to subdivide the site to create an outparcel for future commercial development as illustrated on the Proposed Plan.

The existing Floor and Decor development on the property was approved by the Development Order File Number: 2022 3309. One of the approval conditions required portion of the parking lot (illustrated in color on the Proposed Plan) to be developed with residential development as Phase 2. Due to lack of demand for residential development, and generally undesired location for residential use, Floor and Decor would like to create a parcel and facilitate commercial development consistent with the market demand and nearby existing businesses.

We are requesting pre-application meeting to discuss the approval process to amend the Development Order to allow for commercial use and any other applicable approvals necessary to create an approximately .8 acres outparcel along SR 436 for future commercial development.

Thank you,

Natalia Domolessova

Land Development Manager

Floor & Decor

2500 Windy Ridge Pkwy SE

Atlanta, GA 30339

Mobile: 224.407.2288

natalia.domolessova@flooranddecor.com

flooranddecor.com



General Notes

- ALL ADA CURB, SIDEWALK, AND RETURN RAMPS SHALL BE CONSTRUCTED PER FDOT INDEX 522-022, LATEST EDITION, SEE SHEET C400 FOR DETAILS. DETECTABLE WARNING SURFACE IS ONLY REQUIRED AT THE EXISTING FERN PARK AND FERNWOOD ROAD FLARE RAMPS ON EITHER SIDE OF THE MAIN DRIVES) AT RIGHT OF WAY (ROW).
- ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 1.5% UNLESS OTHERWISE NOTED AND A MAX RUNNING SLOPE OF 4.75%. IF THE MAX SLOPES CAN NOT BE ACHIEVED DUE TO EXISTING PARKING LOT ELEVATIONS, THE GENERAL CONTRACTOR SHALL CONTACT THE EOR AND/OR ARCHITECT PRIOR TO THE SIDEWALK(S) CONSTRUCTION. NO WORK SHALL OCCUR IN THE COUNTY ROW WITHOUT A ROW USE PERMIT. ALL ROW USE PERMITS SHALL BE APPLIED FOR BY THE CONTRACTOR AS NECESSARY PRIOR TO CONSTRUCTION.
- ALL SITE LIGHTING POLES SHALL REMAIN UNLESS OTHERWISE NOTED. HEADS TO BE REPLACED WITH L.E.D. HEADS; SEE SITE PHOTOMETRIC AND ELECTRICAL PLANS FOR DETAILS. ALL EXISTING WALL PACK LIGHTING TO BE REMOVED AND REPLACED.
- ANY BROKEN SIDEWALK WITHIN SEMINOLE COUNTY ROW ABUTTING PROPERTY FRONTAGE WILL BE REPLACED.

Signage & Striping Notes

- RETRO-REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE PLANS AND FDOT STANDARD INDEX, LATEST EDITION.
- 24" STOP BARS REQUIRED AT ALL STOP SIGN LOCATIONS. STOP BAR SHALL BE LOCATED FOUR FEET BEHIND CROSSWALK WHERE PRESENT. STOP SIGNS SHALL BE PLACED IN LINE WITH STOP BARS.
- ALL PROPOSED CROSSWALKS SHALL BE STANDARD DESIGN PER FDOT STANDARD PLAN INDEX T11-001.
- ALL STRIPING AND SIGNAGE PER FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION (INDEX NO. 711-001), MUTCD AND SEMINOLE COUNTY SPECIFICATIONS.

Utility Notes

- ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN THE PROJECT LIMITS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
- ALL REQUIRED INSPECTIONS REQUIRE A 48 HOURS NOTICE.
- ALL ONSITE POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEMS TO BE MAINTAINED BY PROPERTY OWNER.
- THE EXISTING WATER MAIN (WM) AND SANITARY SEWER LOCATIONS ARE APPROXIMATE AND BASED ON AS-BUILTS PROVIDED BY CPH ENGINEERING VIA THE OWNER AND SEMINOLE COUNTY GIS. THE WM AND SANITARY SEWER LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND RELOCATED AS SHOWN, OUT/AWAY FROM THE NEW BLDG ENTRY (SEE PLUMBING PLANS)

Asphalt Seal Coat Notes

- BEFORE CONSTRUCTION BEGINS CONTRACTOR SHALL OBTAIN SUFFICIENT INFORMATION NECESSARY TO IDENTIFY EXISTING CONDITIONS, ALL EXISTING HIGH AND LOW POINTS, AND EXISTING PARKING SPACE STRIPING. OBTAINING A PHOTOGRAPHIC RECORD IS RECOMMENDED.
- COORDINATE ON-SITE MAINTENANCE OF TRAFFIC AND CONSTRUCTION SEQUENCING WITH THE OWNER AND/OR USERS. MAINTENANCE OF TRAFFIC SHOULD CLOSELY FOLLOW THE FDOT SPECIFICATIONS AS CLOSELY AS POSSIBLE FOR THIS APPLICATION.
- SEAL ALL CRACKS AS NECESSARY WITH A RUBBERIZED ASPHALT CRACK FILLER.
- ASPHALT PATCH AREAS AS REQUIRED TO PRODUCE AN EVEN SURFACE WITH SURROUNDING ASPHALT.
- PROVIDE TACK COAT IMMEDIATELY AFTER CLEANING THE SURFACE AT A RATE OF 0.10 GALLONS PER SQUARE YARD (GSY) FOR A MILLED ASPHALT SURFACE.
- RESTORE OR STRIPE NEW ALL SPACES AND PAVEMENT MARKINGS AS GENERALLY DEPICTED ON THE SITE PLAN, ACCORDING TO THE EXISTING CONDITIONS AND/OR TO MEET CURRENT LOCAL & STATE CODES (IE ACCESSIBLE SPACES PER MOST RECENT ADA MANUAL AND MINIMUM REGULAR SPACES PER LOCAL LDC). ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT, LEAD FREE MATERIAL. THERMOPLASTIC PER FDOT SPECIFICATIONS AT DRIVEWAY INTERSECTIONS AND IN RIGHT-OF-WAY. FAST DRY TRAFFIC PAINT (WATER BORNE) FOR PARKING LOT STRIPING AND ON-SITE TRAFFIC MARKINGS. PROVIDE PAVEMENT MARKINGS AT DIMENSIONS PER FDOT INDEX NO. 706-001.
- ALL ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE IN-KIND.

Fire Flow Calculations						
Building Type	Building Footprint (SF)	No. of Floors	Fire Flow Area (SF)	Min. Req'd. Fire Flow (GPM)	Sprinkler Credit(%)	Adjusted Fire Flow for Sprinkler Credit(%)
Bldg. 1	126,762	2	126,762	7,750	75%	1,938
Notes:						
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Notes:

Fire Protection Notes

- AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1'-FOOT ABOVE THE FINISHED FLOOR.
- THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE
- NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE
- THE FIRE DEPARTMENT CONNECTION SHALL BE WITH-IN 100 FEET OF THE FIRE HYDRANT IF STANDPIPE SYSTEM IS PROVIDED.
- ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE.
- THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
- ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.4.3.1).
- 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.
- 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).
- 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)
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.7-HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
- SEPARATE PERMIT AND REVIEW IS REQUIRED FOR ANY FIRE PROTECTION SYSTEM WORK.

Notes:

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Notes:

Grading Notes

- THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS
- THE ONSITE STORMWATER MANAGEMENT FACILITIES AND SITE INFRASTRUCTURE (I.E. OPEN SPACE, PAVED AREAS, ETC.) ARE TO BE MAINTAINED BY THE PROPERTY OWNER
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

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Property Record Card



Parcel: 17-21-30-300-025W-0000
Property Address: 355 SR 436 FERN PARK, FL 32730
Owners: FLOOR & DECOR OUTLETS OF AMERICA INC
 2026 Market Value \$9,706,708 Assessed Value \$9,706,708 Taxable Value \$9,706,708
 2025 Tax Bill \$132,324.07
 Discount Warehouse property w/1st Building size of 128,230 SF and a lot size of 12.23 Acres

Parcel Location



Site View



172130300025W0000 03/01/2025

Parcel Information

Parcel	17-21-30-300-025W-0000
Property Address	355 SR 436 FERN PARK, FL 32730
Mailing Address	2500 WINDY RIDGE PKWY SE ATLANTA, GA 30339-8055
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1302:Discount Warehouse
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$5,731,688	\$5,859,059
Depreciated Other Features	\$623,078	\$462,518
Land Value (Market)	\$3,351,942	\$3,351,942
Land Value Agriculture	\$0	\$0
Just/Market Value	\$9,706,708	\$9,673,519
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	\$9,706,708	\$9,673,519

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$132,324.07
Tax Bill Amount	\$132,324.07
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FLOOR & DECOR OUTLETS OF AMERICA INC

Legal Description

SEC 17 TWP 21S RGE 30E BEG 174.86 FT W &
 92.15 FT N 42 DEG 47 MIN 18 SEC E OF S 1/4
 COR RUN N 47 DEG 12 MIN 42 SEC W 372.55
 FT NWLY ON CURVE 349.65 FT N 49 DEG 24
 MIN 59 SEC W 139.10 FT N 36 DEG 39 MIN 13
 SEC E 145 FT S 85 DEG 55 MIN 2 SEC E 245.95
 FT S 47 DEG 12 MIN 42 SEC E 55 FT N 42 DEG
 47 MIN 18 SEC E 13.50 FT S 47 DEG 12 MIN 42
 SEC E 110 FT N 42 DEG 47 MIN 18 SEC E 263 FT
 N 47 DEG 12 MIN 42 SEC W 68 FT N 42 DEG 47
 MIN 18 SEC E 449 FT S 47 DEG 12 MIN 42 SEC E
 128 FT N 42 DEG 47 MIN 18 SEC E 196.85 FT
 SELY ON CURVE 28.66 FT S 47 DEG 12 MIN 42
 SEC E 207.34 FT S 42 DEG 47 MIN 18 SEC W
 197 FT S 47 DEG 12 MIN 42 SEC E 178 FT S 42
 DEG 47 MINN 18 SEC W 869 FT TO BEG (LESS
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$9,706,708	\$0	\$9,706,708
Schools	\$9,706,708	\$0	\$9,706,708
FIRE	\$9,706,708	\$0	\$9,706,708
ROAD DISTRICT	\$9,706,708	\$0	\$9,706,708
SJWM(Saint Johns Water Management)	\$9,706,708	\$0	\$9,706,708

Sales

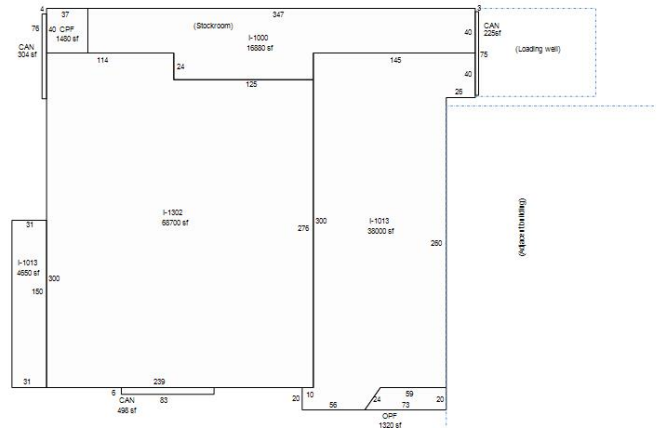
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2021	\$100	10042/1854	Improved	No
SPECIAL WARRANTY DEED	9/1/2021	\$6,000,000	10042/1848	Improved	Yes
WARRANTY DEED	3/1/2009	\$100	07166/0666	Improved	No
WARRANTY DEED	4/1/1987	\$3,302,700	01839/1155	Vacant	Yes
WARRANTY DEED	1/1/1984	\$635,000	01518/1447	Vacant	No
WARRANTY DEED	9/1/1979	\$164,000	01244/0653	Vacant	Yes

Land

Units	Rate	Assessed	Market
496,584 SF	\$6.75/SF	\$3,351,942	\$3,351,942

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1987/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	128230
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$8,491,390
Assessed	\$5,731,688

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CANOPY	498
CANOPY	304
CANOPY	225
CARPORT FINISHED	1480
OPEN PORCH FINISHED	1320

Permits				
Permit #	Description	Value	CO Date	Permit Date
14943	355 SR 436 : SIGN (POLE,WALL,FACIA)-D/F monument sign	\$23,475		10/13/2022
12300	355 SR 436 : ELECTRICAL - COMMERCIAL-	\$2,000		8/1/2022
22817	355 SR 436 : SITE LIGHTING-	\$40,000		7/13/2022
07351	355 SR 436 : ELECTRICAL - COMMERCIAL-Commercial	\$10,000		5/31/2022
06018	355 SR 436 : PLUMBING - COMMERCIAL-	\$80,000		4/27/2022
18636	355 SR 436 : ALTERATION COMMERCIAL-IIB - Unlimited Area CC	\$3,200,000	10/13/2022	4/25/2022
00106	355 SR 436 : SIGN (POLE,WALL,FACIA)-SIGN	\$14,898		4/22/2022
18503	355 SR 436 : ALTERATION COMMERCIAL-DEMO FOR FUTURE USE	\$400,000		1/31/2022
08279	355 SR 436 : ELECTRICAL - COMMERCIAL-Store	\$14,000		8/9/2019
19097	DEMO- 375 SR 436	\$13,850		12/13/2018
15118	DEMO- 375 SR 436	\$13,850		10/9/2018
10086	REROOF	\$459,207		9/16/2014

08536	CONNECT AN ANSUL FIRE SYSTEM TO A FACTORY PRE-PIPED HOOD	\$900		8/27/2014
03686	INTERIOR ALTERATION	\$66,525		4/23/2014
03241	INTERIOR ALTERATION	\$80,205		5/1/2012
01826	REPLACE 7 - 39' STEEL POLES, 4 FIXTURES, & REMAINDER OF EXISTING FIXTURES TO BE RE-MOUNTED	\$13,000		3/15/2011
06380	RANGE HOOD SUPPRESSION SYSTEM - SAM'S EAST INC	\$1,000		8/5/2009
05737	LOW VOLTAGE CCTV EQUIPMENT	\$45,000		7/14/2009
05092	INSTALL FIRE ALARM SYSTEM	\$15,000		6/24/2009
05071	MECHANICAL	\$59,000		6/23/2009
04901	WALL SIGN	\$32,000		6/18/2009
04616	RANGE HOOD SUPPRESSION SYSTEM	\$1,980		6/9/2009
04468	ADD & RELOCATE SPRINKLERS	\$32,800		6/3/2009
05096	REMODEL	\$2,090,756	11/10/2009	5/14/2008
13188	INSTALL 10 CCTV CAMERAS @ GAS STATION - SAM'S CLUB; PAD PER PERMIT 375 SR 436	\$1,655		12/17/2007
07711	MECHANICAL & CONDENSOR	\$47,114		7/13/2007
04511	INSTALL FIRE SPRINKLERS	\$2,350		4/30/2007
02819	REROOF	\$49,000		3/20/2007
01986	MECHANICAL & CONDENSOR	\$150,637		2/27/2007
01037	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 375 SR 436	\$1,200		2/1/2007
10535	MECHANICAL & CONDENSOR	\$96,480		9/14/2006
08401	CANOPY SIGNS - SAM'S GAS STATION; PAD PER PERMIT 375 SR 436	\$2,500		7/19/2006
05208	INSTALLING GAS STATION; PAD PER PERMIT 375 SR 436	\$1,000,000	12/18/2007	5/4/2006
02283	RESTROOM REMODEL	\$120,000	8/10/2006	2/28/2006
05842	SAW CUT & REMOVE EXISTING CMV WALL & INSTALL 2 - 7' 4 X 4 WINDOWS	\$2,100		5/19/2004
04042	INSTALL FIRE ALARM SYSTEM	\$2,000		4/1/2003
05439	SAM'S WHOLESALE CLUB #8214 - FIREWORK SALE INSIDE STORE	\$2,450		5/1/2002
00605	WALL SIGN	\$0		1/1/2002
11168	1 POLE SIGN & 7 WALL SIGNS	\$0		11/1/2001
09344	INSTALL FIRE SPRINKLERS/MAIN	\$24,000		10/1/2001
09455	INSTALL FIRE ALARM SYSTEM	\$2,400		10/1/2001
09115	RANGE HOOD SUPPRESSION SYSTEM	\$980		9/1/2001
02653	SAMS CLUB	\$450,500	9/24/2001	3/1/2001
09661	REPAIR ROOF	\$37,735		10/25/2000
10449	MISC MECHANICAL & CONDENSOR	\$47,989		12/1/1999
07150	ROOF REPAIR RUST INHIBITOR	\$10,000		10/1/1998
03325	INTERIOR ALTERATION	\$80,000	3/5/1999	5/1/1998

01024	CABINETS W/ELECTRIC & PLUMBING; SAM'S CASSELBERRY PLAZA	\$5,500	3/18/1998	2/1/1998
08245	SLAB AND 10X14 SHED STE 101; SAM'S CASSELBERRY PLAZA; PAD PER PERMIT 345 ST RD 436 E	\$4,200	1/21/1998	12/1/1997
06668	ADDITION TO FIRE SPRINKLER; SAM'S- CASSELBERRY PLAZA	\$2,400		10/1/1997
07065	REPAIR ALARM SYSTEM; PAD PER PERMIT 355 SEMORAN BLVD	\$1,000		10/1/1997
05425	GENERAL REMODEL WORK (SAM'S CLUB #8214)	\$1,200,000	12/3/1997	8/1/1997
05299	I G OUTLET FOR ATM MACHINE	\$0		8/1/1994

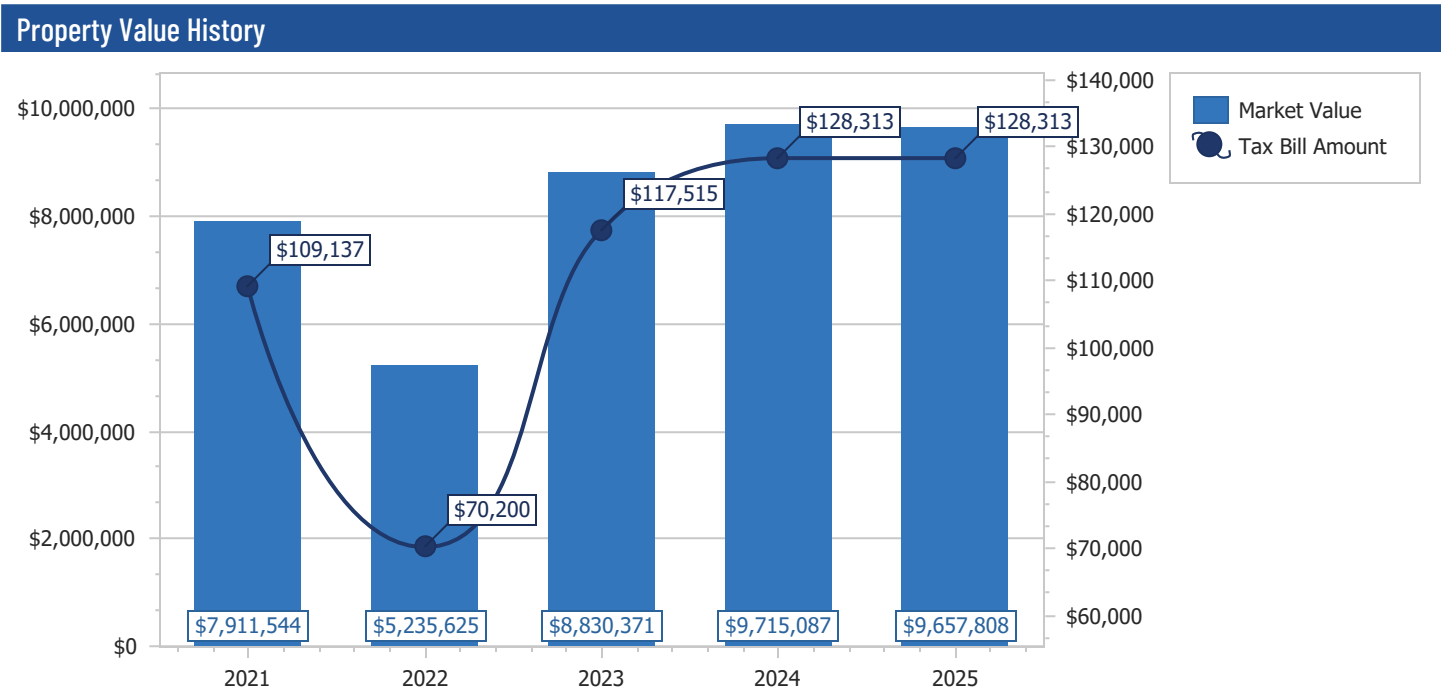
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1987	261848	\$706,990	\$424,194
COMMERCIAL CONCRETE DR 4 IN	1987	18054	\$98,214	\$58,928
POLE LIGHT 1 ARM	1987	3	\$5,562	\$5,562
POLE LIGHT 2 ARM	1987	3	\$10,815	\$10,815
POLE LIGHT 3 ARM	1987	5	\$28,325	\$28,325
POLE LIGHT 4 ARM	1987	1	\$7,725	\$7,725
LOAD WELL	1987	4212	\$8,677	\$5,206
WALKS CONC COMM	2022	5710	\$31,062	\$28,732
ALUM FENCE - LIN FT	2022	1560	\$23,400	\$21,645
8' CHAIN LINK FENCE - LIN FT	2022	34	\$689	\$637
COMMERCIAL CONCRETE DR 4 IN	2022	6222	\$33,848	\$31,309

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

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

Receipt Details

Date: 10/16/2025 3:40:54 PM
Project: 25-80000111
Credit Card Number: 48*****5155
Authorization Number: 048925
Transaction Number: 161025O2C-2FD94B8F-3E2C-46DB-9A5F-B9C10274EC33
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, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	FLOOR & DECOR PROPOSED SUBDIVISION – PRE-APPLICATION	PROJ #: 25-80000111
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/16/25	
RELATED NAMES:	EP NATALIA DOMOVESOVA	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	17-21-30-300-025W-0000	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT AND SUBDIVISION FOR ADDITIONAL COMMERCIAL DEVELOPMENT ON 12.23 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST SIDE OF STATE ROAD 436, NORTHWEST OF FERN PARK BOULEVARD	
NO OF ACRES	12.23	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST SIDE OF STATE ROAD 436, NORTHWEST OF FERN PARK BOULEVARD	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
NATALIA DOMEVESSOVA FLOOR & DECOR OUTLETS OF AMERICA, INC. 2500 WINDY RIDGE PKWY SE ATLANTA GA 30339 (224) 407-2288 NATALIA.DOMOVESOVA@FLOORANDDECOR.COM		N/A

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

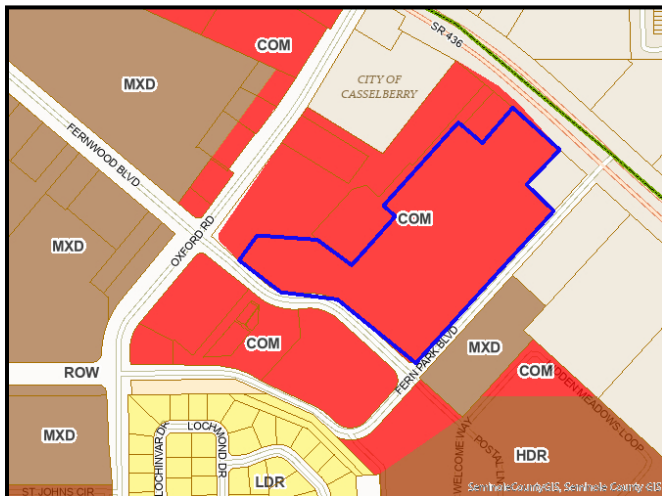
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

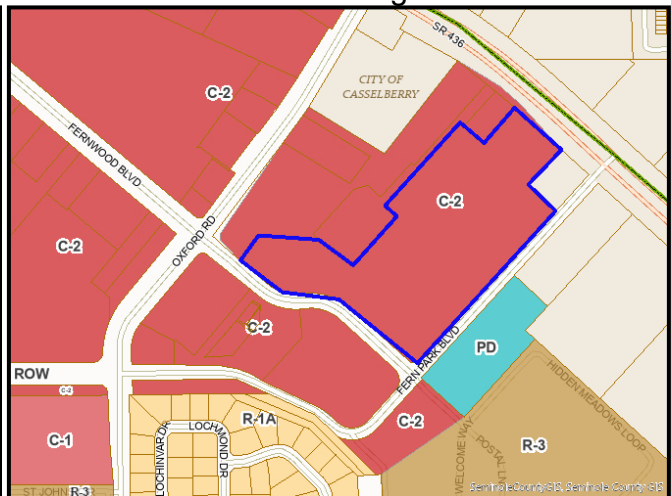
- The subject property has a Future Land Use designation of Commercial (COM) and is located within the C-2 (General Commercial) zoning district.
- This parcel may qualify for the minor plat process in order to subdivide the property. The Development Order associated with this project will be required to be updated first through the Site Plan process.
- After the parcel is subdivided, the subsequent development will be subject to all provisions of the Seminole County Land Development Code (SCLDC) including Chapter 40- Site Plan Approval and all applicable standards set forth in Section 30.10.12 pertaining to the Oxford Place Overlay District.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: Commercial



Zoning: C-2



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
3.	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
4.	Buffers and CPTED	There are specific buffering standards pertaining to the Oxford Overlay. Upon development of the future parcel, these standards will need to be adhered to. See Sec. 30.10.12.13 for information regarding open space, buffering, and landscaping https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.12OXPLOVDI	Info Only
5.	Building Division	10/28/25: - Standard building permitting will be required for any proposed development, construction of any structure. - Separate permits are required for each separate structure, such as buildings, stand-alone structures, fences/ gates, signage, dumpster enclosures, etc..	Info Only
6.	Comprehensive Planning	The subject property has a Future Land Use (FLU) designation of Commercial (COM), which allows a Floor Area Ratio (FAR) of 0.35. Any new development must be consistent with allowed FAR and uses of the COM FLU.	Info Only
7.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
8.	Environmental - Impact Analysis	The proposed outparcel is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the southwest side of State Road 436.	Info Only
9.	Environmental - Impact Analysis	The proposed outparcel is within Seminole County's sanitary sewer service area and will be required to connect. There are two nearby manholes, one servicing parcel 17-21-30-300-025G-0000 (385 FL-436, Casselberry, FL 32707) and one servicing parcel 17-21-30-300-025B-0000 (349 FL-436, Fern Park, FL 32730), either of these can be used to service the proposed outparcel. A utility easement will need to be provided from the property owner of parcel 17-21-30-300-025W-0000 (355 FL-436, Fern Park, FL 32730) in favor of the new outparcel to allow them to run a sewer lateral connection to either manhole.	Info Only
10.	Environmental - Impact Analysis	The proposed outparcel is not within any reclaim irrigation service areas so irrigation will be provided by their potable	Info Only

		water system or by an alternative irrigation source such as an irrigation well.	
11.	Environmental - Impact Analysis	Be advised that State Road 436 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
12.	Environmental - Impact Analysis	you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
13.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
14.	Planning and Development	This property is located within the Oxford Place Overlay District. Please see applicable standards to the overlay per SCLDC Sec. 30.10.12 at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.12OXPLOVDI	Info Only
15.	Planning and Development	Per SCLDC Sec. 30.10.12.5, at time of development applicants shall submit a conceptual plan, including architectural renderings, for review by the Development Review Committee through the Pre-Application process. If deemed consistent with the Oxford Place Future Land Use Overlay District and the provisions of the Oxford Place Overlay District within the Land Development Code, then applicants may apply for Site Plan Approval as addressed in Part 40 of this Land Development Code.	Info Only
16.	Planning and Development	This property may be eligible for the Minor Plat process because this parcel is a legal parcel as of the 2000 tax roll in accordance with SCLDC Sec. 35.122. A parcel of land may receive the benefit of the minor plat process on only one (1) occasion. This process allows the Development Director to waive the subdivision step of preliminary subdivision plan.	Info Only

		Commercial property may not subdivide into more than two (2) lots under this provision.	
17.	Planning and Development	Land and buildings within the Oxford Place Overlay District shall be used only for the following purposes: C-1 (Retail Commercial) Zoning District Permitted Uses except for those uses specifically prohibited in Section 30.10.12.7.9; (a) C-1 (Retail Commercial) Zoning District Permitted Uses except for those uses specifically prohibited in Section 30.10.12.7.9 (b) Restaurants without a drive-through (unless otherwise permitted under Section 30.10.12.8 below); (c) Cafes; (d) Business and professional offices; (e) Hotels; (f) Medical clinics; (g) Veterinary clinics; (h) Parking garages as part of a development; (i) Multi-family residential, including townhouses, condominiums and apartments, above store flats and accessory uses; (j) Personal services; (k) Indoor recreation; (l) Alcoholic Beverage Establishments including microbreweries and wine bars; (m) Drycleaners, drop-off and pickup service only; (n) The following Qualified Targeted Industries: Life Sciences (Laboratory and Surgical Instruments and Diagnostic Testing); Infotech (Modeling, Simulation and Training, Optics and Photonics, Digital Media, Software, Electronics); Homeland Security/Defense (Computer Systems Design, Simulation and Training); and Financial/Professional Services, Corporate Headquarters, Securities and Investments, Consulting, including Engineering, Legal, Accounting and similar uses; (o) Day care; (p) Cinemas; (q) Package liquor stores; and (r) Building rooftop uses such as restaurants and apartment ancillary uses such as recreation when not adjacent to single family residential use. Special Exception uses include: (a) Communication towers; and (b) Auto-oriented business, such as, but not limited to, convenience stores, gas stations, car washes, businesses, and restaurants with a drive-through are limited to properties adjacent to the SR 436 and US 17-92 corridors.	Info Only
18.	Planning and Development	Where the performance standards described in the Oxford Place Overlay District conflict with other County standards, the Oxford Place Overlay District standards shall prevail.	Info Only
19.	Planning and Development	The following is criteria for the Minor Plat Approval: (1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and (2) Each created lot shall have a minimum lot frontage of twenty feet (20').	Info Only

		(3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and (4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and (5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and (6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.	
20.	Planning and Development	Per standards within the Oxford Overlay, Commercial buildings shall be oriented towards the street, with public entrances directly accessible from the street-level.	Info Only
21.	Planning and Development	Per the Oxford Overlay standards, setback area within commercial areas must be used primarily to accommodate pedestrian activity or gathering places, such as outdoor seating and outdoor dining. There is no minimum or maximum setback from the property line, but in no case shall on-site parking or vehicular access be allowed between the building frontage and the right-of-way. In no case shall setbacks be less than the width of a required buffer.	Info Only
22.	Planning and Development	Please see the following link for the Minor Plat Pre-Evaluation application which determines if the proposed subdivision would qualify. The application fee is credited to the main Minor Plat formal application if applied for within one (1) year: https://www.seminolecountyfl.gov/docs/default-source/pdf/minor-plat-pre-eval-08-2024.pdf?sfvrsn=3ac66dc5_3	Info Only
23.	Planning and Development	It will be required to show that the required parking for the plaza is not affected by the removal of those spaces where the future development will occur. Requirements of the Floor & Decor use will be subject to DO# 21-06000031. General Business / Retail / Office (including Shopping Centers) require four (4) spaces per 1,000 sq. ft. Any square footage above 1,000 sq. ft. would incur three (3) spaces per 1,000 sq. ft.	Info Only
24.	Planning and Development	This property is subject to the conditions stated in Development Order (DO) #21-06000031. An amendment to this DO will be required via an update to the Floor & Decor Site Plan. This will include Site Plan review, Planning and Zoning Commission hearing, and Board of County Commissioners hearing. After the DO is updated, then you may proceed with the subdivision process.	Info Only
25.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	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

27.	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
28.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
29.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Urban soils.	Info Only
31.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
32.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing onsite drainage system. The outfall from the site is not clear.	Info Only
33.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Any increase in impervious will required the entire system to be brought to County Standard for water quality and rate requirements.	Info Only
34.	Public Works - Engineering	Library Comment 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
35.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
36.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. Any	Info Only

		modification to the existing accesses would require additional traffic analysis. Depending on the uses and size of the additional commercial development, a full traffic study may be required.	
37.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the outparcel generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's 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. Contact Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

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

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-1017

Title:

FRENCH AVE - REZONE

Project Number: 25-20000007

Project Description: Proposed Rezone from A-1 to C-2 for commercial use on 1.22 acres located on the west side of French Ave, north of N Ronald Reagan Blvd

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

Parcel ID: 12-20-30-300-014A-0000

BCC District: 2-Zembower

Applicant: Dunamis Dunn (407) 590-5515

Consultant: N/A



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

PROJ. #: 25-20000007

Received: 7/21/25

Paid: 7/25/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT	
PROJECT NAME: <u>36092 French Ave Rezone</u>	
PARCEL ID #(S): <u>12-20-30-004A-0000</u>	
LOCATION: <u>Ronald Reagan Blvd Sanford, FL 32775 / 3650</u> <u>French Ave Sanford, FL 32775</u>	
EXISTING USE(S): <u>Residential</u>	PROPOSED USE(S): <u>Commercial</u>
TOTAL ACREAGE: <u>1.22</u> acres	BCC DISTRICT: <u>2: Zembower</u>
WATER PROVIDER: <u>Sanford</u>	SEWER PROVIDER: <u>City of Sanford</u>
CURRENT ZONING: <u>A-1</u>	PROPOSED ZONING: <u>C-2</u>
CURRENT FUTURE LAND USE: <u>Com.</u>	PROPOSED FUTURE LAND USE: <u>Com.</u>

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐	
NAME: <u>Dunamis Dunn</u>		COMPANY:	
ADDRESS: <u>25 SE 2nd Ave, Ste 550 PMB 439</u>			
CITY: <u>Miami</u>		STATE: <u>FL</u>	ZIP: <u>33131</u>
PHONE: <u>407-590-5515</u>		EMAIL: <u>tffcomp@gmail.com</u>	

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐	
NAME:		COMPANY:	
ADDRESS:			
CITY:		STATE:	ZIP:
PHONE:		EMAIL:	

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): <u>3760 French Ave LLC</u>			
ADDRESS: <u>25 SE 2nd Ave, Ste 550 PMB 439</u>			
CITY: <u>Miami</u>		STATE: <u>FL</u>	ZIP: <u>33131</u>
PHONE: <u>407-590-5515</u>		EMAIL: <u>tffcomp@gmail.com</u>	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

TEST NOTICE:

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

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

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

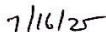
I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property.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

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

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

**SIGNATURE OF OWNER/AUTHORIZED AGENT**

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

**DATE**

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(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)

Rev 1/2020

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



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

Name of LLC: 3760 French Ave LLC

NAME	TITLE	ADDRESS	% OF INTEREST
NOE LLC	Mgr	320 Guld Ave SW Ste 620 PMB 2231 Albuquerque, NM 87102	100

(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.

07/16/2025

Date

P
Owner, Agent, Applicant Signature

State of Texas | County of Hidalgo

Sworn to and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 16 day of

July, 20 25, by DuNaMis Dunn, who is ☐ personally known to me, or

☒ has produced FL Driver License as identification. Document Notarized using a Live Audio-Video Connection



D. Flores
Signature of Notary Public

David Lee Flores, a Texas State Notary Public
Print, Type or Stamp Name of Notary Public

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





WWW.L4SB.COM

CERTIFICATE OF INCUMBENCY AS ORGANIZER & REGISTERED AGENT

July 20, 2021

Re: Noe LLC, a New Mexico limited liability company

To Whom It May Concern:

The undersigned certifies that Law 4 Small Business, P.C., is the duly qualified and acting Organizer and Registered Agent of Noe LLC, a New Mexico limited liability company (the "**Company**"), and further certifies on behalf of the Company and as of the date indicated at the top of this letter, that the following persons, trusts or entities are affiliated with the Company as identified:

NAME	TITLE	ADDRESS	SIGNATURE
Harmony Noel Rodgers Dunn	Member	3415 W Lake Mary Blvd #950184, Lake Mary, FL 32746	 _____
DuNaMis Dunn	Member	3415 W Lake Mary Blvd #950184, Lake Mary, FL 32746	 _____

Sincerely,



Laurence S. Donahue, Esq.



STATE OF NEW MEXICO

MAGGIE TOULOUSE OLIVER

SECRETARY OF STATE

Office of the New Mexico Secretary of State
Filing Number: 0002170854
Filed On: 7/20/2021
Total Number of Pages: 1 of 3

Limited Liability Company

ONLINE ARTICLES OF ORGANIZATION

The undersigned, acting as organizer(s) of a Limited Liability Company pursuant to the New Mexico Limited Liability Company Act, adopt the following Articles of Organization:

ARTICLE ONE: The name of the Limited Liability Company is:

Noe LLC

ARTICLE TWO: The period of duration is: Perpetual

ARTICLE THREE:

(1) The name of the initial registered agent at the address is:

Name of Entity Appointed Registered Agent

LAW 4 SMALL BUSINESS, P.C.

(2) The New Mexico street address of the company's initial registered agent is:

Type	Address	City	State	Zip	Country
Physical Address	320 Gold Ave. SW Ste. 620	Albuquerque	NM	87102	USA

(Post Office Box is not acceptable. Provide a description of the geographical location if a street address does not exist.)

(3) The street address of the company's principal place of business, if different from its registered agent's address is:

Address	City	State	Zip	Country
320 Gold Ave SW Suite 620 PMB 2287	Albuquerque	NM	87102	USA

(4) The mailing address of the Limited Liability Company is:

Address	City	State	Zip	Country
320 Gold Ave SW Suite 620 PMB 2287	Albuquerque	NM	87102	USA

Email Address: NONE

Phone: NONE

ARTICLE FOUR: (Check only if applicable):

☐ YES Management of the business and affairs of the company is vested in a manager(s).

Manager Name and address:

Name	Physical Address	Mailing Address
------	------------------	-----------------

ARTICLE FIVE: (Check only if applicable):

☐ YES The Limited Liability Company is a single member Limited Liability Company.

Member Name and
address:

Name	Physical Address	Mailing Address
------	------------------	-----------------

ARTICLE SIX: If these Articles of Organization are not to be effective upon filing with the Secretary of State's Office, the effective date is *(if an effective date is specified here, it cannot be a date prior to the date the articles are received by the Secretary of State's Office.)*

Effective Date

07/20/2021

Purpose:

NAICS Code:

NAICS Sub Code:

Organizer(s) Printed Name(s):

(Typing the First and Last Name of the Organizer(s), is the equivalent of an electronic signature.)

Organizer Name

Law 4 Small Business, P.C.

Limited Liability Company Agreement of NOE LLC
A Limited Liability Company

This Limited Liability Company Agreement ("Agreement") of NOE LLC, ("Company"), is executed and agreed to, for good and valuable consideration, by the undersigned members (individually, "Member" or collectively, "Members").

I. Formation.

- (a) **State of Formation.** This Agreement is for NOE LLC, a member-managed New Mexico limited liability company formed under and pursuant to New Mexico law.
- (b) **Operating Agreement Controls.** To the extent that the rights or obligations of the Members, or the Company under provisions of this Agreement differ from what they would be under New Mexico law absent such a provision, this Agreement, to the extent permitted under New Mexico law, shall control.
- (c) **Primary Business Address.** The location of the primary place of business of the Company is:

25 SE 2ND AVE, SUITE 550 PMB 439, MIAMI, Florida 33131, or such other location as shall be selected from time to time by the Members.
- (d) **Registered Agent and Office.** The Company's initial agent ("Agent") for service of process is LAW 4 SMALL BUSINESS, P.C.. The Agent's registered office is 320 GOLD AVE SW, SUITE 620 PMB 2287, ALBUQUERQUE, New Mexico 87102. The Company may change its registered office, its registered agent, or both, upon filing a statement with the New Mexico Secretary of State.
- (e) **No State Law Partnership.** No provisions of this Agreement shall be deemed or construed to constitute a partnership (including, without limitation, a limited partnership) or joint venture, or any Member a partner or joint venturer of or with any other Member, for any purposes other than state tax purposes.

II. Purposes and Powers.

- (a) **Purpose.** The Company is created for the following business purpose:

- (b) **Powers.** The Company shall have all of the powers of a limited liability company set forth under New Mexico law.
- (c) **Duration.** The Company's term shall commence upon the filing of an articles of organization and all other such necessary materials with the state of New Mexico. The Company will operate until terminated as outlined in this Agreement unless:
 - (i) A majority of the Members vote to dissolve the Company;
 - (ii) No Member of the Company exists, unless the business of the Company is continued in a manner permitted by New Mexico law;
 - (iii) It becomes unlawful for either the Members or the Company to continue in business;
 - (iv) A judicial decree is entered that dissolves the Company; or

- (v) Any other event results in the dissolution of the Company under federal or New Mexico law.

III. **Members.**

- (a) **Members.** The Members of the Company and their membership interest at the time of adoption of this Agreement are as follows:

DUNAMIS DUNN, 50 percent

HARMONY NOEL RODGERS DUNN, 50 percent

- (b) **Initial Contribution.** Each Member shall make an initial contribution to the company. The initial contributions of each shall be as described in Attachment A, "Initial Contributions of the Members."

No Member shall be entitled to interest on their initial contribution. Except as expressly provided by this Agreement, or as required by law, no Member shall have any right to demand or receive the return of their initial contribution. Any modifications as to the signatories' respective rights as to the receipt of their initial contributions must be set forth in writing and signed by all interested parties.

- (c) **Limited Liability of the Members.** Except as otherwise provided for in this Agreement or otherwise required by New Mexico law, no Member shall be personally liable for any acts, debts, liabilities or obligations of the Company beyond their respective initial contribution, including liability arising under a judgment, decree or order of a court. The Members shall look solely to the Company property for the return of their initial contribution, or value thereof, and if the Company property remaining after payment or discharge of the debts, liabilities or obligations of the Company is insufficient to return such initial contribution, or value thereof, no Member shall have any recourse against any other Member except as is expressly provided for by this Agreement or as otherwise allowed by law.

- (d) **Death, Incompetency, Resignation or Termination of a Member.** Should a Member die, be declared incompetent, or withdraw from the Company by choice, the remaining Members will have the option to buy out that Member's membership interest in the Company. Should the Members agree to buy out the membership interest of the withdrawing Member, that interest shall be paid for equally by the remaining Members and distributed in equal amounts to the remaining Members. The Members agree to hire an outside firm to assess the value of the membership interest.

The Members will have 60 days to decide if they want to buy the membership interest together and disperse it equally. If all Members do not agree to buy the membership interest, individual Members will then have the right to buy the membership interest individually. If more than one Member requests to buy the remaining membership interest, the membership interest will be paid for and split equally among those Members wishing to purchase the membership interest. If all Members agree by unanimous vote, the Company may choose to allow a non-member to buy the membership interest thereby replacing the previous Member.

If no individual Member(s) finalize a purchase agreement by 60 days, the withdrawing Member, or their estate, may dispose of their membership interest however they see fit, subject to the limitations below. If a Member is a corporation, trust, partnership, limited liability company or other entity and is dissolved or terminated, the powers of that Member may be exercised by its legal representative or successor.

The name of the Company may be amended upon the written and unanimous vote of all Members if a Member withdraws, dies, is found incompetent, or is terminated.

- (e) **Creation or Substitution of New Members.** Any Member may assign in whole or in part its membership interest only after granting their fellow Members the right of first refusal, as established above.
- (i) **Entire transfer.** If a Member transfers all of its membership interest, the transferee shall be admitted to the Company as a substitute Member upon its execution of an instrument signifying its Agreement to be bound by the terms and conditions of this Agreement. Such admission shall be deemed effective immediately upon the transfer, and, simultaneously, the transferor Member shall cease to be a Member of the Company and shall have no further rights or obligations under this Agreement.
 - (ii) **Partial transfer.** If a Member transfers only a portion of its Membership Interest, the transferee shall be admitted to the Company as an additional Member upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement.
 - (iii) **Voting.** Whether a substitute Member or an additional Member, absent the written consent of all existing Members of the Company, the transferee shall be a limited Member and possess only the percentage of the monetary rights of the transferor Member that was transferred without any voting power as a Member in the Company.
- (f) **Member Voting.**
- (i) **Voting power.** The Company's Members shall each have voting power equal to their share of Membership Interest in the Company.
 - (ii) **Proxies.** At all meetings of Members, a Member may vote in person or by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. Such proxy shall be delivered to the Secretary of the Company before or at the time of the meeting. No proxy shall be valid after 11 months from the date of its execution, unless otherwise provided in the proxy.
- (g) **Duties of the Members.** The Members shall cause the Company to do or cause to be done all things necessary to preserve and keep in full force and effect its existence, rights (charter and statutory), and franchises. The Members also shall cause the Company to:
- (i) Maintain its own books, records, accounts, financial statements, stationery, invoices, checks, and other limited liability company documents and bank accounts separate from any other person;
 - (ii) At all times hold itself out as being a legal entity separate from the Members and any other person and conduct its business in its own name;
 - (iii) File its own tax returns, if any, as may be required under applicable law, and pay any taxes required to be paid under applicable law;
 - (iv) Not commingle its assets with assets of the Members or any other person, and separately identify, maintain, and segregate all Company assets;

- (v) Pay its own liabilities only out of its own funds, except with respect to organizational expenses;
- (vi) Maintain an arm's length relationship with the Members, and, with respect to all business transactions entered into by the Company with the Members, require that the terms and conditions of such transactions (including the terms relating to the amounts paid thereunder) are the same as would be generally available in comparable business transactions if such transactions were with a person that was not a Member;
- (vii) Pay the salaries of its own employees, if any, out of its own funds and maintain a sufficient number of employees in light of its contemplated business operations;
- (viii) Not guarantee or become obligated for the debts of any other person or hold out its credit as being available to satisfy the obligations of others;
- (ix) Allocate fairly and reasonably any overhead for shared office space;
- (x) Not pledge its assets for the benefit of any other person or make any loans or advances to any person;
- (xi) Correct any known misunderstanding regarding its separate identity;
- (xii) Maintain adequate capital in light of its contemplated business purposes;
- (xiii) Cause its Members to meet or act pursuant to written consent and keep minutes of such meetings and actions and observe all other New Mexico limited liability company formalities;
- (xiv) Make any permitted investments directly or through brokers engaged and paid by the Company or its agents;
- (xv) Not require any obligations or securities of the Members; and
- (xvi) Observe all other limited liability formalities.

Failure of the Members to comply with any of the foregoing covenants shall not affect the status of the Company as a separate legal entity or the limited liability of the Members.

(h) **Fiduciary Duties of the Members.**

- (i) **Loyalty and Care.** Except to the extent otherwise provided herein, each Member shall have a fiduciary duty of loyalty and care similar to that of members of limited liability companies organized under the laws of New Mexico.
- (ii) **Competition with the Company.** The Members shall refrain from dealing with the Company in the conduct of the Company's business as or on behalf of a party having an interest adverse to the Company unless a majority, by individual vote, of the Members excluding the interested Member, consents thereto. The Members shall refrain from competing with the Company in the conduct of the Company's business unless a majority, by individual vote, of the Members excluding the interested Member, consents thereto. In the event that a Member is the sole Member of the Company, no vote shall be required.
- (iii) **Duties Only to the Company.** The Member's fiduciary duties of loyalty and care are to

the Company and not to the other Members. The Members shall owe fiduciary duties of disclosure, good faith, and fair dealing to the Company and to the other Members. A Member who so performs their duties shall not have any liability by reason of being or having been a Member.

- (iv) **Reliance on Reports.** In discharging the Member's duties, a Member is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:
 - 1. One or more Members, Officers, or employees of the Company whom the Member reasonably believes to be reliable and competent in the matters presented.
 - 2. Legal counsel, public accountants, or other persons as to matters the Member reasonably believes are within the persons' professional or expert competence.
 - 3. A committee of Members of which the affected Member is not a participant, if the Member reasonably believes the committee merits confidence.
- (i) **Waiver of Partition: Nature of Interest.** Except as otherwise expressly provided in this Agreement, to the fullest extent permitted by law, each Member hereby irrevocably waives any right or power that such Member might have to cause the Company or any of its assets to be partitioned, to cause the appointment of a receiver for all or any portion of the assets of the Company, to compel any sale of all or any portion of the assets of the Company pursuant to any applicable law or to file a complaint or to institute any proceeding at law or in equity to cause the dissolution, liquidation, winding up or termination of the Company. No Member shall have any interest in any specific assets of the Company.
- (j) **Compensation of Members.** The Members shall have the authority to fix the compensation of individual Members. All Members may be paid their expenses, if any, of attendance at meetings of the Members, which may be a fixed sum for attendance at each meeting of the Members or a stated salary as a Member. No such payment shall preclude any Member from serving the Company in any other capacity and receiving compensation.
- (k) **Members as Agents.** All Members are agents of the Company for the purpose of its business. An act of any Member, including the signing of an instrument in the Company's name, binds the Company where the Member executed the act for apparently carrying on the Company's business or business of the kind carried on by the Company in the ordinary course, unless the Member had no authority to act for the Company in the particular matter and the person with whom the Member was dealing knew or had notice that the Member lacked authority. An act of a Member binds the Company, however, even where the Member executed the act not apparently for carrying on the Company's business or business of the kind carried on by the Company in the ordinary course only if the act was authorized by the other Members.

IV. Accounting and Distributions.

- (a) **Fiscal Year.** The Company's fiscal year shall end on the last day of December.
- (b) **Records.** All financial records including tax returns and financial statements will be held at the Company's primary business address and will be accessible to all Members.
- (c) **Distributions.** Distributions shall be issued, as directed by the Company's Treasurer or Assistant Treasurer, on an annual basis, based upon the Company's fiscal year. The distribution shall not

exceed the remaining net cash of the Company after making appropriate provisions for the Company's ongoing and anticipatable liabilities and expenses. Each Member shall receive a percentage of the overall distribution that matches that Member's percentage of membership interest in the Company.

V. Tax Treatment Election.

- (a) **Tax Designation.** The Company has or will file with the Internal Revenue Service for treatment as an S-corporation.

VI. Officers.

- (a) **Appointment and Titles of Officers.** The initial officers shall be appointed by the Members and shall consist of at least a Chairman, a Secretary and a Treasurer. Any additional or substitute officers shall be chosen by the Members. The Members may also choose one or more President, Vice-President, Assistant Secretaries and Assistant Treasurers. Any number of offices may be held by the same person, as permitted by New Mexico law. The Members may appoint such other officers and agents as they shall deem necessary or advisable who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Members. The officers and agents of the Company shall hold office until their successors are chosen and qualified. Any officer elected or appointed by the Members may be removed at any time, with or without cause, by the affirmative vote of a majority of the Members. Any vacancy occurring in any office of the Company shall be filled by the Members. Unless the Members decide otherwise, if the title of an officer is one commonly used for officers of a limited liability company formed under New Mexico law, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office.that are normally associated with that office.

- (i) **Chairman.** The Chairman shall be the chief executive officer of the Company, shall preside at all meetings of the Members, shall be responsible for the general and active management of the business of the Company and shall see that all orders and resolutions of the Members are carried into effect. The Chairman shall execute all contracts on behalf of the Company, except:

1. Where required or permitted by law or this Agreement to be otherwise signed and executed;
2. Where signing and execution thereof shall be expressly delegated by the Member to some other officer or agent of the Company.

- (ii) **President.** In the absence of the Chairman or in the event of the Chairman's inability to act, the President shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. The President shall perform such other duties and have such other powers as the Members may from time to time prescribe.

- (iii) **Vice-Presidents.** In the absence of the Chairman and President or in the event of their inability to act, any Vice-Presidents in the order designated by the Members (or, in the absence of any designation, in the order of their election) shall perform the duties of the Chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman. Vice-Presidents, if any, shall perform such other duties and have such other powers as the Members may from time to time prescribe.

- (iv) **Secretary and Assistant Secretary.** The Secretary shall be responsible for filing legal documents and maintaining records for the Company. The Secretary shall attend all

meetings of the Members and record all the proceedings of the meetings of the Company and of the Members in a book to be kept for that purpose. The Secretary shall give, or cause to be given, notice of all meetings of the Members, as required in this Agreement or by New Mexico law, and shall perform such other duties as may be prescribed by the Members or the Chairman, under whose supervision the Secretary shall serve. The Secretary shall cause to be prepared such reports and/or information as the Company is required to prepare by applicable law, other than financial reports. The Assistant Secretary, or if there be more than one, the Assistant Secretaries in the order determined by the Members (or if there be no such determination, then in order of their election), shall, in the absence of the Secretary or in the event of the Secretary's inability to act, perform the duties and exercise the powers of the Secretary and shall perform such other duties and have such other powers as the Members may from time to time prescribe.

(v) **Treasurer and Assistant Treasurer.** The Treasurer shall have the custody of the Company funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company according to generally accepted accounting practices, using a fiscal year ending on the last day of the month of December. The Treasurer shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may be designated by the Members. The Treasurer shall distribute the Company's profits to the Members. The Treasurer shall disburse the funds of the Company as may be ordered by the Members and shall render to the Chairman and to the Members, at their regular meetings or when the Members so require, an account of all of the Treasurer's transactions and of the financial condition of the Company. As soon as practicable after the end of each fiscal year of the Company, the Treasurer shall prepare a statement of financial condition as of the last day of the Company's fiscal year, and a statement of income and expenses for the fiscal year then ended, together with supporting schedules. Each of said annual statements shall be prepared on an income tax basis and delivered to the Members forthwith upon its preparation. In addition, the Treasurer shall keep all financial records required to be kept pursuant to New Mexico law. The Assistant Treasurer, or if there shall be more than one, the Assistant Treasurers in the order determined by the Members (or if there be no such determination, then in the order of their election), shall, in the absence of the Treasurer or in the event of the Treasurer's inability to act, perform the duties and exercise the powers of the Treasurer and shall perform such other duties and have such other powers as the Members may from time to time prescribe.

(b) **Officers as Agents.** The officers, to the extent of their powers set forth in this Agreement or otherwise vested in them by action of the Members not inconsistent with this Agreement, are agents of the Company for the purpose of the Company's business, and the actions of the officers taken in accordance with such powers shall bind the Company.

(c) **Fiduciary Duties of the Officers.**

- (i) **Loyalty and Care.** Except to the extent otherwise provided herein, each officer shall have a fiduciary duty of loyalty and care similar to that of officers of limited liability companies organized under the laws of New Mexico.
- (ii) **Competition with the Company.** The officers shall refrain from dealing with the Company in the conduct of the Company's business as or on behalf of a party having an interest adverse to the Company unless a majority, by individual vote, of the Members, excluding the interested officer if that officer is a Member, consents thereto. The officers shall refrain from competing with the Company in the conduct of the Company's business

unless a majority, by individual vote, of the Members, excluding the interested officer if that officer is a Member, consents thereto. In the event that the interested officer is the sole Member, no vote shall be required.

- (iii) **Duties Only to the Company.** The officers' fiduciary duties of loyalty and care are to the Company and not to the Members or other officers. The officers shall owe fiduciary duties of disclosure, good faith and fair dealing to the Company and to the Members, but shall owe no such duties to officers unless the officer is a Member. An officer who so performs their duties shall not have any liability by reason of being or having been an officer.
- (iv) **Reliance on Reports.** In discharging the officer's duties, an officer is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by any of the following:
 - 1. One or more Members, officers, or employees of the Company whom the officer reasonably believes to be reliable and competent in the matters presented.
 - 2. Legal counsel, public accountants, or other persons as to matters the officer reasonably believes are within the persons' professional or expert competence.
 - 3. A committee of Members of which the affected officer is not a participant, if the officer reasonably believes the committee merits confidence.

VII. Dissolution.

- (a) **Limits on Dissolution.** The Company shall have a perpetual existence, and shall be dissolved, and its affairs shall be wound up only upon the provisions established above.

Notwithstanding any other provision of this Agreement, the bankruptcy of any Member shall not cause such Member to cease to be a Member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

Each Member waives any right that it may have to agree in writing to dissolve the Company upon the bankruptcy of any Member or the occurrence of any event that causes any Member to cease to be a Member of the Company.

- (b) **Winding Up.** Upon the occurrence of any event specified in the earlier "Duration" section above, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors. One or more Members, selected by the remaining Members, shall be responsible for overseeing the winding up and liquidation of the Company, shall take full account of the liabilities of the Company and its assets, shall either cause its assets to be distributed as provided under this Agreement or sold, and if sold as promptly as is consistent with obtaining the fair market value thereof, shall cause the proceeds therefrom, to the extent sufficient therefor, to be applied and distributed as provided under this Agreement.
- (c) **Distributions in Kind.** Any non-cash asset distributed to one or more Members in liquidation of the Company shall first be valued at its fair market value (net of any liability secured by such asset that such Member assumes or takes subject to) to determine the profits or losses that would have resulted if such asset were sold for such value, such profit or loss shall then be allocated as provided under this Agreement. The fair market value of such asset shall be determined by the Members or, if any Member objects, by an independent appraiser (any such appraiser must be recognized as an expert in valuing the type of asset involved) approved by the Members.

- (d) **Termination.** The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company, shall have been distributed to the Members in the manner provided for under this Agreement and (ii) the Company's registration with New Mexico shall have been canceled in the manner required by New Mexico law.
- (e) **Accounting.** Within a reasonable time after complete liquidation, the Company Treasurer shall furnish the Members with a statement which shall set forth the assets and liabilities of the Company as at the date of dissolution and the proceeds and expenses of the disposition thereof.
- (f) **Limitations on Payments Made in Dissolution.** Except as otherwise specifically provided in this Agreement, each Member shall only be entitled to look solely to the assets of the Company for the return of its initial contribution and shall have no recourse for its initial contribution and /or share of profits (upon dissolution or otherwise) against any other Member.
- (g) **Notice to New Mexico Authorities.** Upon the winding up of the Company, the Member with the highest percentage of membership interest in the Company shall be responsible for the filing of all appropriate notices of dissolution with New Mexico and any other appropriate state or federal authorities or agencies as may be required by law. In the event that two or more Members have equally high percentages of membership interest in the Company, the Member with the longest continuous tenure as a Member of the Company shall be responsible for the filing of such notices.

VIII. Exculpation and Indemnification.

- (a) No Member, officer, employee, or agent of the Company and no employee, agent, or affiliate of a Member (collectively, the "Covered Persons") shall be liable to the Company or any other person who has an interest in or claim against the Company for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence or willful misconduct.
- (b) To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage, or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement. Expenses, including legal fees, incurred by a Covered Person defending any claim, demand, action, suit, or proceeding shall be paid by the Company. The Covered Person shall be liable to repay such amount if it is determined that the Covered Person is not entitled to be indemnified as authorized in this Agreement. No Covered Person shall be entitled to be indemnified in respect of any loss, damage, or claim incurred by such Covered Person by reason of such Covered Person's gross negligence or willful misconduct with respect to such acts or omissions. Any indemnity under this Agreement shall be provided out of and to the extent of Company assets only.
- (c) A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any person as to matters the Covered Person reasonably believes are within such other person's professional or expert competence and who has been selected with reasonable care by or

on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Members might properly be paid.

- (d) To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under this Agreement shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of this Agreement. The provisions of the Agreement, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Members to replace such other duties and liabilities of such Covered Person.
- (e) The foregoing provisions of this article shall survive any termination of this Agreement.

IX. Insurance.

The Company shall have the power to purchase and maintain insurance, including insurance on behalf of any Covered Person against any liability asserted against such person and incurred by such Covered Person in any such capacity, or arising out of such Covered Person's status as an agent of the Company, whether or not the Company would have the power to indemnify such person against such liability under the provisions of Article VIII or under applicable law. This is separate and apart from any business insurance that may be required as part of the business in which the Company is engaged.

X. Settling Disputes.

All Members agree to enter into mediation before filing suit against any other Member or the Company for any dispute arising from this Agreement or Company. Members agree to attend one session of mediation before filing suit. If any Member does not attend mediation, or the dispute is not settled after one session of mediation, the Members are free to file suit. Any lawsuits will be under the jurisdiction of New Mexico.

XI. Independent Counsel.

All Members entering into this Agreement have been advised of their right to seek the advice of independent legal counsel before signing this Agreement. All Members and each of them have entered into this Agreement freely and voluntarily and without any coercion or duress.

XII. General Provisions.

- (a) **Notices.** All notices, offers or other communications required or permitted to be given pursuant to this Agreement shall be in writing and may be personally served or sent by United States mail and shall be deemed to have been given when delivered in person or three business days after deposit in United States mail, registered or certified, postage prepaid, and properly addressed, by or to the appropriate party.
- (b) **Number of Days.** In computing the number of days (other than business days) for purposes of this Agreement, all days shall be counted, including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday or holiday on which national banks are or may elect to be closed, then the final day shall be deemed to be the next day which is not a Saturday, Sunday or such holiday.
- (c) **Execution of Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original, and all of which shall together constitute one and the same instrument.
- (d) **Severability.** The provisions of this Agreement are independent of and separable from each

other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part.

- (e) **Headings.** The Article and Section headings in this Agreement are for convenience, and they form no part of this Agreement and shall not affect its interpretation.
- (f) **Controlling Law.** This Agreement shall be governed by and construed in all respects in accordance with the laws of New Mexico (without regard to conflicts of law principles thereof).
- (g) **Application of State Law.** Any matter not specifically covered by a provision of this Agreement shall be governed by the applicable provisions of New Mexico law.
- (h) **Amendment.** This Agreement may be amended only by written consent of all the Members. Upon obtaining the approval of any such amendment, supplement, or restatement as to the Certificate, the Company shall cause a Certificate of Amendment or Amended and Restated Certificate to be prepared, executed, and filed in accordance with New Mexico law.
- (i) **Entire Agreement.** This Agreement contains the entire understanding among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

IN WITNESS WHEREOF, the Members have executed and agreed to this Limited Liability Company Operating Agreement, which shall be effective as of July 20, 2021.

By:  _____
DUNAMIS DUNN

7.20.21
Date: _____

By:  _____
HARMONY NOEL RODGERS DUNN

7.20.21
Date: _____

Attachment A
Initial Contributions of the Members

The initial contributions of the Members of NOE LLC are as follows:

DUNAMIS DUNN
Contribution:

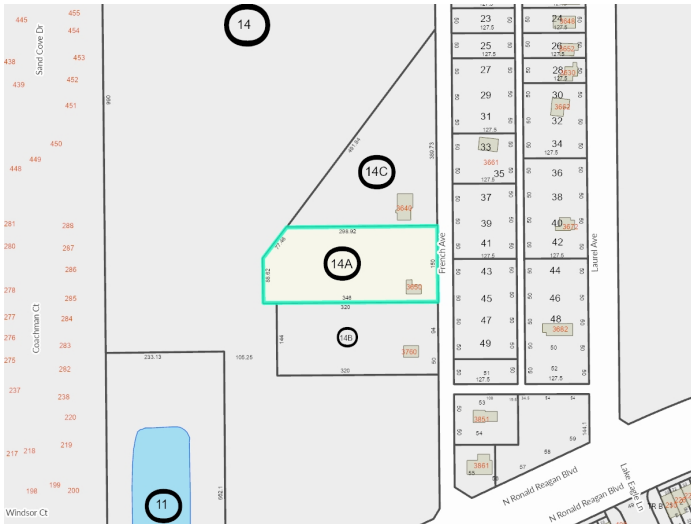
HARMONY NOEL RODGERS DUNN
Contribution:

Property Record Card



Parcel: **12-20-30-300-014A-0000**
 Property Address: **3650 FRENCH AVE SANFORD, FL 32773**
 Owners: **3760 FRENCH AVE LLC**
 2025 Market Value \$97,739 Assessed Value \$97,739 Taxable Value \$97,739
 2024 Tax Bill \$1,135.16 Tax Savings with Non-Hx Cap \$155.93
 The 1 Bed/1 Bath Single Family property is 660 SF and a lot size of 1.16 Acres

Parcel Location



Site View



122030300014A0000 02/12/2025

Parcel Information

Parcel	12-20-30-300-014A-0000
Property Address	
Mailing Address	25 SE 2ND AVE STE 550 MIAMI, FL 33131-1506
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	\$6,109	\$6,113
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$91,630	\$91,630
Land Value Agriculture	\$0	\$0
Just/Market Value	\$97,739	\$97,743
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$19,663
P&G Adjustment	\$0	\$0
Assessed Value	\$97,739	\$78,080

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,291.09
Tax Bill Amount	\$1,135.16
Tax Savings with Exemptions	\$155.93

Owner(s)

Name - Ownership Type
 3760 FRENCH AVE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 20S RGE 30E BEG 94 FT N OF SE
COR GOVT LOT 2 RUN W 346 FT N 88.62 FT N
38 DEG 06 MIN 02 SEC E 77.46 FT E 298.92 FT S
TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$97,739	\$0	\$97,739
Schools	\$97,739	\$0	\$97,739
FIRE	\$97,739	\$0	\$97,739
ROAD DISTRICT	\$97,739	\$0	\$97,739
SJWM(Saint Johns Water Management)	\$97,739	\$0	\$97,739

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/22/2024	\$176,300	10666/0574	Improved	No
PROBATE RECORDS	1/1/2018	\$100	09067/0288	Improved	No

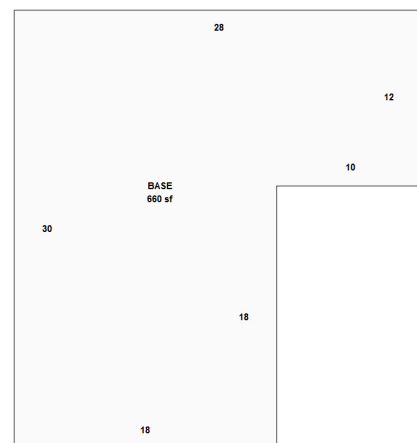
Land

Units	Rate	Assessed	Market
1.19 Acres	\$77,000/Acre	\$91,630	\$91,630

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1952
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	660
Total Area (ft ²)	660
Constuction	SIDING GRADE 3
Replacement Cost	\$14,375
Assessed	\$6,109

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Permits

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

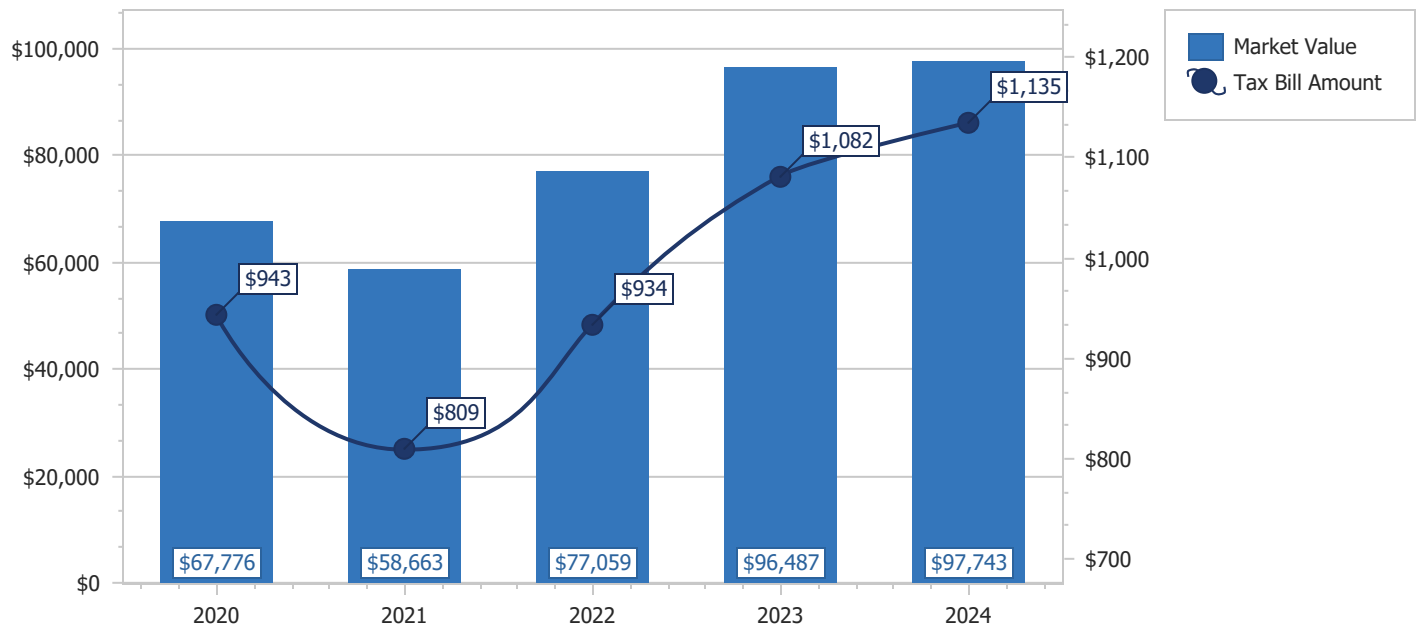
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Region 3
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

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

Receipt Details

Date: 7/25/2025 11:27:33 AM
Project: 25-20000007
Credit Card Number: 41*****6734
Authorization Number: 28963G
Transaction Number: 250725C19-F8718528-CEDF-4EB2-B2F4-22B9ACBD7D79
Total Fees Paid: 2607.60

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	32.60
REZONE TO COM, IND, OP/RP 14	2575.00
Total Amount	2607.60

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 2025 meeting agenda.

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

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

PROJECT NAME:	FRENCH AVE – REZONE	PROJ #: 25-20000007
APPLICATION FOR:	PZ – REZONE (EXCL PD)	
APPLICATION DATE:	7/22/25	
RELATED NAMES:	Z2025-018	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	12-20-30-300-014A-0000	
NO OF ACRES	1.22	
BCC DISTRICT	2-ZEMBOWER	
LOCATION	NORTHWEST CORNER OF RONALD REAGAN BLVD AND FRENCH AVE	
FUTURE LAND USE-	COM	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	CITY OF SANFORD	
APPLICANT:	CONSULTANT:	
DUNAMIS DUNN 25 SE 2 ND AVE STE 550 MIAMI FL 33131 (407) 590-5515 TFFCOMP@GMAIL.COM	N/A	

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Building Division	10/3/25: - Standard building permitting will apply for any proposed buildings and/ or structures, or alterations or change of use/ occupancy of the existing structures.	Info Only
2	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
3	Planning and Development	A Rezone from A-1 (Agriculture) to C-2 (General Commercial) is consistent with the Commercial Future Land Use designation.	Info Only
4	Planning and Development	Per SCLDC Sec. 30.4.18.1, the C-2 zoning district allows multifamily units such as condominiums, apartments, townhouses, and above-store "flat" housing units are permitted to provide housing in close proximity to employment centers. The provision of multifamily is limited to twenty (20) percent of the net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.	Info Only
5	Planning and Development	Per SCLDC Section 30.4.18.2, adequate space will be required for off-street parking (segregated for commercial and residential uses), loading, and landscaping requirements. The floor area of permitted residential uses will be incidental to commercial uses and shall not exceed fifty (50) percent of the commercial floor area, and residential floor areas will not be counted toward the floor area ratio calculation for the commercial use.	Info Only
6	Planning and Development	The existing dilapidated single-family home and shed would not be permitted to remain on the property after the rezone. A demolition permit will be required.	Info Only
7	Planning and Development	Building setbacks in the C-2 zoning district are as follows: Front - 25 feet Side street - 0 feet Side yard - 0 feet Rear - 10 feet.	Info Only

8	Planning and Development	Uses permitted in the C-2 zoning district can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT5PEUSZODI_S30.5.2PEUSTAFO	Info Only
9	Planning and Development	A community meetings is required for all Rezones. Community Meeting Procedures - SCLDC Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. • After the community meeting has taken place, the applicant will be required to upload the community meeting minutes, sign-in sheet, and address list into eplan.	Unresolved
10	Planning and Development	Please upload a separate pdf containing the legal description of the subject property into eplan.	Unresolved
11	Planning and Development	Per SCLDC Section 30.7.3.2, in the C-2 zoning district, the Applicant will be required at the time of site plan review, to demonstrate that they meet the open space requirement of twenty-five (25) percent. Section 30.14.2.2 states that the purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Info Only
12	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.	Info Only

13	Planning and Development	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30.	Info Only
14	Planning and Development	A landscape buffer analysis will be conducted at the time of site plan review.	Info Only
15	Planning and Development	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. Net Buildable Definition: the total number of acres within the boundary of a development excluding areas devoted to road rights of way, transmission power line easements, natural lakes, and wetlands or floodprone areas.	Info Only
16	Planning and Development	Please provide a letter of utility capacity from the City of Sanford.	Unresolved
17	Planning and Development	On behalf of the City of Sanford: Proposed facility is a white shell/box. Any future tenants that will prepare food/beverages and/or cater food onsite will require an appropriately sized grease interceptor/trap and/or any tenants that will perform any type of mechanical repairs (including fleet maintenance) and/or perform any vehicle/equipment washing and/or have the potential for employees to come in contact with petroleum products onsite will require an appropriately sized oil water separator(s). Each tenant performing said activities will require their own separate pretreatment device(s) and must obtain a wastewater discharge permit. Device(s) can't be shared amongst multiple tenants. The City recommends accommodating space onsite to add a grease interceptor and/or oil water separator in future if needed. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions.	Info Only
18	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
19	Public Safety - Fire Marshal	Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
20	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only

21	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
22	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
23	Public Safety - Fire Marshal	Modifications to existing structures shall require building permits and may require change of use/change of occupancy and may trigger other requirements.	Info Only
24	Public Works - County Surveyor	Boundary survey: Review Plat book 4 page 43 for the right of way for French avenue., feel free to contact me for further information if needed	Unresolved
25	Public Works - Engineering	There are no specific issues with the rezone for drainage. Please note that there are flood plains on the property. The FEMA line may not be accurate as this is a known elevation based on a flood profile. The drainage for the site will have to meet Seminole County and SJRWMD drainage requirements. At final engineering the drainage and flood plains will have to be addressed.	Info Only
26	Public Works - Engineering	There are no specific issues with the rezone for traffic. Please note that the ROW does not appear to be to County Standard. The roadway is also not to County Standard for width or structure. At final engineering these issues will have to be addressed all the way to Ronald Reagan Boulevard or the development will not be able to proceed. A 50' minimum ROW and road to County standards are required to develop off of.	Info Only
27	Public Works - Engineering	Please note that a drainage easement along the Six Mile Canal will be required at final engineering. This will be required to be at minimum 15' from top of bank outward.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	No Review Required	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov

Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips (407) 665-5647 rphillips@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter (407) 665-5764 jpotter@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:
10/23/2025	The application fee allows for the initial submittal plus two resubmittals.	Planning & Development County Surveyor
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.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a 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/urlit/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: 2025-1018

Title:

LUKAS NURSERY - SITE PLAN

Project Number: 25-06000042

Project Description: Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426

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

Parcel ID: 20-21-31-300-0020-0000++

BCC District: 1-Dallari

Applicant: Caleb Lukas

Consultant: Stanley Hill (904) 419-1001



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

PROJ. #: 25-06000042

PM: Hilary Padin

Paid: 9/23/2025

Received: 9/15/2025

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>12,604 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>75,848 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>88,452 SF</u>	
(TOTAL NEW ISA <u>88,452</u> /1,000 = <u>88.45</u>) * \$25 + \$2,500 = FEE DUE: <u>\$4,711.30</u>	
EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Lukas Nursery and Butterfly Encounter Improvements			
PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000, 20-21-31-300-016A-0000			
DESCRIPTION OF PROJECT: Existing Butterfly Encounter and Existing Learning Center buildings relocation, expansion, site improvements, and parking lot and existing detention pond expansions			
EXISTING USE(S): Ornamentals		PROPOSED USE(S): Ornamentals	
ZONING: A-1	FUTURE LAND USE: COM OFF	TOTAL ACREAGE: 18.38 Total Site 5.00 Project Area	BCC DISTRICT: 1-Dallari
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES ☒ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A			

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐	
NAME: Caleb Lukas		COMPANY: LUKAS FAMILY PARTNERSHIP, LLLP	
ADDRESS: 1909 Salvia Road Slavia Road			
CITY: Orlando	STATE: FL	ZIP: 32765	
PHONE:	EMAIL: caleb@lukasnursery.com		

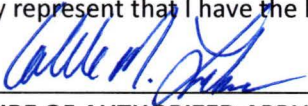
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐	
NAME: Stanley Hill		COMPANY: H&T Consultants, Inc.	
ADDRESS: 9310 Old Kings Road STE 1001			
CITY: Jacksonville	STATE: FL	ZIP: 32257	
PHONE: (904) 419-1001	EMAIL: stanleyhill@bellsouth.net		

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Stanley Lukas			
ADDRESS: 1909 Salvia Road			
CITY: Orlando	STATE: FL	ZIP: 32765	
PHONE:	EMAIL: caleb@lukasnursery.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 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:	_____	_____
☐ 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.		
☐ 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

9/11/25

 DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☒ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(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
Stanley T. Lukas, II	560 Snowhill Rd, Geneva, FL 32732	33.33
Caleb N. Lukas	1275 E. Red Bug Rd, Oviedo, FL 32765	33.33
Cecelia L. Waldrop	2521 Morning Star Pl, Oviedo, FL 32765	33.33

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

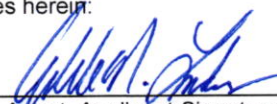
(Use additional sheets for more space)

Date of Contract: _____

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

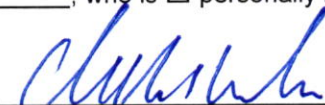
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

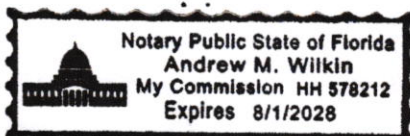
9/11/25
Date


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 11 day of September, 2025, by Caleb Luker, who is ☐ personally known to me, or ☒ has produced FL DL as identification.


Signature of Notary Public



Andrew M. Wilkin
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Stanley T. Lukas, II, the owner of record for the following described property (Tax/Parcel ID Number) 20-21-31-300-0020-0000 ; 20-21-31-300-0030-0000 ; 20-21-31-300-0040-0000 ; 20-21-31-300-0050-0000 ; 20-21-31-300-016A-0000 hereby designates Stanley Hill, H&T Consultants to act as my authorized agent for the filing of the attached application(s) for:

☒ Arbor Permit	☐ Construction Revision	☒ Final Engineering	☐ Final Plat
☐ Future Land Use	☐ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☐ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☐ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☐ 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 9/18/2025

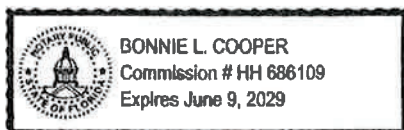
[Signature]
Property Owner's Signature

Stanley T. Lukas II
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Stanley T. Lukas, II (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 18th day of September, 2025.



[Signature]
Notary Public



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

PROJ. #: _____

ARBOR/LOGGING PERMIT

DEVELOPED SINGLE FAMILY LOTS OF 3 ACRES OR LESS DO NOT REQUIRE A PERMIT FOR TREE REMOVAL

APPLICATION TYPE/FEE (SELECT ONE)

- | | |
|--|---|
| ☒ ARBOR PERMIT | \$75/ACRE ROUNDED UP (\$500 MAX. FEE) |
| ☐ LOGGING PERMIT | \$75/ACRE ROUNDED UP (\$500 MAX. FEE) |
| ☒ FINAL ENGINEERING/SITE PLAN/SMALL SITE PLAN (CONCURRENT) | \$0 (ARBOR FEE INCLUDED W/ APPLICATION FEE) |

PROJECT

PROJECT NAME OR ADDRESS: Lukas Nursery and Butterfly Encounter Improvements

PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000, 20-21-31-300-016A-0000

LOCATION(S) OF TREE(S): See attached plans

ACREAGE: See attached plans

ZONING: A-1

TREE SPECIES: See attached plans

SIZE: See attached plans NUMBER TO BE REMOVED: 10

REASON FOR TREE REMOVAL: Site improvements/developments

APPLICANT/CONSULTANT

NAME: Stanley Hill

COMPANY: H&T Consultants, Inc.

ADDRESS: 9310 Old Kings Road STE 1001

CITY: Jacksonville

STATE: FL

ZIP: 32257

PHONE: (904) 419-1001

EMAIL: eliasjortega@att.net

OFFICE USE ONLY

☐ **APPROVED** (PERMIT SHALL EXPIRE 1 YEAR FROM DATE OF APPROVAL

☐ **DENIED**

CONDITIONS: _____

REPLACEMENT TREES REQUIRED: ☐ YES ☐ NO NUMBER OF REPLACEMENT TREES: _____

All replacement trees shall be 3" caliper and 10' height at time of planting and Florida Nursery grade Number 1. Consult the Florida Friendly Landscaping Guide for species recommendations.

REVIEWED BY: _____ DATE: _____

TITLE: _____ TELEPHONE #: (407) 665- _____

To: All State and Local Permitting Agencies

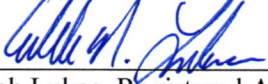
Re: **Letter of Authorization – Development Permits**

This letter authorizes H&T Consultants, Inc. to act as the authorized agent for LUKAS FAMILY PARTNERSHIP LLLP, and to prepare and submit all necessary permit applications for all required local and state permits for the Lukas Nursery and Butterfly Encounter Improvements located at 1909 Slavia Road, Oviedo, FL 32765.

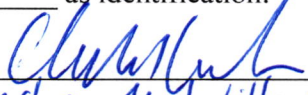
This also allows state agencies to visit the site if needed as part of the permitting review process.

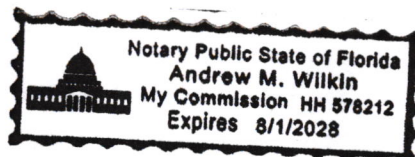
(Signature and Date)

LUKAS FAMILY PARTNERSHIP LLLP

By: 
Caleb Lukas, Registered Agent

The foregoing instrument was acknowledged before me this 11 day of September, 2025 by Caleb Lukas, who is personally known to me or who has produced FL DL as identification.

Notary Public (Signature): 
Print or Type Name: Andrew M. Wilkin
Commission (Serial) Number: 578212
My Commission Expires: 8/1/28

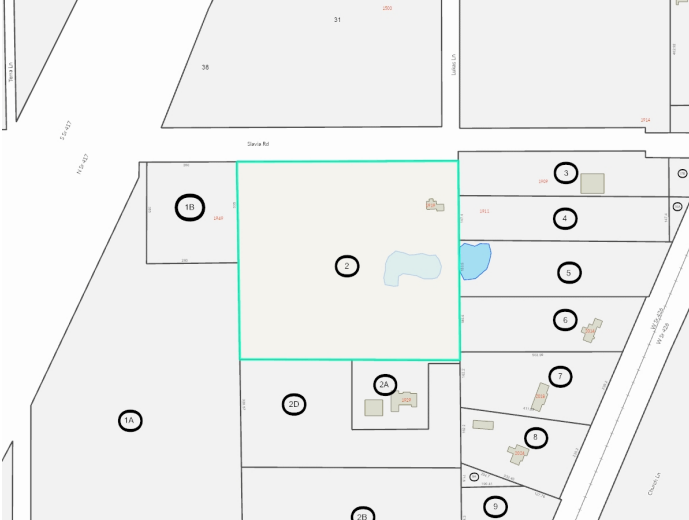


Property Record CardAA



Parcel: 20-21-31-300-0020-0000
 Property Address: 1919 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$697,738 Assessed Value \$120,986 Taxable Value \$120,986
 2024 Tax Bill \$1,137.34 Tax Savings with Exemptions \$4,477.26
 The 2 Bed/1 Bath Grazing Land property is 1,004 SF and a lot size of 9.20 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	20-21-31-300-0020-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$38,347	\$37,252
Depreciated Other Features	\$18,138	\$14,465
Land Value (Market)	\$641,253	\$491,628
Land Value Agriculture	\$75,847	\$58,347
Just/Market Value	\$697,738	\$543,345
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,346	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$120,986	\$110,064

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$5,614.60
Tax Bill Amount	\$1,137.34
Tax Savings with Exemptions	\$4,477.26

Owner(s)AA

Name - Ownership Type
 LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 20 TWP 21S RGE 31E
N 3/4 OF E 1/2 OF NW 1/4 OF SE 1/4
(LESS S 328.57 FT & RD)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,986	\$0	\$120,986
Schools	\$132,332	\$0	\$132,332
SJWM(Saint Johns Water Management)	\$120,986	\$0	\$120,986

SalesAA

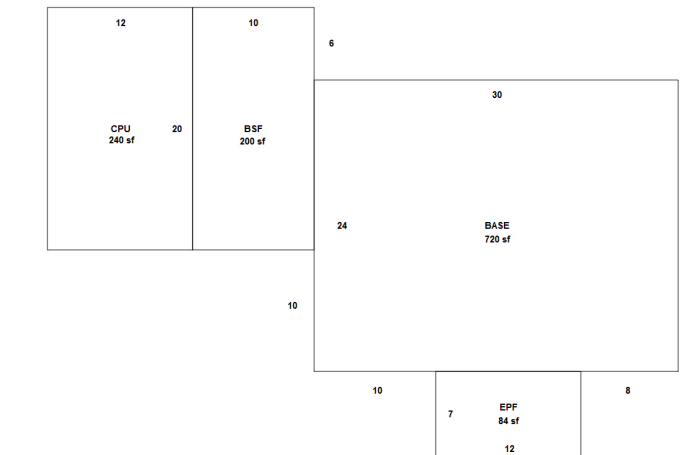
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07917/1253	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1251	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1249	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0775	Improved	No
WARRANTY DEED	1/1/1984	\$45,000	01517/0470	Improved	No

LandAA

Units	Rate	Assessed	Market
4.75 Acres	\$75,000/Acre Market, \$45/Acre AG	\$214	\$356,250
2.80 Acres	\$75,000/Acre Market, \$225/Acre AG	\$630	\$210,000
1 Acres	\$75,000/Acre	\$75,000	\$75,000
0.25 Acres	\$10/Acre	\$3	\$3

Building InformationAA	
#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft ²)	720
Total Area (ft ²)	1244
Constuction	CONC BLOCK
Replacement Cost	\$95,867
Assessed	\$38,347

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft ²)
BASE SEMI FINISHED	200
CARPORT UNFINISHED	240
ENCLOSED PORCH FINISHED	84

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
04149	WELL	\$0		5/5/2000

Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	2004	1872	\$16,155	\$6,462
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838

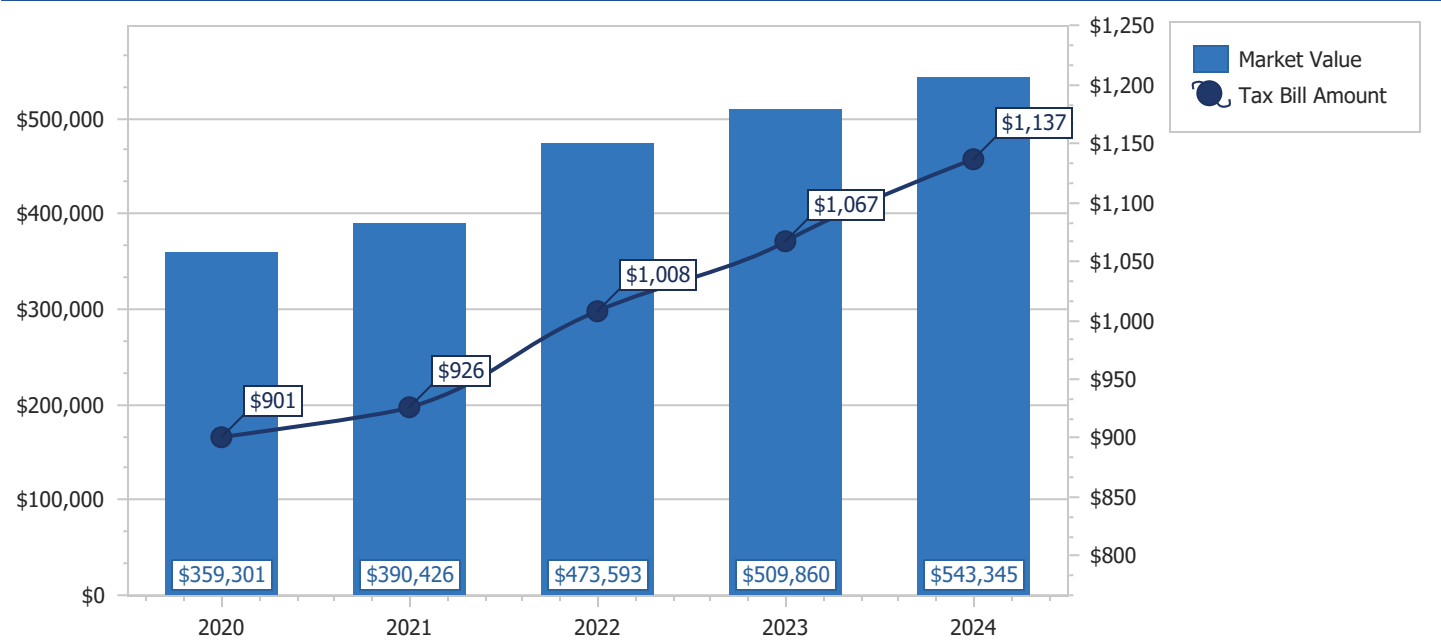
ZoningAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School DistrictsAA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesAA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value HistoryAA



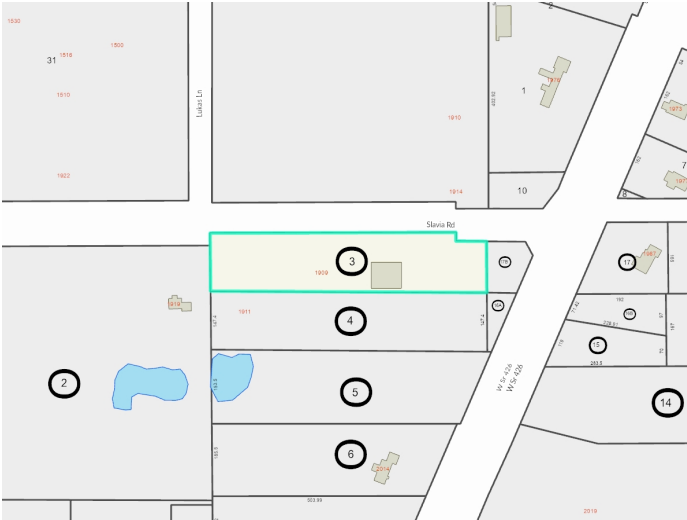
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Property Record CardAA



Parcel: 20-21-31-300-0030-0000
 Property Address: 1909 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$407,631 Assessed Value \$270,234 Taxable Value \$270,234
 2024 Tax Bill \$2,637.00 Tax Savings with Exemptions \$1,324.71
 Ornaments property w/1st Building size of 2,000 SF and a lot size of 1.96 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	20-21-31-300-0030-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$56,794	\$56,210
Depreciated Other Features	\$5,837	\$5,179
Land Value (Market)	\$345,000	\$322,000
Land Value Agriculture	\$207,603	\$193,803
Just/Market Value	\$407,631	\$383,389
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	\$270,234	\$255,192

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$3,961.71
Tax Bill Amount	\$2,637.00
Tax Savings with Exemptions	\$1,324.71

Owner(s)AA

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 20 TWP 21S RGE 31E
N 172 FT OF NW 1/4 OF NE
1/4 OF SE 1/4 (LESS RD)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$270,234	\$0	\$270,234
Schools	\$270,234	\$0	\$270,234
SJWM(Saint Johns Water Management)	\$270,234	\$0	\$270,234

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0778	Improved	No

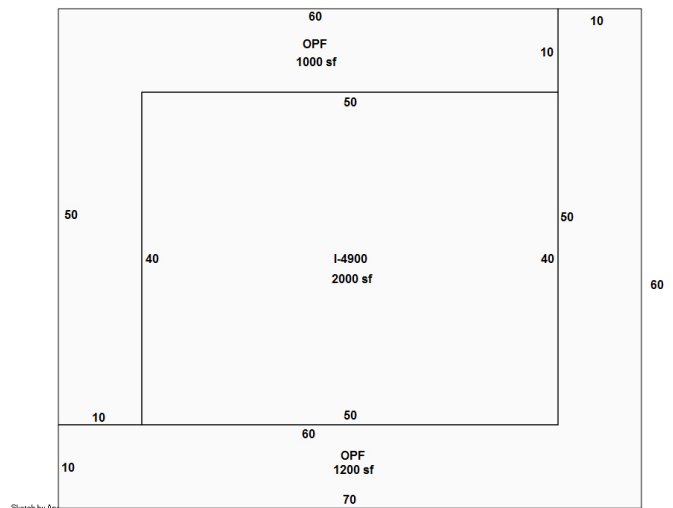
LandAA

Units	Rate	Assessed	Market
0.92 Acres	\$150,000/Acre Market, \$655/Acre AG	\$603	\$138,000
1.38 Acres	\$150,000/Acre	\$207,000	\$207,000

Building InformationAA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1981
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2000
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$141,986
Assessed	\$56,794

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft²)
OPEN PORCH FINISHED	1000
OPEN PORCH FINISHED	1200

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
06863	ELECTRICAL	\$2,000		6/22/2007
01490	POLE SIGN - LUKAS NURSERY	\$0		2/11/2004
10868	FENCE/WALL	\$3,500		12/1/2000

Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
COMM: PORCH	1990	1536	\$14,592	\$5,837

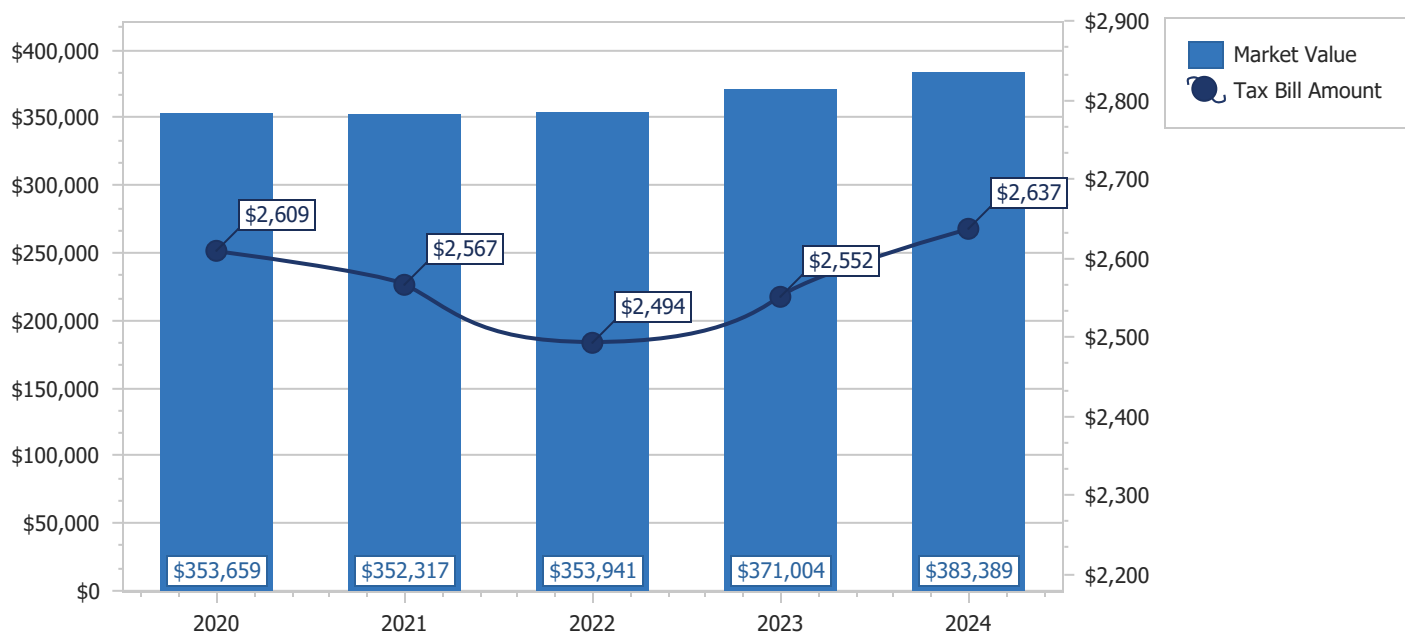
ZoningAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School DistrictsAA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesAA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryAA



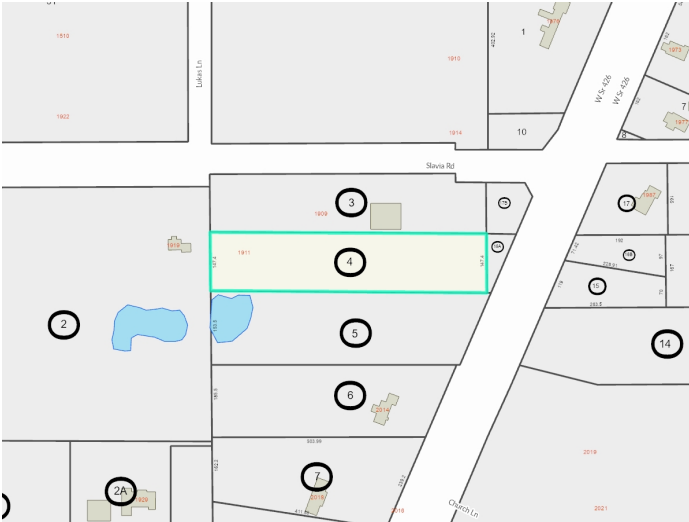
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Property Record Card



Parcel: 20-21-31-300-0040-0000
 Property Address: 1911 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$328,968 Assessed Value \$4,293 Taxable Value \$4,293
 2024 Tax Bill \$45.31 Tax Savings with Non-Hx Cap \$3,329.60
 Ornaments property has a lot size of 1.98 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0040-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
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	\$5,568	\$3,202
Land Value (Market)	\$323,400	\$323,400
Land Value Agriculture	\$1,513	\$1,513
Just/Market Value	\$328,968	\$326,602
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,788	\$675
P&G Adjustment	\$0	\$0
Assessed Value	\$4,293	\$4,040

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,374.91
Tax Bill Amount	\$45.31
Tax Savings with Exemptions	\$3,329.60

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
S 147.4 FT OF N 319.4 FT OF NW 1/4
OF NE 1/4 OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,293	\$0	\$4,293
Schools	\$7,081	\$0	\$7,081
SJWM(Saint Johns Water Management)	\$4,293	\$0	\$4,293

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$3,700	07915/0032	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0019	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

Land

Units	Rate	Assessed	Market
2.31 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,513	\$323,400

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed
GREENHOUSE	1981	2784	\$5,568	\$5,568

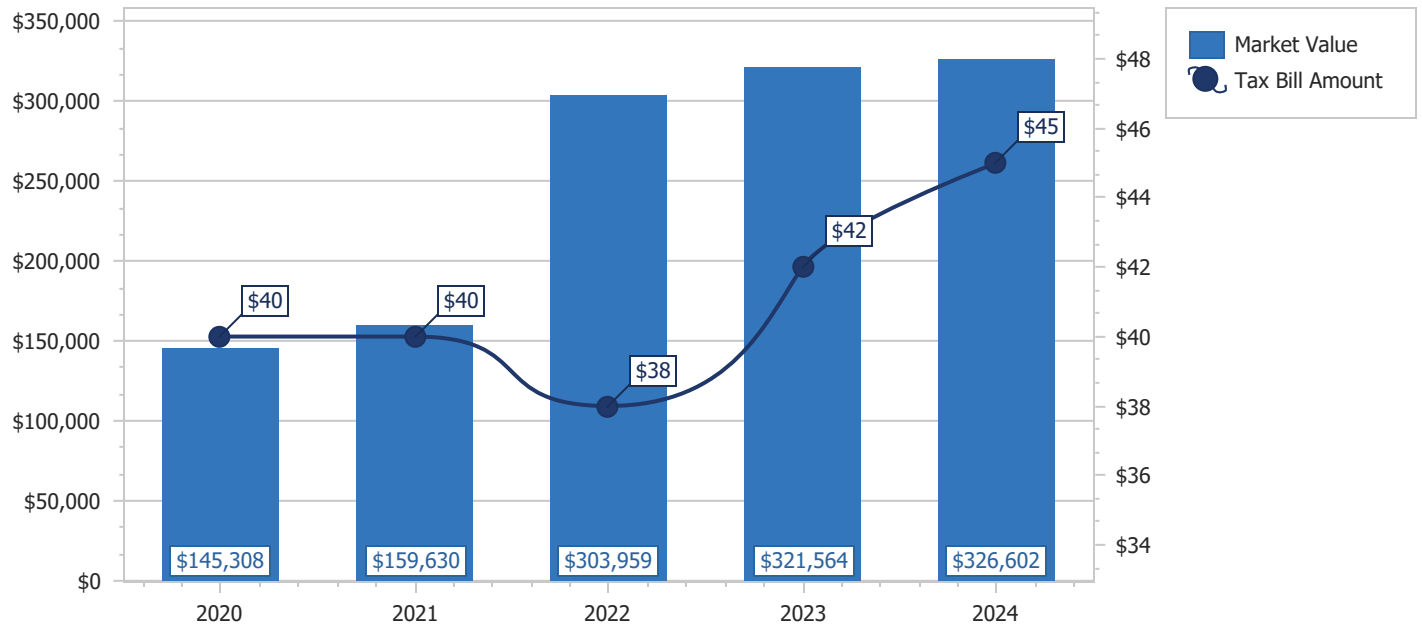
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 20-21-31-300-0050-0000
 Property Address:
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$280,000 Assessed Value \$1,310 Taxable Value \$1,310
 2024 Tax Bill \$13.54 Tax Savings with Exemptions \$2,879.81
 Ornaments property has a lot size of 2.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0050-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
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
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$280,000	\$280,000
Just/Market Value	\$280,000	\$280,000
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,893.35
Tax Bill Amount	
Tax Savings with Exemptions	\$2,879.81

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
S 153.5 FT OF N 472.9 FT OF NW 1/4
OF NE 1/4 OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,310	\$0	\$1,310
Schools	\$1,310	\$0	\$1,310
SJWM(Saint Johns Water Management)	\$1,310	\$0	\$1,310

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Vacant	No
QUIT CLAIM DEED	11/1/2005	\$100	06001/0240	Vacant	No
QUIT CLAIM DEED	7/1/1997	\$100	03278/0058	Vacant	No
CORRECTIVE DEED	5/1/1997	\$100	03236/0812	Vacant	No
WARRANTY DEED	6/1/1980	\$18,300	01283/0801	Vacant	No

Land

Units	Rate	Assessed	Market
2 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,310	\$280,000

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

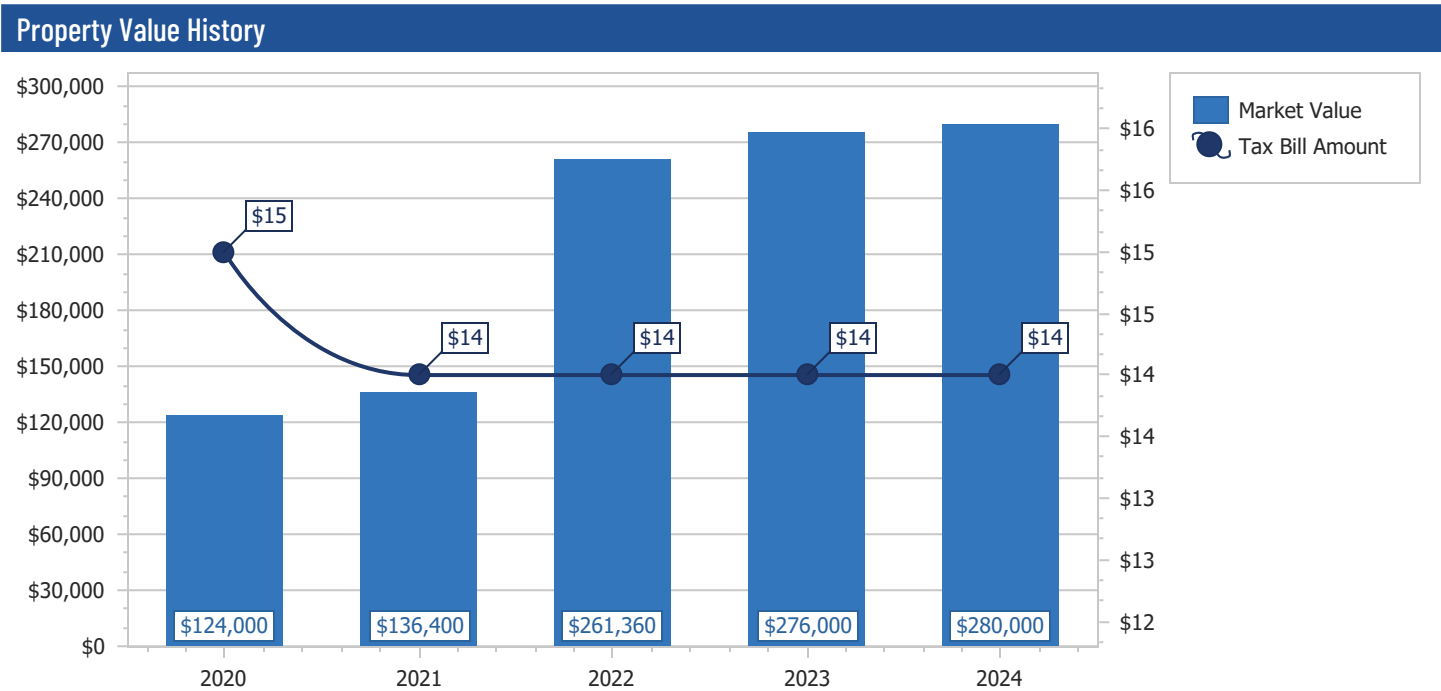
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Evans
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 69

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



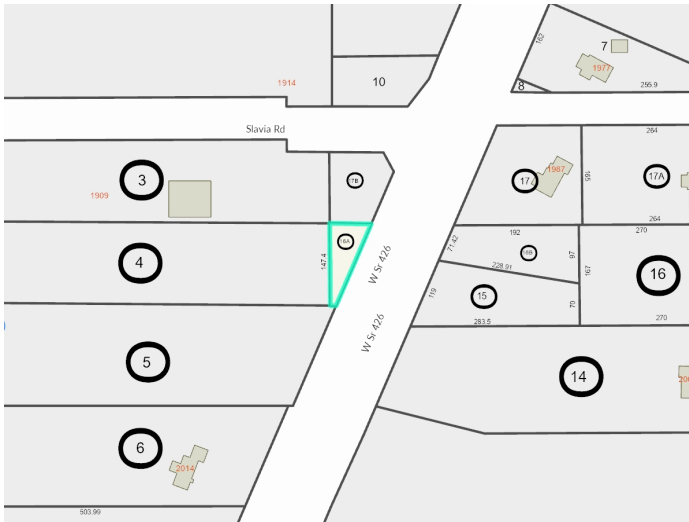
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Property Record Card



Parcel: 20-21-31-300-016A-0000
 Property Address:
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$5,600 Assessed Value \$26 Taxable Value \$26
 2024 Tax Bill \$0.27 Tax Savings with Exemptions \$57.60
 Ornaments property has a lot size of 0.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-016A-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
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
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$5,600	\$5,600
Just/Market Value	\$5,600	\$5,600
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$57.87
Tax Bill Amount	\$0.27
Tax Savings with Exemptions	\$57.60

Owner(s)

Name - Ownership Type
 LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4
OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$26	\$0	\$26
Schools	\$26	\$0	\$26
SJWM(Saint Johns Water Management)	\$26	\$0	\$26

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07915/0030	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0017	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

Land

Units	Rate	Assessed	Market
0.04 Acres	\$140,000/Acre Market, \$655/Acre AG	\$26	\$5,600

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

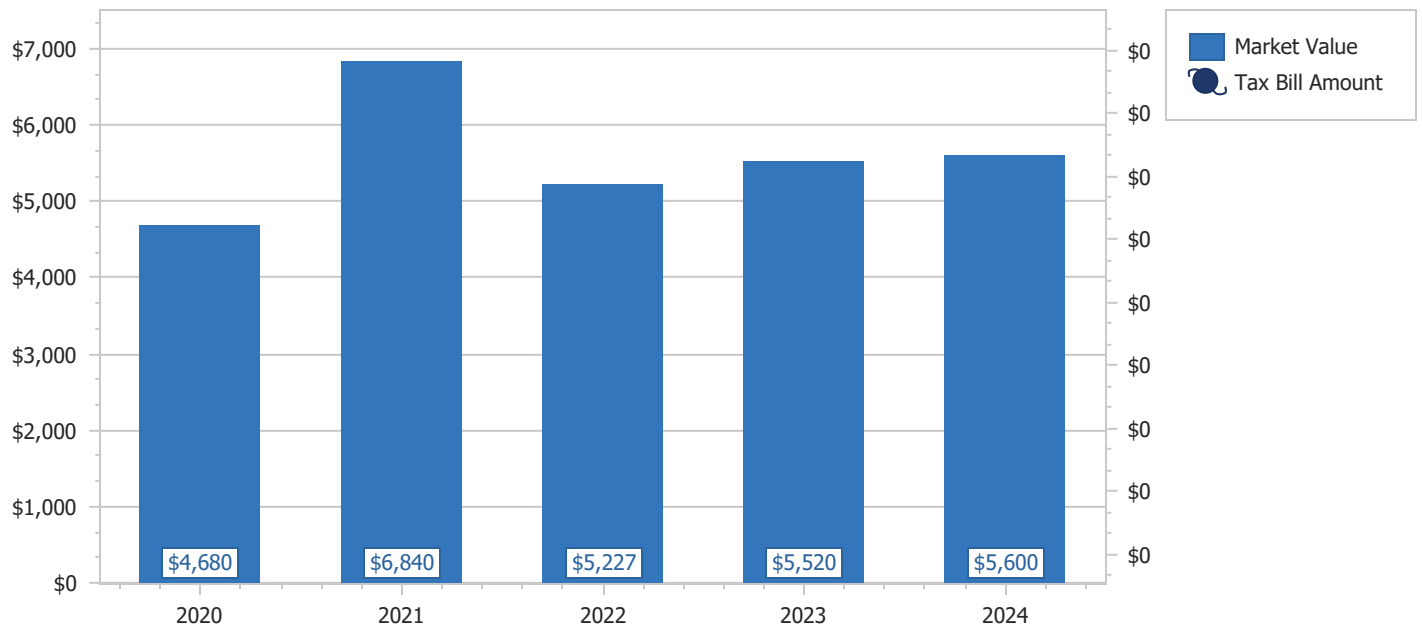
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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lukas family partnership

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Detail by Entity Name

Florida Limited Partnership
LUKAS FAMILY PARTNERSHIP, LLLP

Filing Information

Document Number	A12000000719
FEI/EIN Number	46-1423955
Date Filed	11/19/2012
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	01/15/2020
Event Effective Date	NONE

Principal Address

1909 SLAVIA ROAD
OVIEDO, FL 32765

Changed: 01/24/2014

Mailing Address

1909 SLAVIA ROAD
OVIEDO, FL 32765

Changed: 01/24/2014

Registered Agent Name & Address

LUKAS, CALEB N
1909 SLAVIA ROAD
OVIEDO, FL 32765

Name Changed: 01/24/2014

Address Changed: 01/24/2014

General Partner Detail

Name & Address

LUKAS, STANLEY TII
1909 SLAVIA ROAD
OVIEDO, FL 32765

LUKAS, CALEB N
1909 SLAVIA ROAD
OVIEDO, FL 32765

WALDROP, CECELIA L
1909 SLAVIA ROAD
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2023	01/22/2023
2024	02/07/2024
2025	02/07/2025

Document Images

02/07/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
01/22/2023 -- ANNUAL REPORT	View image in PDF format
01/30/2022 -- ANNUAL REPORT	View image in PDF format
01/21/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- LP Amendment	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
01/24/2014 -- ANNUAL REPORT	View image in PDF format
07/02/2013 -- ANNUAL REPORT	View image in PDF format
11/19/2012 -- Domestic LP	View image in PDF format

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lukas family partnership

Search

[Events](#)**No Name History**



**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: 9/23/2025 1:30:41 PM
Project: 25-06000042
Credit Card Number: 37*****1100
Authorization Number: 288641
Transaction Number: 230925C19-1BE3F07E-4E9A-4C08-B555-9093390AE369
Total Fees Paid: 4803.72

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	92.42
SITE PLAN NO DRC	4711.30
Total Amount	4803.72

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 2025 meeting agenda.

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

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

PROJECT NAME:	LUKAS NURSERY - SITE PLAN	PROJ #: 25-06000042
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/24/25	
RELATED NAMES:	EP CALEB LUKAS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	20-21-31-300-0020-0000++	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING NURSERY ON 18.38 ACES LOCATED IN THE A-1 ZONING DISTRICT ON THE SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
NO OF ACRES:	18.38	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	A-1	
LOCATION:	SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
FUTURE LAND USE:	COM/OFF/MDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:		
CONSULTANT:		
CALEB LUKAS 1909 SLAVIA ROAD OVIEDO FL 32765 CALEB@LUKASNURSERY.COM		STANLEY HILL 9310 OLD KINGS ROAD STE 1001 JACKSONVILLE FL 32257 (904) 419-1001 STANLEYHILL@BELLSOUTH.NET

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Please provide the following information in order to calculate the required buffers: 1. Net buildable area. 2. Hours of operation. 3. Floor area ratio. 4. Impervious surface ratio. 5. Building height, in feet	Unresolved
2	Buffers and CPTED	For each buffer, 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).	Unresolved
3	Buffers and CPTED	Pursuant to Seminole County Land Development Code (SCLDC) Section 30.14.8, a parking buffer is required where a parking lot, parking structure, drive aisle and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. This buffer is required in addition to the buffer required under Section 30.14.7. The drive aisle on the southern end of the commercial lot abuts residential property. Please move the drive aisle in compliance with this section.	Unresolved
4	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only

5	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
6	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard buffer yards/widths are located at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD	Info Only
7	Buffers and CPTED	The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Info Only
8	Buffers and CPTED	There are four plant unit group types to choose from, that is at the applicant's discretion. The groups are located at the following link https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU	Info Only
9	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
10	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
11	Buffers and CPTED	Per Section 30.14.18, landscaped areas are required to be irrigated. Please provide the irrigation plans that meet and demonstrate compliance with the submittal requirements outlined in the SCLDC. See the following link for requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
12	Buffers and CPTED	Per Section 30.14.16(i), please indicate water use zones on the irrigation plan. Installed trees and plant materials shall be grouped together into zones according to their water use needs. For more information at the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR	Unresolved

13	Buffers and CPTED	Per Section 30.14.16(i)(4), on the landscape plan, please state what water use design standards each plant requires. You can view a list of plants and their respective water use, see the following link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
14	Buffers and CPTED	Additional comments will be forthcoming upon receipt of required information.	Info Only
15	Building Division	10/14/25: - Standard building permitting will apply for all new buildings, and any modifications to existing buildings or structures. - Separate building permits are required for each proposed building and structure.	Info Only
16	Building Division	10/14/25: - All site modifications, and new buildings must fully comply with the Florida Accessibility Code.	Info Only
17	Building Division	10/14/25: - The proposed Butterfly encounter portion of the newly proposed Butterfly encounter and gift shop building will be classified as a "Special Use Building" under section C101.4.3 of the Florida Energy Code. A formal letter of exemption has already been provided to the owner and designer which will need to be included with the applicable building permit package.	Info Only
18	Comprehensive Planning	Please provide a diagram on the overall site plan that shows the future land use (FLU) designations on the site and which uses are proposed within each FLU designation. Also state the floor area ratio for each portion (for example: FAR within OFF FLU= X). The Office and commercial FLU allows up to 0.35 FAR. Please see the resources folder for the FLU designations.	Unresolved
19	Comprehensive Planning	Additional comments may be generated based on resubmittal.	Info Only
20	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Additional capacity reservations will be required.	Info Only

21	Environmental Services	On Sheet C-1A: General Notes, under Potable Water/Fire Systems, under pipe materials, update so that C900 PVC shall have a minimum working pressure of 235 psi, not 150 psi. Under Potable Water/Fire Systems, under valves, update so that gate valves shall be AWWA C515, not AWWA C509. Under Force Main, under materials, update so that PVC shall conform to AWWA C900, not ASTM D2241 (pipe will not be SDR series). Replace any mention of air release valve(s) with combination air valve(s) instead. Under water services, update so that PE 3/4"-2" shall be tubing (not pipe) and that min. 250 psi, not 200 psi. Under pipe installation, update so that PVC main shall be installed per AWWA C605 (latest), not ASTM D2774 and that DI main shall be installed per AWWA C600 (latest). Under materials for gravity sewer, update so that all gravity sewer main and laterals shall be SDR-26, not SDR-35. Under construction methods for force main, update so that PVC force main is installed per AWWA C605, not ASTM D2774-72.	Unresolved
22	Environmental Services	On Sheet C-5: Utility Plan, please update the callout for the water service connection to the water main to be with a 2" saddle and corporation stop (not a 2" gate valve). Update the water service line between the water main and the water meter to be 2" PE tubing (not 2" PVC) per Seminole County standard details.	Unresolved
23	Environmental Services	Please provide calculations to justify the size of the water meter requested. This can be submitted in the form of proposed fixture counts with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units downstream of the water meter as well.	Unresolved
24	Environmental Services	On Sheet C-5: Utility Plan, please update the W and E inverts for MH-2 to be at least 34.2 ft to provide the minimum 0.1 ft of drop across manhole inverts. Please update the N and S inverts for MH-1 to be at least 36.1 ft to provide the minimum 0.1 ft of drop across manhole inverts.	Unresolved
25	Environmental Services	On Sheet C-5: Utility Plan, please provide callout for the sewer line connected to the west side of MH-2. Is this an 8" main or 6" lateral? What is the LF and slope? Is this proposed to connect to anything as a part of this phase of the project? Does it need to be capped or plugged in the meantime?	Unresolved
26	Environmental Services	On Sheet C-5: Utility Plan, please update the enlarged site detail to have an 8" sewer main connection (not a 6" sewer lateral connection).	Unresolved
27	Environmental Services	On Sheet C-5: Utility Plan, please update the proposed slope of the 8" gravity sewer main connection between MH-1 and MH-2 to be at a 0.48% so that the east invert of MH-2 can be at 34.2 ft per previous comment.	Unresolved

28	Environmental Services	On Sheet C-5: Utility Plan, please update the proposed slope of the 6" gravity sewer lateral between MH-1 and the relocated learning center to be min. 7.6% (not 1.0%) so that the inverts line up with the lateral.	Unresolved
29	Environmental Services	On Sheet C-5: Utility Plan, MH-1 is proposed to provide sewer service to a building to the north that does not appear to be serviced potable water. Does this building have an existing connection to potable water? If not, please show how this building is to be proposed potable water service.	Unresolved
30	Environmental Services	On Sheet C-5: Utility Plan, please callout a 4" plug valve on the 4" PVC force main at the property/right of way line. The purpose of this is distinguish public/private ownership. Additionally, at the high point between the 4" plug valve the road/curb, please callout a 2" above grade combination air valve (CAV) on the 4" PVC force main.	Unresolved
31	Environmental Services	On Sheet C-5: Utility Plan, please provide a pipe conflict callout or detail for the crossing of the proposed 2" PVC water service line with the proposed storm line, the crossing of the proposed 2" PVC water service line with the proposed 8" gravity sewer main (both instances), the crossing of the proposed PVC gravity sewer line with the proposed storm line, and the crossing of the proposed 4" PVC force main with the proposed storm line.	Unresolved
32	Environmental Services	On Sheet C-5: Utility Plan, please remove the proposed private pump out assembly near the property/right of way line. This should be located immediately downstream of the private lift station. This appears to be provided already as an "auxiliary by-pass pumping access" per the Barney's Pumps, Inc. detail sheet.	Unresolved
33	Environmental Services	On Sheet C-6: Utility Details, please add the following Seminole County standard details: SD 102, SD 104, SD 108, SD 109, SD 111, SD 112, SD 207, SD 301, SD 302, SD 305, SD 310, and SD 314. Please remove the following Seminole County standard details: SD 110, SD 203, SD 404 and SD 502.	Unresolved
34	Natural Resources	Please provide the landscape plan.	Unresolved
35	Planning and Development	Staff recommends combining the following parcels together: 20-21-31-300-0030-0000 20-21-31-300-0040-0000 20-21-31-300-0050-0000 20-21-31-300-017B-0000 20-21-31-300-016A-0000 If you do not choose to combine them, the drawings need to show each boundary line of each parcel and that each structure meets the building setbacks to each parcel line.	Unresolved

36	Planning and Development	Based on the site plan application and the overall site plan, it appears that the parcel with the single-family home and shed located at 2014 W SR 426 is proposed to be included as part of the site plan review as part of Lukas Nursery. Please advise if this was in error or provide the reason for including 2014 W SR 426 in a separate narrative.	Unresolved
37	Planning and Development	On sheet C-3A, under the parking calculations, please specify the square footage used to determine the new parking requirements and indicate the required and proposed number of parking spaces.	Unresolved
38	Planning and Development	If there will be outdoor lighting, please provide a photometric plan in compliance with Section 30.15.1. The plan should also provide the details for the proposed light fixtures and light poles to demonstrate compliance with height and design. If not, please state that there will not be outdoor lighting on the drawings. Please note, per Section 30.15.5, outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification.	Unresolved
39	Planning and Development	On the coversheet, please add the site's legal description(s) and all parcel ID numbers for each parcel that is included as part of the site plan.	Unresolved
40	Planning and Development	On the cover sheet, please list all utility providers.	Unresolved
41	Planning and Development	On all drawing sheets, please ensure all street names are listed (W SR 426 was omitted on most plan sheets).	Unresolved
42	Planning and Development	On each drawing sheet, please include the zoning districts, Future Land Use designations and parcel ID numbers for all adjacent parcels to the Lukas Nursery properties.	Unresolved
43	Planning and Development	On all site geometry drawings, please show all perimeter boundary lines and dimension all existing and proposed structures from all parcel boundary lines.	Unresolved

44	Planning and Development	On sheet C-3A in the site data table, please include: • all parcel ID numbers (if not combining the lots) • existing Future Land Uses • existing and proposed uses • maximum allowable floor area ratio (F.A.R) • total square footage for each building • use for each building • proposed height and number of stories for each building • if multiple uses are proposed for a building each use should be defined by its square footage, i.e. warehouse 2,500 sf and office space 1,000 sf • pervious and impervious calculations • hours of operation.	Unresolved
45	Planning and Development	On the site plan, show the location and calculation for the required bicycle parking spaces required based on Sections 30.11.7.2 - 30.11.7.5 of the SCLDC.	Unresolved
46	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
47	Planning and Development	You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
48	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.	Info Only
49	Planning and Development	Additional comments will be produced upon review of the resubmitted drawings.	Info Only
50	Planning and Development	The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.	Info Only
51	Planning and Development	On sheet C-1D Phase 1 Breakdown, please show the phasing lines for the other phases of the project.	Unresolved

52	Planning and Development	On sheet C-3A, please revise the new parking provided to include the percentage of 10' x 20' and 9' x 18' parking spaces Section 30.11.6(a-b) - Design of off-street parking spaces: (a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto. (b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	Unresolved
53	Planning and Development	On the sheets C-3A – C-3C, please provide wheel stops for all proposed parking areas where curbs and landscape islands are not provided. Please refer to Sec. 30.11.6(c)(3).	Unresolved
54	Planning and Development	On sheet C-3A under the site data, please provide the required long term and short term bicycle parking and where it will be located on site. Sec. 30.11.7.4 Table 11.7A: Minimum Number of Bicycle Spaces required: General Business/Retail: 1:25,000 sf – Long-Term and 1:7,500 sf (minimum 4) – Short Term Office: 1:15,000 sf – Long-Term and 1:25,000 sq (minimum 4) -Short-Term Sec. 30.11.1. - Applicability. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section. 30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.	Unresolved
55	Planning and Development	If off-street loading and un-loading is provided on site, please demonstrate and dimension where loading and un-loading areas will be located on site. Please refer to Sec. 30.11.6.3.	Unresolved

56	Planning and Development	F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. Net Buildable Calculation: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
57	Planning and Development	Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2. Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.	Info Only
58	Planning and Development	On sheet C-3A under the site data, please provide the number of phases and what will be included in each phase (e.g. Phase 1A – Butterfly Encounter, Phase 1B – Parking Lot, etc.).	Unresolved
59	Public Safety - Addressing	Three of the existing buildings have an address assigned. On the C-2 DEMO PLAN please label the address numbers 1919, 1911 & 1909 on their building. Use the aerial uploaded in the Documents Folder named Lukas Nursery.pdf (uploaded by Amy Curtis) for an understanding of each buildings address. Also, label the building name/use of each building. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
60	Public Safety - Addressing	Add the street name W SR 426 on C-1B OVERALL PLAN.pdf and add the directional to W STATE ROAD 426 on C-2 DEMO PLAN.pdf. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
61	Public Safety - Addressing	Please verify and label on C-2 DEMO PLAN exactly which buildings will be demolished. Currently, the demo plan indicates that all structures will remain; however, on C-1B it states that the Butterfly Encounter and Gift Shop and the Learning Center Building will be relocated. Relocated from where? Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved

62	Public Safety - Addressing	On C-1B OVERALL PLAN.pdf, C-3A Geometry Plan, C-3B Geometry Plan and C-3C Geometry Plan label the address numbers on their buildings as applicable. If any of the buildings will be demolished because it will be relocated, do not label that address. Verify if 1919, 1911 or 1909 are either the Gift Shop or Learning Center. If so, that address or building should not be shown on these plans. These plans should show the existing and new and not the buildings that will be demolished. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
63	Public Safety - Addressing	A separate address will be assigned for each the Gift Shop and the Learning Center Building. If one of these proposed buildings will be relocated from an existing building that currently has an addressed assigned, that existing address will no longer valid once the structure is demolished. Addresses are assigned in conjunction with a building permit. The address fees will be collected with the building permit. The addresses will be released after each building permit is issued.	Info Only
64	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
65	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
66	Public Safety - Addressing	Library Comment (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
67	Public Safety - Addressing	Additional comments may be generated based on resubmittal as a full review was unable to be conducted due to missing information and the plans sheets were not complete. Please contact Amy Curtis 407-665-5191 with any questions before revising and resubmitting the plans.	Unresolved

68	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Unresolved
69	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 Please provide how this is met on the new learning center building.	Unresolved
70	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
71	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1) Please clarify this for the new butterfly garden and gift shop as well as the new learning center building.	Unresolved
72	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. Please provide for all new structures.	Unresolved
73	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

74	Public Safety - Fire Marshal	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access. Please ensure compliance for new assembly area as there were discussions with staff on occupant load calculations for this area and potential fire sprinkler system needed.	Unresolved
75	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
76	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
77	Public Safety - Fire Marshal	Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. If utilizing existing hydrants, please provide a flow test not exceeding 12 months.	Unresolved
78	Public Safety - Fire Marshal	New fire hydrants must also be tested after installation. The developer shall demonstrate satisfactory test results prior to final inspection of the utility system or the Certificate of Occupancy, whichever comes first	Unresolved
79	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
80	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal as a full review was unable to be conducted at this time due to so much information that was not provided for fire related comments.	Unresolved
81	Public Works - Engineering	There appear to be 5 existing accesses to the property from Slavia Road. These accesses do not meet separation requirements. Please provide at minimum 330' separation. It appears that 2 accesses will be allowed to remain. Please close the west access and the far east access. There is some flexibility with the location of the access in between. Please clearly show the access that are being modified and the ones that will be closed with this plan. The 3 accesses have to be closed now.	Unresolved
82	Public Works - Engineering	The County does not allow open cut of its roadway unless there is no other option. Please revise the open cut to directional drill.	Unresolved

83	Public Works - Engineering	Seminole County requires sidewalk along all County roadway frontages. Please provide a 6' sidewalk along the property frontage on Slavia Road. Please also provide sidewalk access from the site to the ROW sidewalk. Please note that the sidewalk needs to meet minimum clear zone for traffic Safety. Note that the applicant can pay into the sidewalk fund but all ROW and other improvements still need to be done unless otherwise approved by the County Engineer.	Unresolved
84	Public Works - Engineering	Please note that the sidewalk is required to be in Public right of way (ROW). Please provide required ROW for all improvements in the public ROW.	Unresolved
85	Public Works - Engineering	Please note that there may be some limited drainage in the public ROW. This drainage cannot be adversely affected. This will require the drainage to be taken either into the site or to another offsite conveyance area.	Unresolved
86	Public Works - Engineering	If ROW is dedicated the parking layout will have to be adjusted. Please adjust ROW accordingly.	Unresolved
87	Public Works - Engineering	The County required inbound and outbound radiuses are 50' inbound and 35' outbound. Please revise all radii accordingly.	Unresolved
88	Public Works - Engineering	The proposed west accesses / future drive aisles do not connect cleanly to the existing accesses. These accesses need to be adjusted or proper signage needs to be provided. Please adjust or revise accordingly.	Unresolved
89	Public Works - Engineering	Please provide stop signs and striping for all required stop conditions. This includes the end of parking aisles and other conflict points.	Unresolved
90	Public Works - Engineering	There is a large area of the northeast side of the existing site that does not have drainage or conveyance to a defined drainage system. The design and or report are required to provide information on how this area will be treated in the future. It appears that this area would drain to FDOT. Is there a drainage system along FDOT sufficient enough to address this drainage. A drainage pipe sufficient to provide future collection should be provided for any future improvements to that area unless an appropriate future system location is shown for that area. Please revise the drainage pipe system accordingly or show the appropriate information for the future outfall.	Unresolved

91	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	No Review Required	Phil Kersey pkersey@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Corrections 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	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis (407) 665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@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:
10/23/2025	The application fee allows for the initial submittal plus two resubmittals.	See highlighted departments above
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.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

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