



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, November 20, 2024

9:00 AM

**Room 3024 and hybrid TEAMS
option**

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

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

DRC AND PRE APPLICATIONS

9:00AM (IN PERSON) SERENDIPITY SCHOOL - PRE-APPLICATION

[2024-1503](#)

Project Number: 24-80000129

Project Description: Proposed Special Exception for a daycare at an existing church on 5.22 acres in the A-1 Zoning District located on the south side of Red Bug Lake Rd, west of Dodd Rd

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

Parcel ID: 23-21-30-300-0190-0000

BCC District: 1-Dallari

Applicant: Serendipity School (407) 223-4970

Consultant: Joseph Kovecses (407) 418-6704

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

9:20AM (TEAMS) FOOD TRAILER - PRE-APPLICATION[2024-1502](#)**Project Number:** 24-80000130**Project Description:** Proposed Site Plan to operate a food truck on a commercial property on 2.14 acres in the C-2 Zoning District located on the west side of SR 434, north of Econ River Pl**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 27-21-31-5CC-0E00-0050**BCC District:** 1-Dallari**Applicant:** Abraham Mezaael (248) 229-0667**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) WINTER SPRINGS DUNKIN - PD MAJOR AMENDMENT**[2024-1501](#)**Project Number:** 24-20500011**Project Description:** Proposed PD Major Amendment for a quick service restaurant on 0.51 acres in the PD Zoning District located on the northeast corner of Red Bug Lake Rd and Dodd Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 24-21-30-519-0000-0030**BCC District:** 2-Zembower**Applicant:** Brian Forster (407) 270-7800**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****WILDWOOD TRL (2310) - PRE-APPLICATION**[2024-1504](#)**Project Number:** 24-80000128**Project Description:** Proposed Subdivision to create 3 parcels on 39.14 acres in the A-5 Zoning District located on the north side of Wildwood Trl, west of Cochran Rd**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 19-20-32-300-0020-0000**BCC District:** 2-Zembower**Applicant:** Annette Donahue (407) 792-9525**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1503

Title:

9:00AM (IN PERSON) SERENDIPITY SCHOOL - PRE-APPLICATION

Project Number: 24-80000129

Project Description: Proposed Special Exception for a daycare at an existing church on 5.22 acres in the A-1 Zoning District located on the south side of Red Bug Lake Rd, west of Dodd Rd

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

Parcel ID: 23-21-30-300-0190-0000

BCC District: 1-Dallari

Applicant: Serendipity School (407) 223-4970

Consultant: Joseph Kovecses (407) 418-6704



PM: Hilary

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

PROJ. #: 24-80000129

Received: 10/30/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: SERENDIPITY SCHOOLS, LLC	
PARCEL ID #(S): 23-21-30-300-0190-0000	
TOTAL ACREAGE: 5.75 5.22	BCC DISTRICT: 1
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: SERENDIPITY SCHOOLS, LLC	COMPANY: SERENDIPITY SCHOOLS, LLC
ADDRESS: 410 RIDGE ROAD	
CITY: CASSELBERRY	STATE: FL ZIP: 32730
PHONE: 407 223 4970	EMAIL: SERENDIPITYSCHOOLS@GMAIL.COM

CONSULTANT

NAME: JOSEPH A. KOVECSES	COMPANY: LOWNDES
ADDRESS: 215 NORTH EOLA DRIVE	
CITY: ORLANDO	STATE: FL ZIP: 32801
PHONE: 407 418 6704	EMAIL: JOSEPH.KOVECSES@LOWNDES-LAW.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: PERMIT NEW PRE-SCHOOL IN EXISTING SCHOOL BUILDING

STAFF USE ONLY

COMMENTS DUE: 11/8	COM DOC DUE: 11/14	DRC MEETING: 11/20
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Red Bug Lake Rd, west of Dodd Rd
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 11/15

To Whom it May Concern:

Serendipity Learning Center was established in 2017 in Seminole County as a locally owned private daycare/preschool located on the Cross Roads Church campus in Fern Park, Florida. Serendipity Learning Center is a for-profit business that provides daycare/nursery, preschool and before/after school services for children from “birth” (six weeks-old) through Elementary school age. Serendipity enjoys an excellent reputation with students, families and our local neighborhood.

At Serendipity Learning Center we strive to provide an inspiring and developmentally appropriate learning environment that allows children to express their creativity, explore their surroundings and learn while providing peace of mind to parents with regard to the care and safety of their children.

It is our intent, with the proposed Red Bug Lake Road location, to continue to provide this excellent level of service and expand our accessibility within the community. The proposed location is directly across from Red Bug Elementary School connected by an existing land bridge. Upon zoning approval, we would be utilizing the existing school buildings (approximately 12,933 SF) located on 2.2 +/- AC of the Tuskawilla United Methodist Church property.

We are open Monday through Friday 7:00 AM - 6:15 PM with parents dropping off children from 7:00 AM until about noon and picking up starting at noon through closing. Children in our Infants through VPK Programs range in age from six weeks through four years. Our before/after care and Camp Serendipity Kids Programs serve children from Kindergarten through fifth grade and we transport to and from area public Elementary Schools.

We anticipate DCF approval for a capacity of 250-299 students with a Fire Marshall-determined capacity for both buildings that will exceed DCF’s SF ratio. We anticipate staffing to reach approximately 45 +/- with varying full and part-time shifts, typically from openers (6:45, 7:00, 8:00 AM through 3:00, 4:00 & 5:00 PM) to closers (8:30, 9:00, 11:30 & 12:00 through 4:30, 5:00, 5:45 & 6:30 PM)

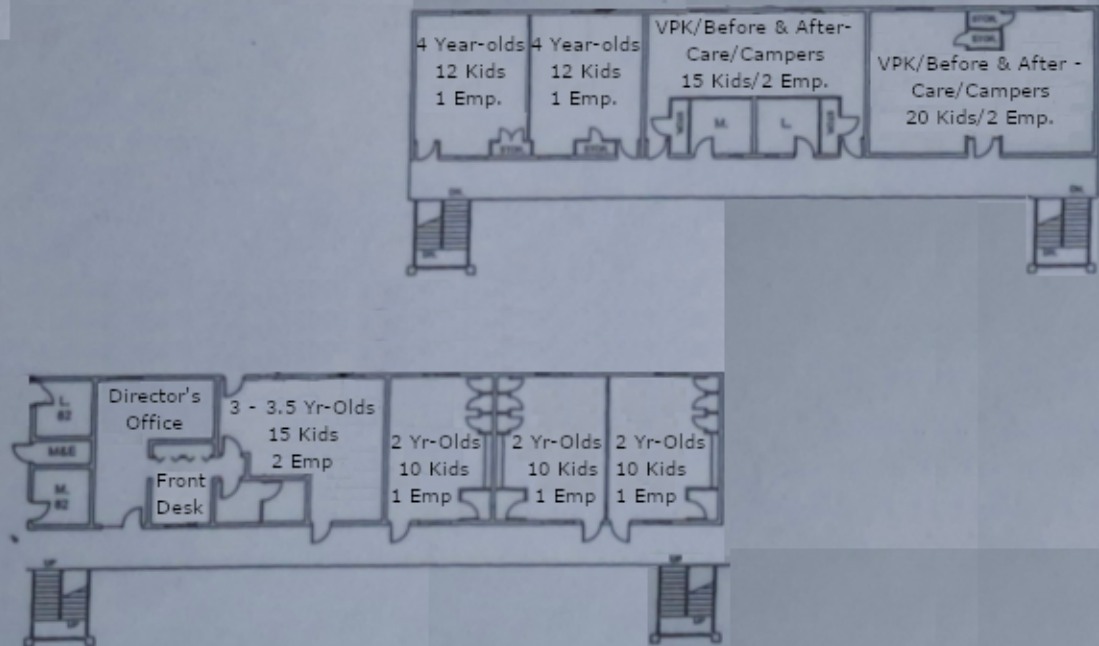
Thank You for Your Consideration.

Best Regards,

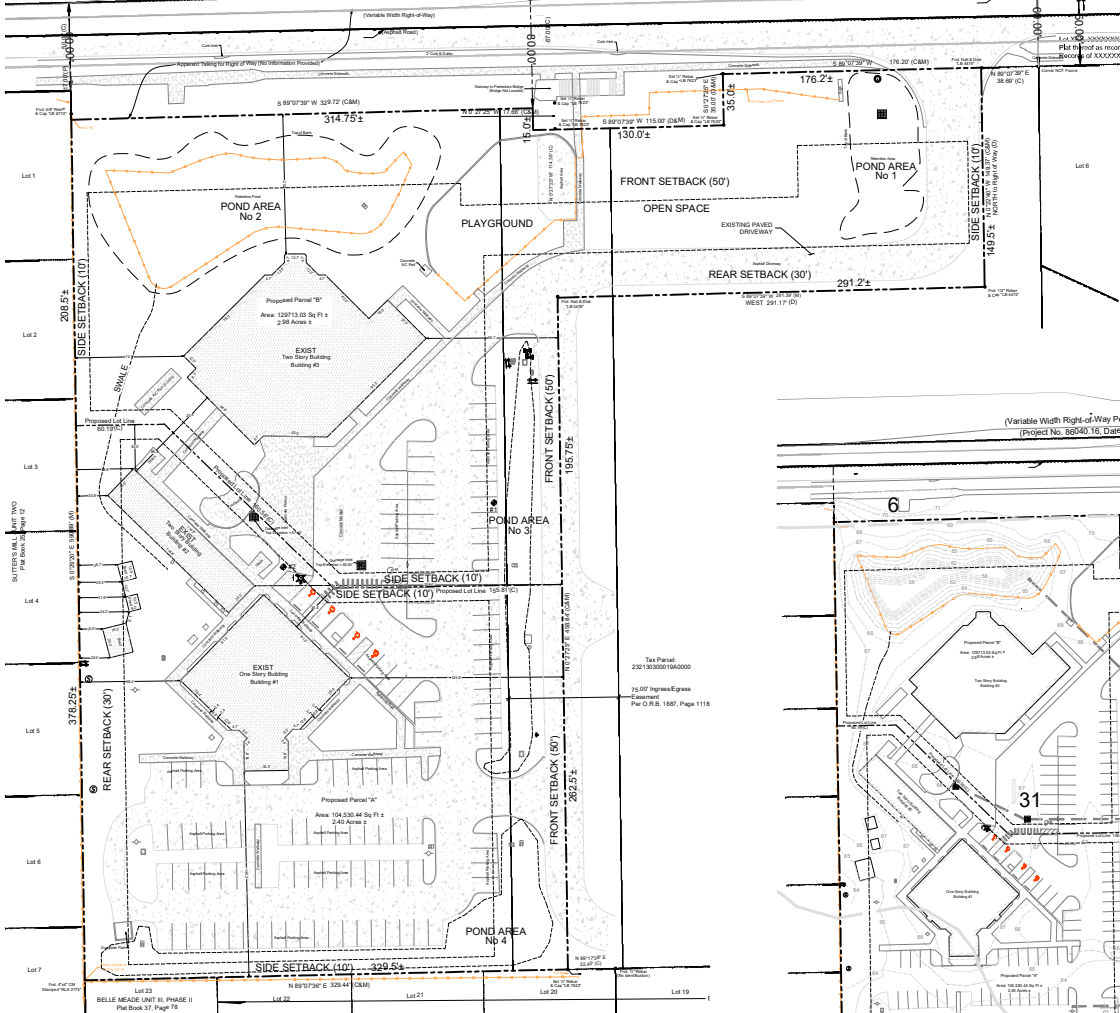
Steve Carta
Owner/CEO
Serendipity Schools LLC
MySerendipitySchool.com
407-223-4970

Serendipity Learning Center 3929 Red Bug Lake Road Casselberry, FL 32707

Proposed Layout



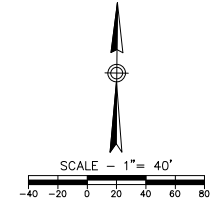
(Variable Width Right-of-Way Per Seminole County Right-of-Way Map)
(Project No. 86040.16, Dated December 17, 1990 Pages 1-52)



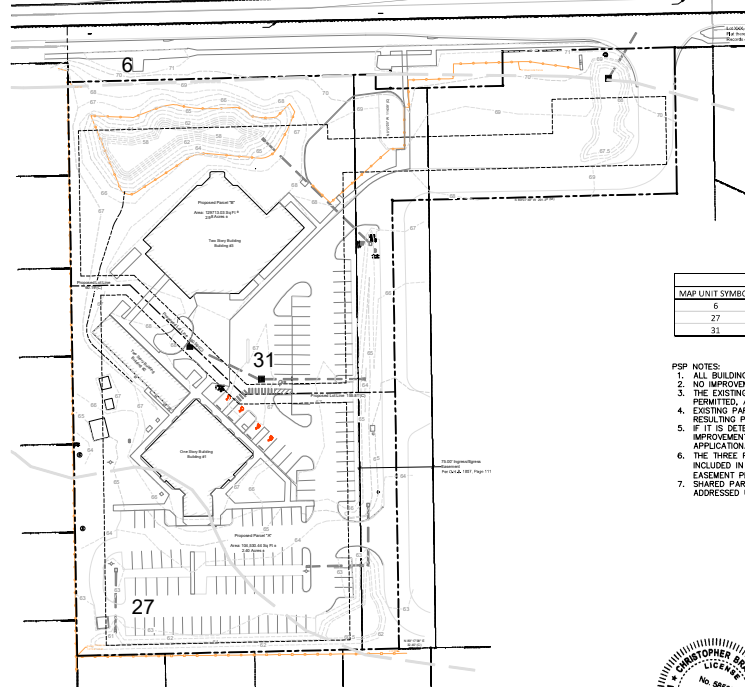
PRELIM. SUBDIVISION PLAN
1" = 40'

PARKING SUMMARY	
REQUIRED	
SEATS IN SANCTUARY (ASSEMBLY AREA)	414
1 SPACE PER 4 SEATS	104 SPACES
PROVIDED	
STANDARD	110
PARALLEL	5
HANDICAP	5
TOTAL	120 SPACES

NOTE:
AN AGREEMENT BETWEEN THE PARCELS WILL BE EXECUTED ALLOWING FOR SHARED PARKING AND ENSURING THAT PEAK DEMAND FOR EACH PARCEL OCCURS AT DIFFERENT TIMES. THE SANCTUARY (ASSEMBLY AREA) WILL BE THE HIGHEST PARKING DEMAND; THEREFORE, THE REQUIRED PARKING WILL BE BASED ON THE NUMBER OF SEATS.



(Variable Width Right-of-Way Per Seminole County Right-of-Way Map)
(Project No. 86040.16, Dated December 17, 1990 Pages 1-52)

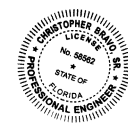


CONTOUR & SOILS MAP
1" = 60'

SITE DATA	
PROJECT NAME:	TUSKAWILLA UNITED METHODIST CHURCH
PARCEL No:	23-21-30-300-0190-0000
ADDRESS:	3925 RED BUG LAKE RD, CASSELBERRY, FL
FLU:	LDL
ZONING:	A-1 (AGRICULTURE)
LAND USES:	CHURCH, PRIVATE KINDERGARTEN, PRIVATE CARE, PRIVATE KINDERGARTEN, PRIVATE MIDDLE SCHOOL, PRIVATE HIGH SCHOOL
MAX BLDG HEIGHT:	< 35'
FLOOD ZONE:	X, F.I.R.M. No 120289, 9/28/07
PROPOSED LOTS:	2
AREAS:	
TOTAL AREA:	232,829 SF 5.35 AC
PARCEL A:	100,127 SF 2.30 AC
BUILDING:	12,935 SF (1 & 2-STORY FLOOR AREAS)
BUILDING:	9,910 SF (FOOTPRINT)
BUILDING:	1,335 SF (ANCILLARY)
PAVED:	39,834 SF
SIDEWALK:	9,080 SF
IMPERVIOUS:	59,359 SF 1.36 AC
OPEN SPACE:	40,768 SF 0.94 AC
PARCEL B:	132,702 SF 3.05 AC
BUILDING:	14,722 SF (2-STORY FLOOR AREAS)
BUILDING:	12,240 SF (FOOTPRINT)
PAVED:	23,260 SF
SIDEWALK:	5,815 SF
IMPERVIOUS:	49,315 SF 1.13 AC
OPEN SPACE:	83,387 SF 1.91 AC

SOILS		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5% SLOPES	A
27	POMELLO FINE SANDS, 0 TO 5% SLOPES	A
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5% SLOPES	A

- PSP NOTES:
- ALL BUILDINGS AND SITE IMPROVEMENTS REFLECTED HEREIN ARE EXISTING.
 - NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS APPLICATION PACKAGE.
 - THE EXISTING SURFACE WATER MANAGEMENT SYSTEM WAS PREVIOUSLY DESIGNED, PERMITTED, AND CONSTRUCTED.
 - EXISTING PARKING, DRAINAGE, AND UTILITIES WILL BE SHARED BETWEEN THE TWO RESULTING PARCELS.
 - IF IT IS DETERMINED BY COUNTY STAFF THAT ANY IMPROVEMENTS ARE REQUIRED, THE IMPROVEMENTS WILL BE ADDRESSED UNDER A SEPARATE FINAL ENGINEERING PLAN APPLICATION.
 - THE THREE RESULTING PARCELS, INCLUDING 19A (AKA SOCRATES PREP SCHOOL, NOT INCLUDED IN THIS PSP), WILL SHARE THE EXISTING ACCESS DRIVE, INGRESS/EGRESS EASEMENT PER D.O.B. 1187/07-118.
 - SHARED PARKING, SURFACE WATER MANAGEMENT FACILITIES, UTILITIES, ETC WILL BE ADDRESSED UNDER SEPARATE INSTRUMENTS.



This plan has been digitally signed and sealed by Christopher T. Bravo, PE on the time & date shown using digital signature. Printed copy of this document has not been considered signed and sealed, and the signature must be verified on any electronic copies.

Digitally signed by Christopher T Bravo
DN: c=US, o=Florida, dnQualifier=A01410C0000018563F47D58000D03BD, cn=Christopher T Bravo,
Date: 2023.11.10 17:11:41 -05'00'
CHRISTOPHER T. BRAVO, P.E.
REGISTRATION # 58562
C.A. # 28953

TUSKAWILLA UNITED METHODIST CHURCH
3925 RED BUG LAKE RD, CASSELBERRY, FL

PRELIMINARY SUBDIVISION PLAN

BRAVO ENGINEERING, LLC
1515 S. STATE ST. SUITE 202
WINTER PARK, FLORIDA 32789
Telephone: 407-252-1671

THIS DOCUMENT IS THE PROPERTY OF BRAVO ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND PARCEL IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRAVO ENGINEERING, LLC.

NO.	DATE	DESCRIPTION	DRAWN BY:
0	11/20/23	INITIAL SUBMITTAL TO COUNTY	CTB
			CTB
			CTB

PROJECT NO.: 2023-23
PROJECT DATE: 09/20/23

C1.0

**SEMINOLE COUNTY
APPROVAL DEVELOPMENT ORDER**

On January 28, 2019, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 23 TWP 21S RGE 30E
NW 1/4 OF W 1/2 OF NE 1/4
OF SE 1/4 (LESS RD & E 15 FT OF N 15 FT)
& BEG 20 FT N & 115 FT E OF INT SLY R/W
RED BUG LAKE RD & E LI OF NW 1/4
OF NE 1/4 OF SE 1/4 RUN S 35 FT W 115 FT
S 114.55 FT E 291.17 FT N TO A PT W OF BEG E TO BEG

(The above described legal description has been provided to Seminole County by the Property Owner.)

A. FINDINGS OF FACT

Property Owner: CHURCH TUSKAWILLA UNITED METHODIST INC
3925 RED BUG LAKE ROAD
CASSELBERRY, FL 32707

Project Name: ARBOR SCHOOL OF CENTRAL FLORIDA – SPECIAL EXCEPTION

Development Approval:

Request for a Special Exception for a private kindergarten, middle school, high school and nursery school in the A-1 (Agriculture) district.

The findings reflected in the record of the January 28, 2019, Board of Adjustment meeting are incorporated in this Order by reference.

B. CONCLUSIONS OF LAW

The development approval sought is consistent with the Seminole County Comprehensive Plan and is in compliance with applicable land development regulations and all other applicable regulations and ordinances.

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits, including all impact fee

ordinances, to the extent that such requirements are not inconsistent with this Development Order.

(3) The conditions upon this development approval are as follows:

- a. The Special Exception granted applies only to the private Special Needs School consisting of kindergarten, middle school, high school and nursery school as depicted on the Special Exception Site Plan.
- b. The layout of the proposed uses must be substantially consistent with that which is depicted on the Special Exception Site Plan, attached to the Development Order as Exhibit A.
- c. No building associated with the Special Exception may be increased without Board of Adjustment approval.
- d. Prior to the issuance of development permits, a Final Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- e. Total enrollment shall not exceed 100 students ranging from ages five (5) to twenty-two (22) years old.
- f. Hours of operation will be from 8:30 a.m. to 3:30 p.m., Monday through Friday.
- g. The timing of drop-off will begin at 8:00 a.m. and pick up will begin at 3:30 p.m.
- h. The Applicant will be required to provide a traffic analysis as part of the Site Plan approval process. Improvements as warranted may change the layout of the site.
- i. Prior to the issuance of development permits, a Site Plan that meets the requirements of all other applicable code requirements, including Chapter 40 of the Land Development Code, must be approved.
- j. This Development Order will expire one (1) year after approval unless a development permit based upon and incorporating the Special Exception, is obtained within the one (1) year period. One six (6) month extension may be granted by the Board of Adjustment.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

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

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

Done and Ordered on the date first written above.

By: _____
Rebecca Hammock, AICP
Director of Development Services

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

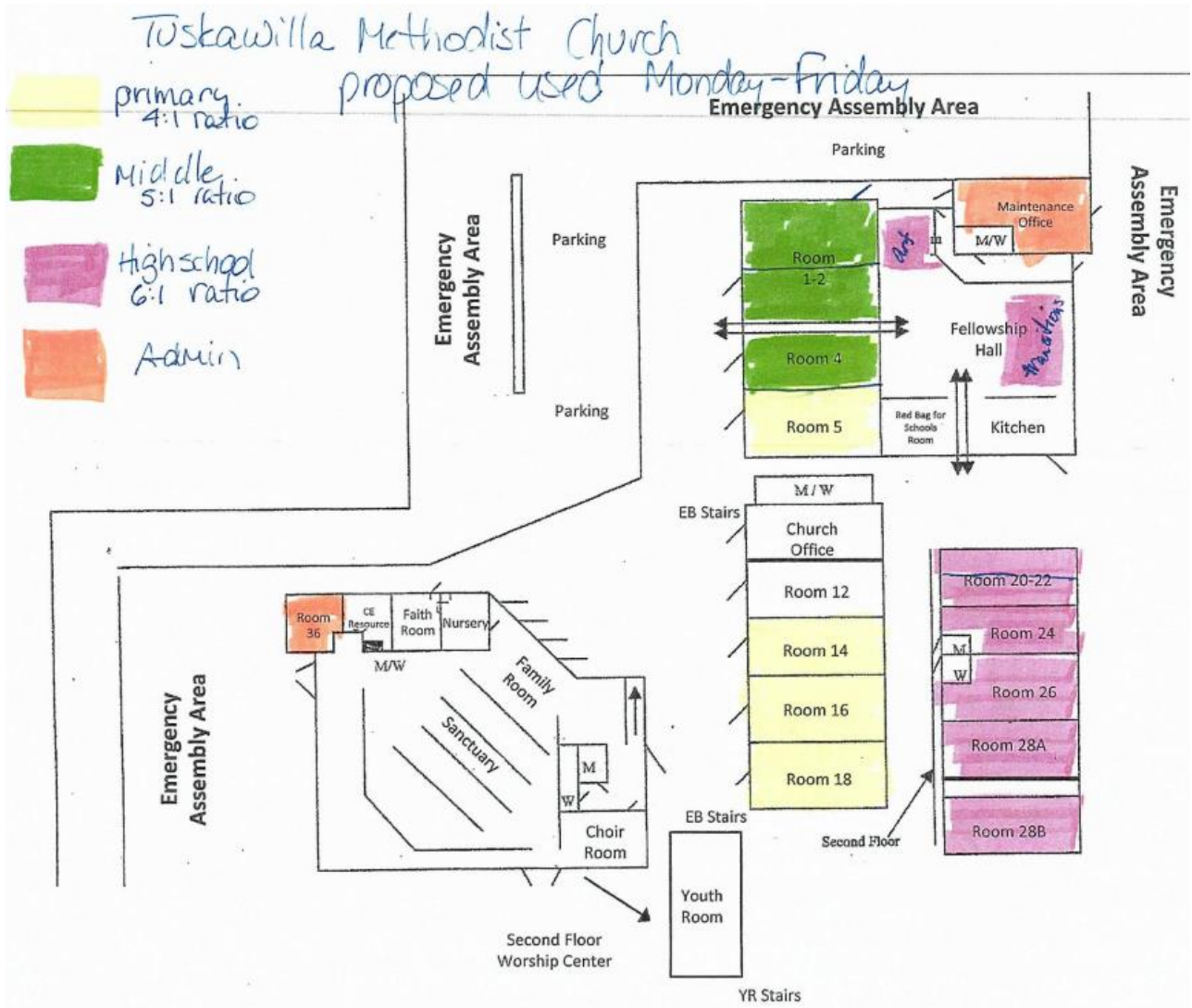
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2019.

Notary Public

Prepared by: Darren Ebersole, Planner
1101 East First Street
Sanford, Florida 32771

EXHIBIT A

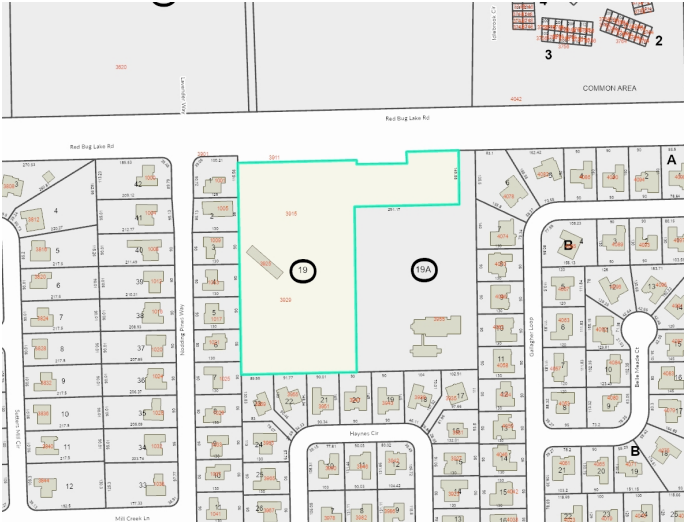


Property Record CardA



Parcel: **23-21-30-300-0190-0000**
 Property Address: **3925 RED BUG LAKE RD CASSELBERRY, FL 32707**
 Owners: **TUSKAWILLA UNITED METHODIST CHURCH INC**
 2025 Market Value \$2,987,687 Assessed Value \$2,987,687
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$38,626.70
 Churches property w/1st Building size of 7,005 SF and a lot size of 5.22 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	23-21-30-300-0190-0000
Property Address	
Mailing Address	3925 RED BUG LAKE RD CASSELBERRY, FL 32707-5501
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$2,325,668	\$2,262,900
Depreciated Other Features	\$11,930	\$11,282
Land Value (Market)	\$650,089	\$650,089
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,987,687	\$2,924,271
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	\$2,987,687	\$2,924,271

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$38,626.70
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$38,626.70

Owner(s)A

Name - Ownership Type
 TUSKAWILLA UNITED METHODIST CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 23 TWP 21S RGE 30E
 NW 1/4 OF W 1/2 OF NE 1/4
 OF SE 1/4 (LESS RD & E 15 FT OF N 15 FT)
 & BEG 20 FT N & 115 FT E OF INT SLY R/W
 RED BUG LAKE RD & E LI OF NW 1/4
 OF NE 1/4 OF SE 1/4 RUN S 35 FT W 115 FT S
 114.55 FT E 291.17 FT N TO A PT W OF BEG E
 TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,987,687	\$2,987,687	\$0
Schools	\$2,987,687	\$2,987,687	\$0
FIRE	\$2,987,687	\$2,987,687	\$0
ROAD DISTRICT	\$2,987,687	\$2,987,687	\$0
SJWM(Saint Johns Water Management)	\$2,987,687	\$2,987,687	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1982	\$100	01387/1118	Vacant	No

LandA

Units	Rate	Assessed	Market
5.75 Acres	\$113,000/Acre	\$650,089	\$650,089

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7005
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,033,084
Assessed	\$532,038

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	2802

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1987
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5928
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$765,454
Assessed	\$445,877

Building 2

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	1020

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14722
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,884,969
Assessed	\$1,347,753

Building 3

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04888	3925 RED BUG LAKE RD: HOOD SYSTEM NFPA 96	\$1,893		4/20/2022
18550	3925 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-church	\$5,675		1/5/2021
02470	3925 RED BUG LAKE RD: MECHANICAL - COMMERCIAL-	\$4,885		2/24/2020
14672	3925 RED BUG LAKE RD: FENCE/WALL COMMERCIAL-	\$4,892		12/26/2019
12169	FIRE ALARM	\$4,450		9/6/2017
9828	MECHANICAL	\$85,061		7/19/2017
7612	MECHANICAL	\$43,350		6/7/2017
03272	REROOF	\$29,900		3/15/2017
11678	REPLACE FIRE ALARM SYSTEM, IN THE SANCTUARY, DUE TO LIGHTNING DAMAGE - 3915 RED BUG LAKE RD	\$17,575		10/10/2016
08765	MECHANICAL	\$5,865		9/4/2014
06614	10' X 12' SHED	\$1,944		8/6/2013
00579	REROOF	\$30,480		1/28/2013
09513	FIRE ALARM SYSTEM INSTALLATION	\$2,400		12/27/2012
08064	CHANGEOUT READER BOARD SIGN	\$35,000		10/13/2011
07191	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 3915 RED BUG LAKE RD	\$1,200		9/13/2010
05696	RELOCATE SERVICE FOR PRIMARY FEEDER	\$1,500		7/19/2010
07055	INSTALL 170 X 6 CHAIN-LINK	\$1,500		8/1/1999
06720	INSTALL FIRE SPRINKLER SYSTEM	\$16,440		8/1/1999
06333	600 X 6 CHAIN-LINK FENCE	\$2,450		7/1/1999
03551	PAD PER PERMIT 3915 RED BUG LAKE RD	\$1,250,000	2/16/2000	4/1/1999
03360	FIRE ALARM; PAD PER PERMIT 3915 RED BUG LAKE RD	\$12,500		4/1/1999
02048	CHURCH FOUNDATION ONLY; PAD PER PERMIT 3915 RED BUG LAKE RD	\$20,000		3/1/1999
07408	ADD FIRE ALARM; PAD PER PERMIT 2013 LAKE DR	\$1,500		11/1/1997
00935	TIE ANSUL INTO EXISTING ALARM	\$200		2/1/1996
07489	SUPPRESSION SYS-UNITED METHOD	\$950		11/1/1995
07490	CHURCH- HOOD SYSTEM	\$5,100		11/1/1995
03803	CHURCH KITCHEN REMODEL	\$8,000	4/29/1996	6/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	10000	\$25,500	\$10,200
WALKS CONC COMM	1982	795	\$4,325	\$1,730

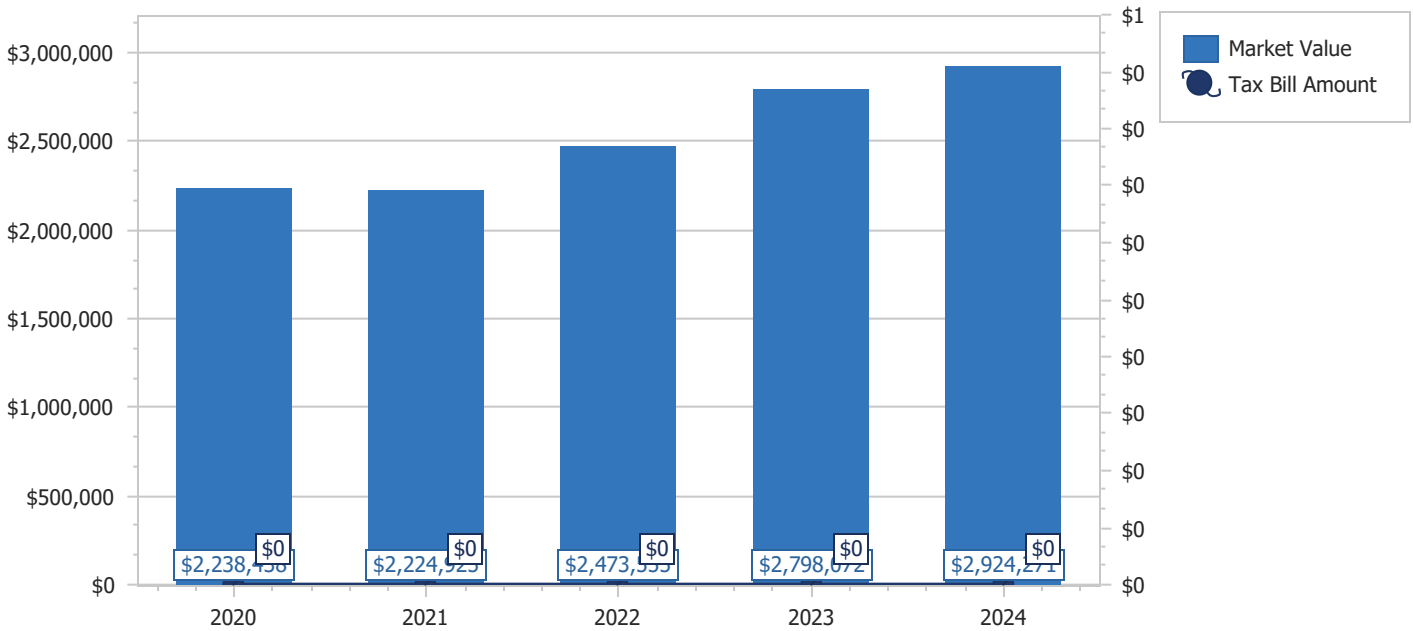
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesA	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

Receipt Details

Date: 10/31/2024 12:09:39 PM
Project: 24-80000129
Credit Card Number: 52*****2680
Authorization Number: 03156P
Transaction Number: 311024O10-8676EB78-E89F-4571-8241-584C1BAF7300
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, November 15, 2024, in order to place you on the Wednesday, November 20, 2024 meeting agenda.

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

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

PROJECT NAME:	SERENDIPITY SCHOOL - PRE-APPLICATION	PROJ #: 24-80000129
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/24	
RELATED NAMES:	EP JOSEPH KOVECSES	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	23-21-30-300-0190-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A DAYCARE AT AN EXISTING CHURCH ON 5.22 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
NO OF ACRES	5.22	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
SERENDIPITY SCHOOLS LLC 410 RIDGE RD FERN PARK FL 32730 (407) 223-4970 SERENDIPITYSCHOOLS@GMAIL.COM	JOSEPH KOVECSES LOWNDES 215 N EOLA DR ORLANDO FL 32801 (407) 418-6704 JOSEPH.KOVECSES@LOWNDES-LAW.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

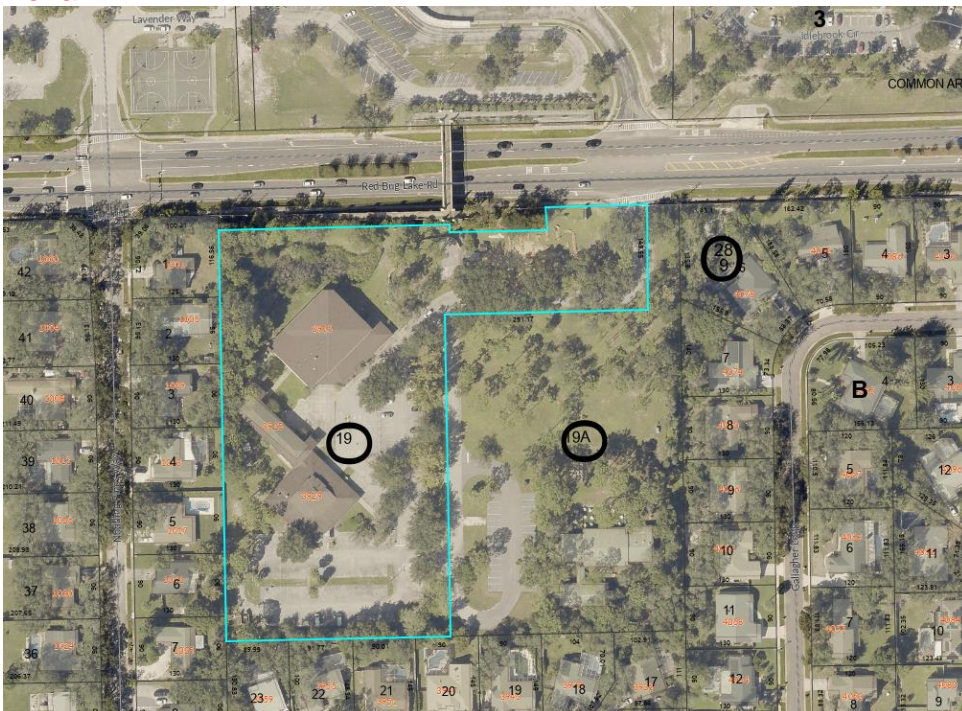
Upon completion of the PSP, you may apply for the Final Plat and Special Exception at the same time. The Special Exception requires you to hold a community meeting and then it will be scheduled to go to the Planning and Zoning Board and BCC for a final decision. The Final Plat and Special Exception will be scheduled for BCC on the same day as they will be contingent upon one another.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division Jay Hamm 11/4/24 9:30 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
2	Building Division Jay Hamm 11/4/24 9:30 AM	Type of use and size of building may require fire sprinklers and fire alarms.
3	Building Division Jay Hamm 11/4/24 9:30 AM	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
4	Building Division Jay Hamm 11/4/24 9:30 AM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
5	Building Division Jay Hamm 11/4/24 9:30 AM	Please review FBC Building, 466, for any special requirements for "day care" occupancy that may affect project. A key component to this section is the requirement for 1-hour corridors if building does not have a sprinkler system.
6	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13. if existing landscaping does not meet code requirements at time of site plan review.
8	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	A full buffer review will be done at time of site plan review.
9	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
10	Buffers and CPTED Maya Athanas 11/4/24 10:19 AM	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.
11	Comprehensive Planning Maya Athanas 11/4/24 10:40 AM	The subject property has split-Future Land Use (FLU) Designations of Low Density residential (LDR) and Public/ Quasi-Public Schools (PUBS). A daycare is a compatible use with the subject FLU.
12	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:13 PM	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.
13	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:13 PM	Type of use and size of building may require fire sprinklers and fire alarms.

14	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:14 PM	This will require a change of use from school to daycare and proper permits through the seminole county building department.
15	Public Safety - Fire Marshal Matthew Maywald 11/4/24 2:14 PM	Further requirements shall come from the applicable chapters in the FFPC 8th Edition.
16	Environmental Services James Van Alstine 11/5/24 9:54 AM	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 6" PVC potable water main running along the east side of Nodding Pines Way. There is also an 8" PVC potable water main running along the west side of this development's private driveway/cross access road. This development has utility easement access to Nodding Pines Way and is already serviced by a water meter/water service line.
17	Environmental Services James Van Alstine 11/5/24 9:57 AM	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Nodding Pines Way. This development has utility easement access to Nodding Pines Way and is already serviced by a sewer lateral connected to our system.
18	Environmental Services James Van Alstine 11/5/24 10:00 AM	This development is not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.
19	Environmental Services James Van Alstine 11/5/24 10:04 AM	The current parcel 23-21-30-300-0190-0000 is currently undergoing a lot split/subdivision that will go through a final plat sometime in the future. Utility easements will be required on the final plat to guarantee utility easement access to both future lots/parcels but that will be handled separately with Tuskawilla United Methodist Church.
20	Public Works - Engineering Vladimir Simonovski 11/10/24 2:13 AM	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.
21	Public Works - Engineering Vladimir Simonovski 11/10/24 2:13 AM	The proposed project is located within the Howell Creek Drainage Basin.

22	Public Works - Engineering Vladimir Simonovski 11/10/24 2:19 AM	Based on the USDA Web Soil Survey, the site has predominantly Tavares-Millhopper Fine Sands, 0-5% slopes (80%), Map Unit Symbol 31 and Pomello Fine Sand, 0-5% slopes (20%), Map Unit Symbol 27. Tavares-Millhopper Fine Sands, 0-5% slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition. Pomello Fine Sands, 0-5% slopes, are classified by the USDA as "Moderately Well Drained" soils. Pomello Fine Sands constitute 91% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Minor Components (Myakka, non-hydric; Eugallie, non-hydric; Basinger, hydric; Sparr) constitute 9% of the Map Unit Composition.
23	Public Works - Engineering Vladimir Simonovski 11/10/24 2:38 AM	Per the Seminole County Property Appraiser, the existing building structures of the Tuskawilla United Methodist Church were built in 1999; however, there is no Environmental Resource Permit (ERC) from St. Johns River Water Management District (SJRWMD) on file. From the available County infrastructure database, it appears that the existing stormwater retention pond, located in the northwest section of the subject property, outfalls into the County Stormwater Management System along the south side of Red Bug Lake Road via 12-inch PVC pipe. Please note that Drainage Easements will be required to allow existing drainage patterns to be allowed.
24	Public Works - Engineering Vladimir Simonovski 11/10/24 2:52 AM	Although it appears that the access driveway has sufficient length to accommodate the traffic entering the site from Red Bug Lake Road, considering that this driveway is and will be shared with the Socrates Prep School (located just east of the subject parcel), a site Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on Red Bug Lake Road.
25	Planning and Development Hilary Padin 11/13/24 3:46 PM	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/
26	Planning and Development Hilary Padin 11/13/24 3:46 PM	The proposed use is not permitted in the current Zoning District designation and will require a Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml

27	Planning and Development Hilary Padin 11/13/24 3:46 PM	The following are other processes that may be necessary to proceed with your project: PSP & Final Plat (The Special Exception can be applied for at the same time as the Final Plat)
28	Planning and Development Hilary Padin 11/13/24 3:46 PM	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
29	Planning and Development Hilary Padin 11/13/24 3:46 PM	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 1 parking space for every xxxxx square feet of xxxxx 1 parking space for each xxxxx employees
30	Planning and Development Hilary Padin 11/13/24 3:46 PM	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
31	Planning and Development Hilary Padin 11/13/24 3:46 PM	New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
32	Planning and Development Hilary Padin 11/13/24 3:59 PM	Upon completion of the PSP, you may apply for the Final Plat and Special Exception at the same time. The Special Exception requires you to hold a community meeting and then it will be scheduled to go to the Planning and Zoning Board and BCC for a final decision. The Final Plat and Special Exception will be scheduled for BCC on the same day as they will be contingent upon one another.

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-1502

Title:

9:20AM (TEAMS) FOOD TRAILER - PRE-APPLICATION

Project Number: 24-80000130

Project Description: Proposed Site Plan to operate a food truck on a commercial property on 2.14 acres in the C-2 Zoning District located on the west side of SR 434, north of Econ River PI

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

Parcel ID: 27-21-31-5CC-0E00-0050

BCC District: 1-Dallari

Applicant: Abraham Mezaael (248) 229-0667

Consultant: N/A



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

PROJ. #: 24-80000130
 Received: 10/30/24
 Paid: 10/31/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Food Trailer to work at 3050 Alafaya Trail, Oviedo, FL 32765	
PARCEL ID #(S): 2721315CC0E000050	
TOTAL ACREAGE: 2.14 acres	BCC DISTRICT: Seminole County
ZONING: C-2 (General Commercial)	FUTURE LAND USE: already used for commercial food trailer to operate COM

APPLICANT

NAME: Abraham Mezaael	COMPANY: Halal YUM	
ADDRESS: 448 crownlover ave		
CITY: Orlando	STATE: FL	ZIP: 32828
PHONE: 2482290667	EMAIL: amezaael@gmail.com	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>everything is setup and ready, space available for food trailer to park there and operate</u>				

STAFF USE ONLY

COMMENTS DUE: 11/8	COM DOC DUE: 11/14	DRC MEETING: 11/20
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the west side of SR 434, north of Econ River PI
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 11/15

Subject: Request for Approval and Permission to Operate a Food Trailer at 3050 Alafaya Trail, Oviedo, FL

Dear City Planner,

I am reaching out to formally request approval and permission to park and operate a food trailer at 3050 Alafaya Trail, Oviedo, FL. We believe this location would be an excellent fit, not only for the high visibility and customer access it offers but also due to the ample space available on the premises, which will ensure a safe, non-disruptive environment for both customers and tenants.

Proposal Details

Location:

The property at 3050 Alafaya Trail is a large commercial site with a well-organized parking lot that provides abundant space for a food trailer. We have reviewed the lot layout and identified specific areas where the food trailer could park without obstructing traffic flow or existing business operations. We are open to coordinating with you to ensure the exact location aligns with property guidelines.

Food Trailer Specifications:

The food trailer is compact, clean, and fully compliant with state and local health and safety regulations. It will require only a small portion of the designated area, and we will ensure all necessary permits and inspections are up to date.

Traffic Flow and Parking Capacity:

Based on our observations, the parking area has a high capacity, and the layout accommodates sufficient space for cars to circulate without congestion. The proposed food trailer location is away from main entry points, minimizing any potential disruption to traffic flow and providing a convenient stop for customers interested in a quick meal or snack.

Benefits to the Property:

The addition of a food trailer can increase foot traffic to the surrounding businesses, drawing in customers who may explore other shops on-site. This addition could be particularly beneficial during high-traffic periods or special events, providing an added amenity for visitors and enhancing the site's appeal.

Commitment to Cleanliness and Safety:

Our team is committed to maintaining a clean, safe, and inviting environment. We will ensure that the area around the trailer remains spotless and dispose of any waste

responsibly. Additionally, we will adhere strictly to any guidelines provided by property management to ensure smooth and compliant operation.

Summary and Next Steps

We are enthusiastic about the potential to bring this service to 3050 Alafaya Trail and are prepared to take any necessary steps to ensure full compliance with property and local guidelines. We are available for a site visit or meeting at your convenience to discuss any specifics and make any adjustments needed.

Thank you for considering this request. We look forward to the possibility of contributing positively to the community and the businesses at 3050 Alafaya Trail.

Sincerely,

Abraham Mezaael

Location manager and work directly with plaza owner

2482290667

Spots wide open for food trailer to be parked at 3050 alafaya trail

This document shows plaza with indepdent open spot for food trailer, this is also approved by plaza owner but waiting for your approval

Red square proposal for trailer location

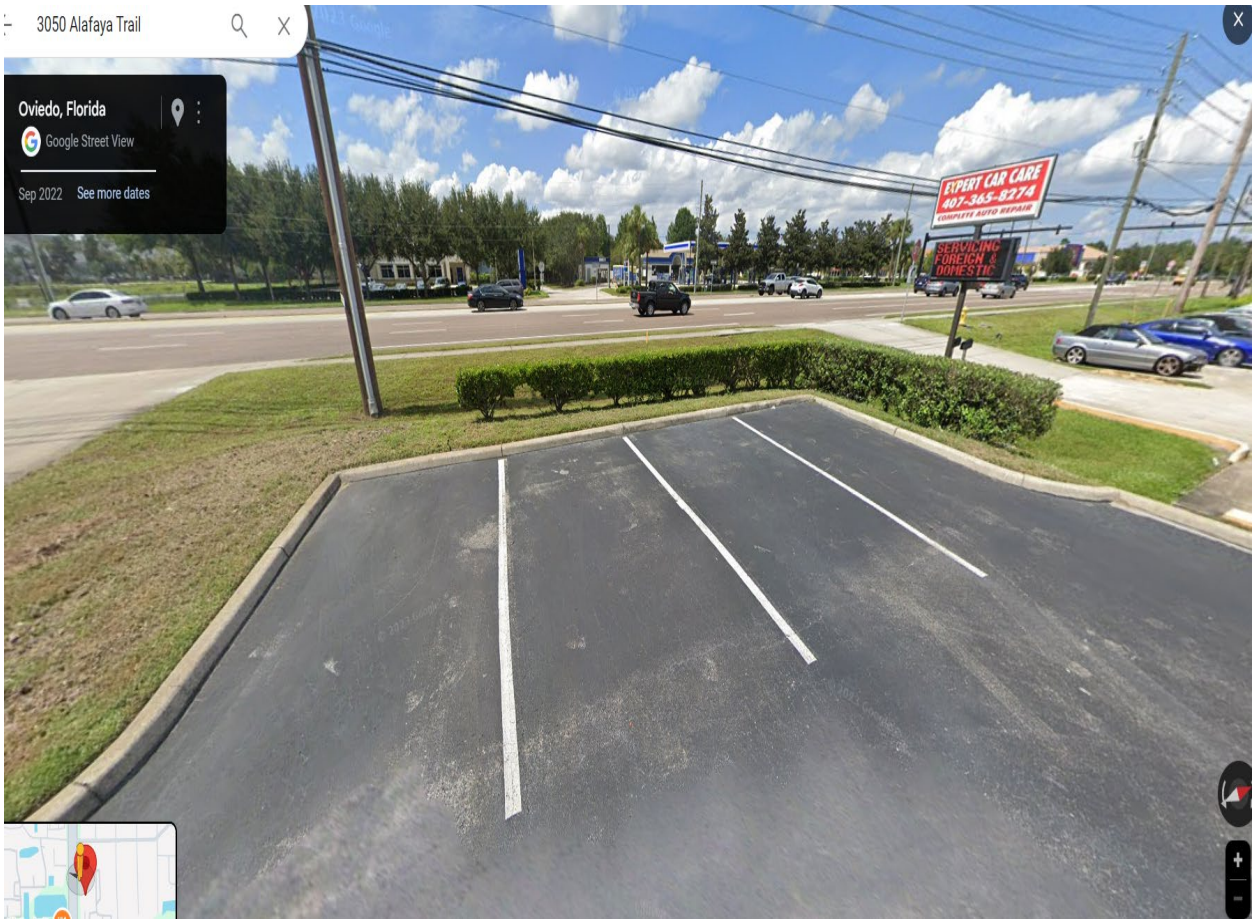


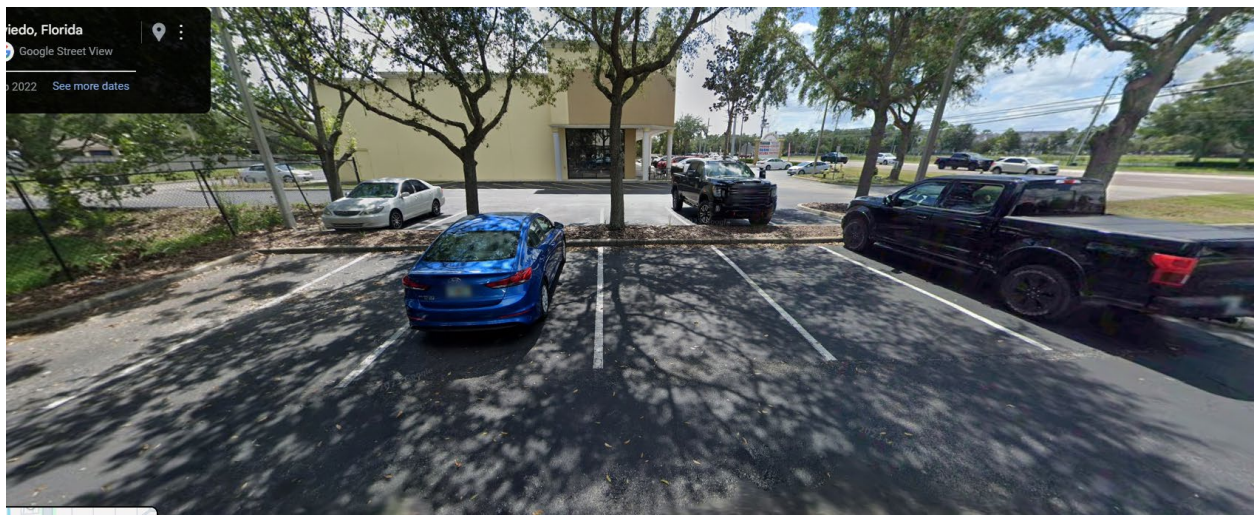


3050 Alafaya Trail



Oviedo, Florida
Google Street View
Sep 2022 See more dates





← 3050 Alafaya Trail

Q X

3127 FL-434
Oviedo, Florida
Google Street View
Sep 2022 See more dates



Property Record Card



Parcel: **27-21-31-5CC-0E00-0050**
 Property Address: **3050 ALAFAYA TRL OVIEDO, FL 32765**
 Owners: **ARENA ALAFAYA LLC**
 2025 Market Value \$3,298,803 Assessed Value \$3,298,803
 2024 Tax Bill \$43,573.89
 Retail Center-Unanchored property w/1st Building size of 14,325 SF and a lot size of 2.14 Acres

Parcel Location



Site View



2721315CC0E000050 02/21/2022

Parcel Information

Parcel	27-21-31-5CC-0E00-0050
Property Address	3050 ALAFAYA TRL OVIEDO, FL 32765
Mailing Address	9101 SOUTHERN BREEZE DR ORLANDO, FL 32836-5053
Subdivision	SEMINOLE TERRACE REPLAT
Tax District	01:County Tax District
DOR Use Code	1601:Retail Center-Unanchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,298,803	\$3,298,803
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	\$3,298,803	\$3,298,803

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$43,573.89
Tax Bill Amount	\$43,573.89
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ARENA ALAFAYA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 5 THRU 14 BLK E SEMINOLE TERRACE
REPLAT PB 11 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,298,803	\$0	\$3,298,803
Schools	\$3,298,803	\$0	\$3,298,803
FIRE	\$3,298,803	\$0	\$3,298,803
ROAD DISTRICT	\$3,298,803	\$0	\$3,298,803
SJWM(Saint Johns Water Management)	\$3,298,803	\$0	\$3,298,803

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/15/2021	\$4,040,000	09874/1657	Improved	Yes
SPECIAL WARRANTY DEED	1/15/2019	\$2,800,000	09283/1117	Improved	Yes
WARRANTY DEED	2/1/1999	\$375,000	03590/1677	Vacant	No
WARRANTY DEED	12/1/1988	\$78,000	02022/1625	Vacant	No

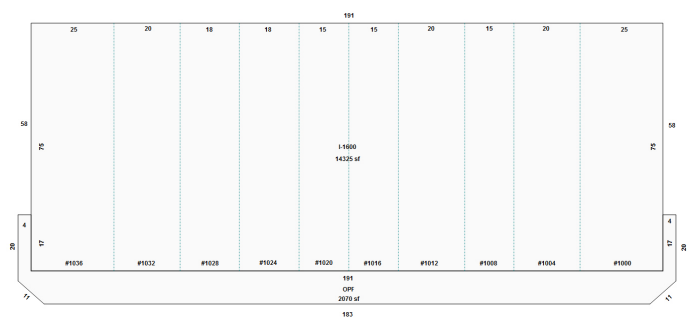
Land

Units	Rate	Assessed	Market
91,899 SF	\$16.02/SF	\$1,472,222	\$1,472,222

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2001/2010
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14325
Total Area (ft ²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$1,538,766
Assessed	\$1,269,482

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	2070

Permits

Permit #	Description	Value	CO Date	Permit Date
02494	3050 ALAFAYA TRL: SIDING / ROOF OVER -COMMERCIAL REROOF [SEMINOLE TERRACE REPLAT]	\$158,000		3/2/2022
05876	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-Wall Sign [SEMINOLE TERRACE REPLAT]	\$7,500		6/9/2020
09594	3050 ALAFAYA TRL: ELECTRICAL - COMMERCIAL-COMMERCIAL [SEMINOLE TERRACE REPLAT]	\$27,500		8/20/2019
04513	3050 ALAFAYA TRL: ALTERATION COMMERCIAL-RETAIL CENTER CHG OF OCC C/O REQ [SEMINOLE TERRACE REPLAT]	\$140,000	10/2/2019	7/8/2019
04847	3050 ALAFAYA TRL: ALTERATION COMMERCIAL-DR OFFICE, NEW C/O REQ. [SEMINOLE TERRACE REPLAT]	\$60,000		7/8/2019
07387	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-LED Illuminated Wall Sign [SEMINOLE TERRACE REPLAT]	\$1,800		6/19/2019
06085	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)-ILLUMINATED WALL SIGN [SEMINOLE TERRACE REPLAT]	\$1,700		5/22/2019
04983	3050 ALAFAYA TRL: SIGN (POLE,WALL,FACIA)- [SEMINOLE TERRACE REPLAT]	\$500		5/2/2019
02168	MECHANICAL- #1004	\$3,372		2/22/2019
10960	LEVEL 2 ALTERATION - 3050 ALAFAYA TRL #1028	\$1,900	12/8/2017	8/10/2017
04181	FIRE SPRINKLER SYSTEM - #1024	\$1,175		4/3/2017
13205	INSTALL WALL SIGN & HOOK TO EXISTING ELECTRIC - GRACIE BARRE - #1004	\$1,800		11/15/2016
01628	INTERIOR ALTERATION - CHANGE OF USE - #1028	\$5,000	4/16/2015	2/18/2015
00570	ELECTRICAL - #1028	\$2,000		1/21/2015
00571	ELECTRICAL - #1028	\$2,400		1/21/2015
08980	CHANNEL LETTERS - #1016 - ORION'S VAPOR	\$300		10/24/2013
08788	INTERNALLY LIGHTED SET OF CHANNEL LETTERS (WALL SIGN) - #1020	\$1,557		10/17/2013
09205	HOOHAH LOUNGE - INTERIOR REMODEL - CHANE OF USE - #1012	\$2,500		12/13/2012
00475	ELECTRICAL - #1008	\$500		1/20/2011
00502	INSTALL WALL SIGN - #1008	\$2,000		1/20/2011
05247	WALL SIGN - KABAB GRILL - #1036	\$0		6/30/2009
11378	SIGN - #1028 - ELEGANTE FASHION	\$1,200		11/14/2008

11979	WALL SIGN - METRO PCS - #1016	\$1,900		11/7/2007
11967	WALL SIGN - MERIDIAN HOOKAH LOUNGE - #1012	\$2,000		11/6/2007
06965	WALL SIGN - #1004	\$2,200		6/13/2006
01897	INSTALL FIRE SPRINKLERS - #1000	\$1,300		2/17/2006
00613	WALL SIGN - #1000 - PARADISE COVE	\$9,272		1/19/2006
17026	TENANT BUILDOUT - #1000	\$45,000	2/23/2006	9/14/2005
14285	WALL SIGN - #1008	\$0		12/29/2003
10323	SIGN - #1000	\$0		9/12/2003
04963	SIGN - #1008	\$0		5/1/2003
06469	INSTALL FIRE ALARM SYSTEM; #1020	\$550		6/1/2002
02815	RANGE HOOD SUPPRESSION SYSTEM	\$400		3/1/2002
02408	RANGE HOOD	\$2,375		3/1/2002
02409	MECHANICAL & CONDENSOR	\$1,625		3/1/2002
03033	INTERIOR	\$2,400		3/1/2002
02718	WALL SIGN; #1036	\$0		3/1/2002
01644	RANGE HOOD SUPPRESSION SYSTEM; #1008	\$1,800		2/1/2002
00848	RANGE HOOD SUPPRESSION SYSTEM	\$1,200		1/1/2002
00484	RANGE HOOD; #1036	\$6,000		1/1/2002
00223	INSTALL FIRE SPRINKLERS/MAIN	\$945		1/1/2002
11619	CHANGE OF USE FROM MERCANTILE TO BUSINESS; #1004	\$932	1/22/2002	12/1/2001
11113	INTERIOR ALTERATION; TASTY WOK; #1008	\$16,000	4/1/2002	11/1/2001
10458	INTERIOR ALTERATION; HOT DOG HEAVEN - #1036	\$38,000	3/13/2002	11/1/2001
09700	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3050 ALAFAYA TRL 1032	\$600		10/1/2001
09638	WALL SIGN; PAD PER PERMIT 3050 ALAFAYA TRL 1000	\$0		10/1/2001
08689	MATTRESS DIRECT; PAD PER PERMIT 3050 ALAFAYA TRL 1020 INTERIOR	\$150	10/5/2001	9/1/2001
08472	WALL SIGN; PAD PER PERMIT 3050 ALAFAYA TRL 1024	\$0		9/1/2001
08034	WALL SIGN; PAD PER PERMIT 3050 ALAFAYA TRL 1028	\$0		8/1/2001
08040	INTERIOR BUILDOUT STRIP UNIT; PAD PER PERMIT 3050 ALAFAYA TRL 1032	\$15,000	10/23/2001	8/1/2001
07950	OCCUPANCY PERMIT; PAD PER PERMIT 3050 ALAFAYA TRL 1012	\$2,495		8/1/2001
07764	ELECTRIC WIRING; PAD PER PERMIT 3050 ALAFAYA TRL 1032	\$0		8/1/2001
07413	PAD PER PERMIT;3050 ALAFAYA TRL 1032;SEMINOLE TERRACE REPLAT;WALL SIGN	\$0		8/1/2001
07926	PLUMBING; PAD PER PERMIT 3050 ALAFAYA TRL 1000	\$2,000	8/31/2001	8/1/2001

07348	PAD PER PERMIT; 3050 ALAFAYA TRL 1024 SEMINOLE TRACE REPLAT; INSTALL FIRE SPRINKLERS/ MAIN	\$1,000		8/1/2001
06749	RANGE HOOD; PAD PER PERMIT 3050 ALAFAYA TRL 1024	\$4,000		7/1/2001
07226	RANGE HOOD SUPPRESSION SYSTEM	\$0		7/1/2001
06422	PYLON MONUMENT SIGN.	\$0		7/1/2001
06499	NAIL SALON	\$15,000	9/20/2001	7/1/2001
05929	PLUMBING	\$0		6/1/2001
05889	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3050 ALAFAYA TRL	\$900		6/1/2001
02471	PAD PER PERMIT 3050 ALAFAYA TRL; DUMPSTER	\$2,400		3/1/2001
00382	INSTALL FIRE SPRINKLERS/MAIN	\$12,500		1/1/2001
10875	PAD PER PERMIT; 3050 ALAFAYA TRL INSTALL FIRE SPRINKLERS/MAIN	\$12,144		12/1/2000
10934	BIG DADDY PIZZA; PAD PER PERMIT 3050 ALAFAYA TRL 1024	\$40,000	9/10/2001	12/1/2000
10808	ELECTRIC WIRING; PAD PER PERMIT 3048 ALAFAYA TRL	\$0		12/1/2000
09938	PAD PER PERMIT 3050 ALAFAYA TRL	\$1,000,000		11/30/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2001	36759	\$93,735	\$39,837
WALKS CONC COMM	2001	2008	\$10,924	\$4,643
BLOCK WALL	2001	228	\$3,162	\$1,344
BLOCK WALL	2001	2443	\$33,884	\$14,401
ALUM FENCE	2001	410	\$6,150	\$2,614
POLE LIGHT 1 ARM	2001	8	\$14,832	\$14,832
POLE LIGHT 2 ARM	2001	2	\$7,210	\$7,210

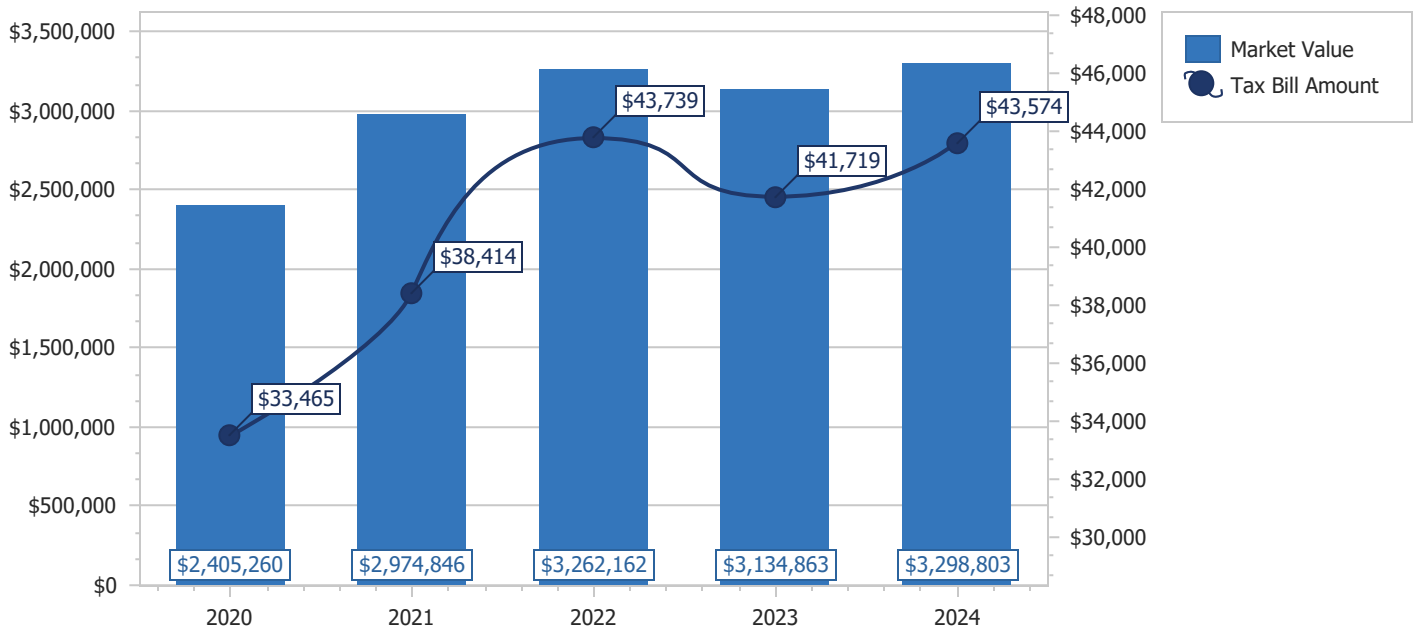
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 10/31/2024 11:12:52 AM
Project: 24-80000130
Credit Card Number: 41*****1804
Authorization Number: 07544C
Transaction Number: 311024C2B-AB5A2B44-E38E-42A3-AE45-56C11FD3928A
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	FOOD TRAILER - PRE-APPLICATION	PROJ #: 24-80000130
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/24	
RELATED NAMES:	EP ABRAHAM MEZAAEL	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-5CC-0E00-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO OPERATE A FOOD TRUCK ON A COMMERCIAL PROPERTY ON 2.14 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF SR 434, NORTH OF ECON RIVER PL	
NO OF ACRES	2.14	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-2	
LOCATION	ON THE WEST SIDE OF SR 434, NORTH OF ECON RIVER PL	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
ABRAHAM MEZAAEL HALAL YUM 448 CROWNCLOVER AVE ORLANDO FL 32828 (248) 229-0667 AMEZAAEL@GMAIL.COM	N/A	

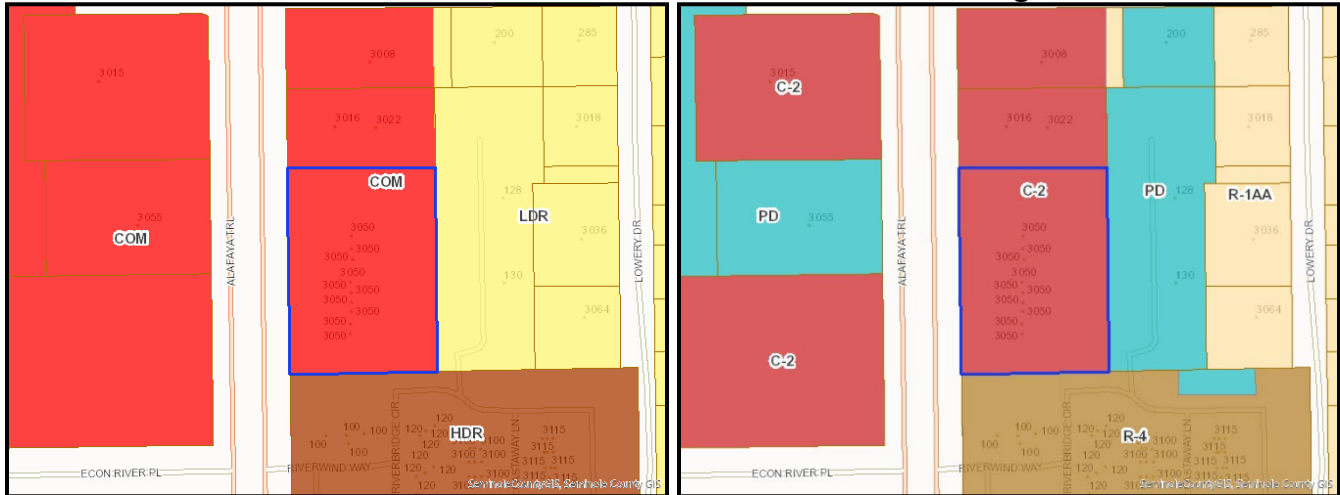
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

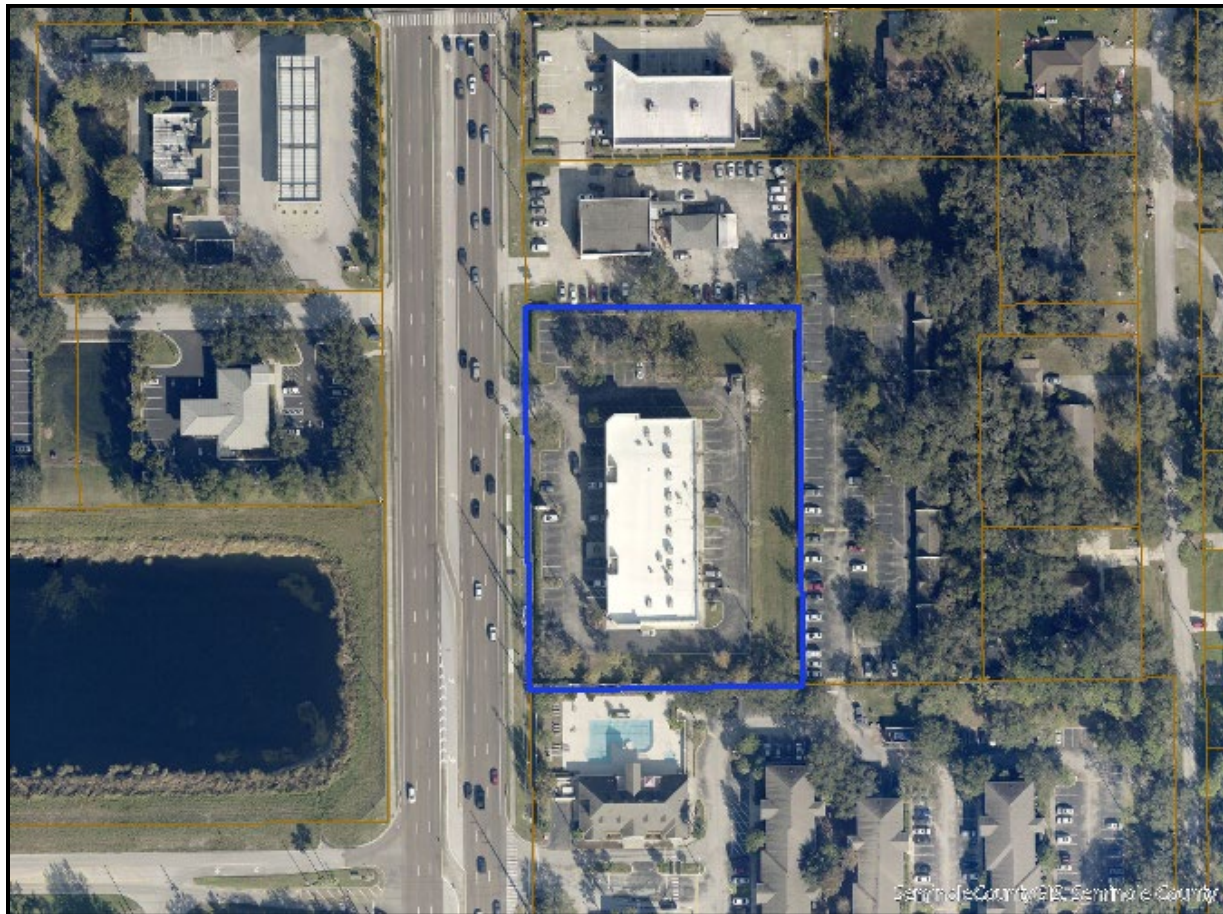
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) designation of Commercial (COM) and is located within the A-1 (Agriculture) zoning district.
- The proposed project is subject to the Site Plan Review Process: SCLDC Chapter 40 as well as provisions contained within Ordinance 2024-21, Part 6. Additional Use Standards, Sec. 30.6.4.2 Permits for site-specific special events, outdoor sales of merchandise, and temporary package storage permits, and mobile food vendors.

PROJECT AREA ZONING AND AERIAL MAPS
FLU: COM **Zoning: C-2**



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Environmental Services	According to our records, it appears as though there is no utility easement over the existing Seminole County owned fire hydrant and commercial water meters. Everything else on the site appears to be privately owned/maintained. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement so that we can begin the process to getting this completed. A signed/sealed sketch and legal description is all that we would require to be completed at this time as the rest of the process can take a while to complete. Please see the file "Alafaya Shopping Center Boundary Survey 2000" in the Resources folder on eplan for reference on the boundary survey done in the past. We require 15 ft wide utility easements along the centerline of our potable water mains/fire hydrants and 10 ft wide utility easements along the centerline of our potable water meters/service lines. Please see the file "Shoppes at Alafaya Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Info Only
2.	Building Division	If Food truck/trailer remains fully registered and is not anchored in a way that makes it permanent in nature, no Florida Building Code regulations would apply.	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	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Buffers and CPTED	FOR COM AND IND: For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	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
7.	Comprehensive Planning	The subject property has a Commercial Future Land Use (FLU) Designation. The proposed use is allowed in this FLU.	Info Only
8.	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
9.	Public Safety - Fire Marshal	If the trailer is not permanently located there and is subject to daily moving, food truck fire inspection fees shall be required to ensure there are no gas leaks or any issues during movement. If truck is located there permanently a	Info Only

		schedule will be required to be worked out for inspection purposes to ensure visitor safety.	
10.	Public Safety - Fire Marshal	Food truck shall be located a minimum 10 ft from structures and other vehicles and food trucks.	Info Only
11.	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
12.	Planning and Development	Operation of an individual food truck vendor at any location shall be limited to three (3) consecutive days and a total of twelve (12) days in any calendar month.	Info Only
13.	Planning and Development	The C-2 (General Commercial) zoning district requires the following minimum building setbacks: Front Yard Twenty-five (25) feet Side Yard - setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. Side Street - Zero (0) feet Rear Yard - Ten (10) feet. If the proposed project is permanent, setbacks will be applicable.	Info Only
14.	Planning and Development	If the proposed project is intended to be permanent, it will 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
15.	Planning and Development	Mobile food vendors shall not occupy site entrances, exits, and driveway aisles.	Info Only
16.	Planning and Development	Mobile food vendors shall not occupy more than ten (10) percent of parking spaces required for the existing uses under SCLDC Sec. 30.11.3.	Info Only
17.	Planning and Development	Mobile food vendors shall not occupy required buffers, open space, or stormwater retention areas/drainage easements/ related facilities.	Info Only
18.	Planning and Development	Business activity shall be prohibited during the hours of 11:00 p.m. to 7:00 a.m.	Info Only
19.	Planning and Development	Overnight parking of the mobile food vendor vehicle shall be prohibited.	Info Only
20.	Planning and Development	All mobile food vendors shall obtain the required license(s) from the Stat of Florida and a business tax receipt (BTR) from Seminole County.	Info Only
21.	Planning and Development	All mobile food vendors shall obtain a notarized letter from the property owner authorizing the activity. The letter shall note specific days when the vendor may operate on the	Info Only

		property and confirm access to on site restrooms. Where on site restroom access is not available, mobile food vendors shall operate only under an Outdoor Sales Permit in accordance with those specific regulations within SCLDC Sec. 30.6.4.2	
22.	Public Works-Engineering	The proposed location of the Food Truck is not clear from the submitted documents. It appears that two potential locations are being considered. Development Review Engineering will not support the location right across the north side of the existing building, as it will adversely affect the primary access to the established businesses. The most northern section of the existing parking (north of the primary access) appears to be a better option. The existing plaza parking currently does not have designated striping for pedestrian traffic and is not connected to the existing pedestrian concrete sidewalk along State Road 434 (Alafaya Trail). These conditions will make it somewhat difficult for pedestrians to access the proposed Food Truck location, and it will certainly make it noncompliant with the ADA requirements. Pedestrian traffic signage internal to the plaza parking and walkable connection to the existing sidewalk along S.R. 434 may be required.	Info Only

AGENCY/DEPARTMENT REVIEWERS

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
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	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-1501

Title:

9:40AM (TEAMS) WINTER SPRINGS DUNKIN - PD MAJOR AMENDMENT

Project Number: 24-20500011

Project Description: Proposed PD Major Amendment for a quick service restaurant on 0.51 acres in the PD Zoning District located on the northeast corner of Red Bug Lake Rd and Dodd Rd

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

Parcel ID: 24-21-30-519-0000-0030

BCC District: 2-Zembower

Applicant: Brian Forster (407) 270-7800

Consultant: N/A



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

PROJ. #: 24-20500011

Received: 9/3/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input checked="" type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Winter Springs Dunkin'	
PARCEL ID #(S): 24-21-30-519-0000-0030	
LOCATION: NE corner of Red Bug Lake Road and Dodd Road	
EXISTING USE(S): Bank	PROPOSED USE(S): QSR
TOTAL ACREAGE: 0.51	BCC DISTRICT: 2
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Brian Forster	COMPANY:	
ADDRESS: 100 South Orange Ave., Suite 200		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: (407) 270-7800	EMAIL: bforster@landdesign.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): CH Retail Fund II/Orlando Red Bug Village LLC		
ADDRESS: 3819 Maple Avenue		
CITY: Dallas	STATE: TX	ZIP: 75219-3913
PHONE:	EMAIL:	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

<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.

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.

The bar/line over a signature is only valid if signed by Alan P. Foster, P.E. on 2/28/2024 11:23:02 AM. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic signature systems. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic signature systems.

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

9/3/2024

DATE

CH RETAIL FUND II/ORLANDO RED BUG VILLAGE, L.L.C.
3819 MAPLE AVENUE
DALLAS, TEXAS 75219

March 23, 2023

City of Orlando and
Orange County, Florida
Zoning and Building Departments

Re: Red Bug Village located in the City of Orlando, Orange County, Florida (the "Shopping Center")

CH Retail Fund II/Orlando Red Bug Village, L.L.C., a Delaware limited liability company ("Owner"), is the owner of the Shopping Center. Owner has engaged Forness Properties, LLC, a Florida limited liability company ("Property Manager") as its property management company for the Shopping Center. Please let this letter serve as written notice that Owner authorizes the Property Manager to execute permit applications on the Owner's behalf pertaining to the Shopping Center.

Please contact the Owner's representative, Bryan Parker, at 214-661-8181 if you have any questions.

Sincerely,

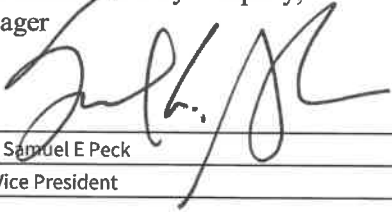
CH RETAIL FUND II/ORLANDO RED BUG VILLAGE,
L.L.C., a Delaware limited liability company

By: Retail Managers II, L.L.C.,
a Texas limited liability company,
its manager

IP

JW

KS

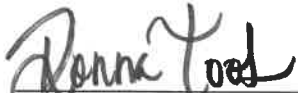
By: 
Name: Samuel E Peck
Title: Vice President

STATE OF TEXAS

COUNTY OF DALLAS, to wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that Samuel Peck, in his or her capacity as Vice President of Retail Managers II, L.L.C., a Texas limited liability company, the manager of CH Retail Fund II/Orlando Red Bug Village, L.L.C., a Delaware limited liability company, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this 23 day of MARCH, 2023.



Notary Public, State of Texas
My commission expires: 6.15.2025

**WRITTEN CONSENT OF MANAGING MEMBER OF
RETAIL MANAGERS II, L.L.C.
IN LIEU OF ANNUAL MEETING**

The undersigned, being the managing member of RETAIL MANAGERS II, L.L.C. (the “**Company**”), a Texas limited liability company, hereby waives any and all notices, provisions and/or requirements, and consents to and approves the following resolutions and each and every action effected thereby.

ELECTION OF OFFICERS

RESOLVED, that the following individuals are hereby elected to the office of the Company set forth opposite their respective name, to serve as such officer until their successor is duly elected and qualified, or until their earlier death, resignation or removal from office:

<u>NAME</u>	<u>OFFICE</u>
Robert A. McClain	President
M. Kevin Bryant	Vice President, Secretary
Anna O. Graves	Vice President, Assistant Secretary
Tiffani A. Heidebrecht	Vice President, Assistant Secretary
Sterling A. Hillman	Vice President
Stanley V. Mullikin	Vice President, Assistant Secretary
Samuel E. Peck	Vice President, Assistant Secretary
Rodney L. Whitley	Vice President
Susan E. Bailey	Vice President
Senee Holditch	Vice President
Jonathon C. Juracek	Vice President
Cyndy A. Silverthorn	Vice President

RESOLVED FURTHER, that such officers of the Company are hereby authorized and directed to execute any and all instruments and to do and perform any and all authorized acts as may be necessary or proper to carry out the purposes and operation of the business of the Company.

RESOLVED FURTHER, that such officers of the Company is hereby authorized and directed to execute any and all instruments and to do and perform any and all authorized acts as may be necessary or proper to carry out the purposes and operation of the business of the Company.

[SIGNATURE PAGE FOLLOWS]

The undersigned, being the managing member of the Company, has executed this Consent to be effective as of the 1st day of April, 2021.

RW



ANNE L. RAYMOND



September 5, 2024

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

RE: Red Bug Lake Road PCD/PUD
PD Major Amendment
Dunkin' – Red Bug Lake Road and Dodd Road

As discussed with County Planning Staff, we are submitting the enclosed PD Major Amendment to request waivers from two approved development requirements for the referenced project, which is located in PUD Office Tract 2. They are:

1. Section IX.B.- Hours of Operation for Non-residential uses from the original Commitment Agreement
 - a. This project requests the ability to operate between 5AM-11PM from the approved 7AM-11PM
2. Section V.(b) from the Amended 2002I Commitment Agreement
 - a. We request the ability to use the existing bank drive-thru for the converted Quick Service Restaurant (QSR).

We also understand that the County will waive the PD Amendment review fee due to some misunderstanding from a previous pre-application meeting. We appreciate your help in supporting this application. Do not hesitate to call me at (407) 448-1671 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Forster', is written over a light blue horizontal line.

BRIAN FORSTER, PE
Managing Partner

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).

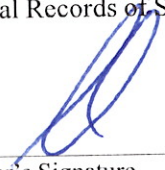
I, Andrew Forness with Forness Properties, Authorized Agent for _____, the owner of record for the following described property [*Parcel ID Number(s)*] 24-21-30-519-0000-0030 hereby designates Brian Forster of LandDesign to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date 9/4/2024



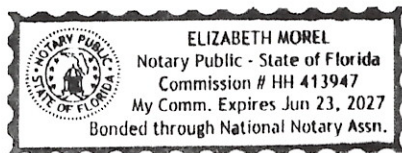
Property Owner's Signature

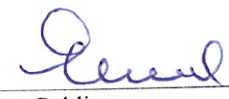
Andrew Forness - Authorized Agent

Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Andrew Forness (*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 4 day of Sept., 2024.





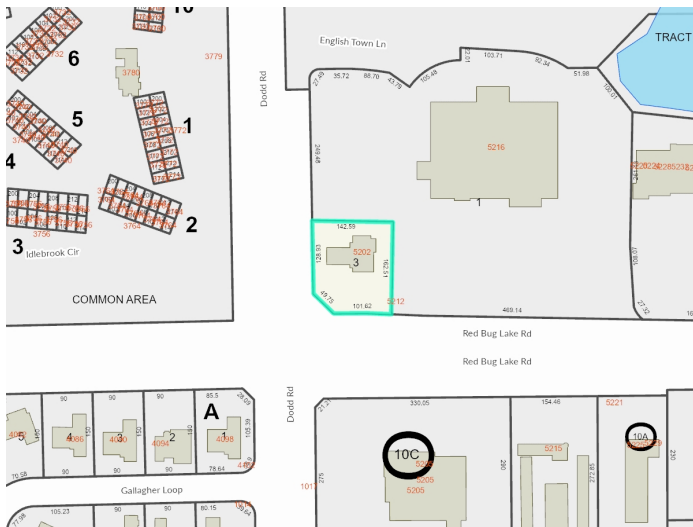
Notary Public

Property Record Card



Parcel: 24-21-30-519-0000-0030
 Property Address: 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708
 Owners: CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC
 2024 Market Value \$709,677 Assessed Value \$694,938
 2023 Tax Bill \$8,523.28 Tax Savings with Non-Hx Cap \$170.73
 Financial Institute property w/1st Building size of 2,448 SF and a lot size of 0.51 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-21-30-519-0000-0030
Property Address	5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708
Mailing Address	3819 MAPLE AVE DALLAS, TX 75219-3913
Subdivision	WAL-MART NEIGHBORHOOD MARKET
Tax District	01:County Tax District
DOR Use Code	23:Financial Institute
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$278,182	\$250,563
Depreciated Other Features	\$25,919	\$23,242
Land Value (Market)	\$405,576	\$379,487
Land Value Agriculture	\$0	\$0
Market Value	\$709,677	\$653,292
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$14,739	\$21,530
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$694,938	\$631,762

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,694.01
Tax Bill Amount	\$8,523.28
Tax Savings with Exemptions	\$170.73

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC

Legal Description

LOT 3
 WAL-MART NEIGHBORHOOD MARKET
 AT RED BUG VILLAGE
 PB 63 PGS 24-27

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$694,938	\$0	\$694,938
Schools	\$709,677	\$0	\$709,677
FIRE	\$694,938	\$0	\$694,938
ROAD DISTRICT	\$694,938	\$0	\$694,938
SJWM(Saint Johns Water Management)	\$694,938	\$0	\$694,938

Sales

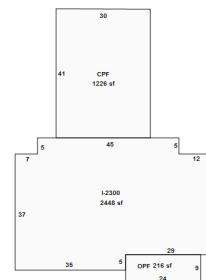
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	5/1/2017	\$8,100,000	08924/1305	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2005	\$8,252,400	06063/1085	Improved	No
SPECIAL WARRANTY DEED	9/1/2003	\$1,760,000	05047/0683	Vacant	No

Land

Units	Rate	Assessed	Market
21,923 SF	\$18.50/SF	\$405,576	\$405,576

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2448
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$358,944
Assessed	\$278,182



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
CARPORT FINISHED	1226
OPEN PORCH FINISHED	216

Permits				
Permit #	Description	Value	CO Date	Permit Date
06288	INSTALLING SIGNS	\$11,000		6/8/2015
01062	INSTALLING WALL SIGN	\$7,695		2/14/2013
05224	ADDING MINI-SPLIT A/C UNIT TO INTERIOR SERVER ROOM & CONDENSING UNIT	\$5,718		5/16/2008
04705	ELECTRIC SIGN & 2 WALL SIGNS	\$2,020		5/3/2007
14576	INSTALL 3 FASCIA SIGNS	\$2,350		11/15/2004
03603	COMMUNITY UNITED BANK OF FLA IN THE WAL-MART PLAZA	\$672,000	11/22/2004	4/1/2004
03580	INSTALL FIRE SPRINKLERS/MAIN	\$22,313		4/1/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2004	9108	\$22,315	\$11,715
WALKS CONC COMM	2004	630	\$2,936	\$1,541
COMMERCIAL CONCRETE DR 4 IN	2004	179	\$834	\$438
POLE LIGHT 1 ARM	2004	6	\$11,124	\$11,124
BLOCK WALL	2004	216	\$1,987	\$1,043
VINYL FENCE/COMM	2004	14	\$146	\$58

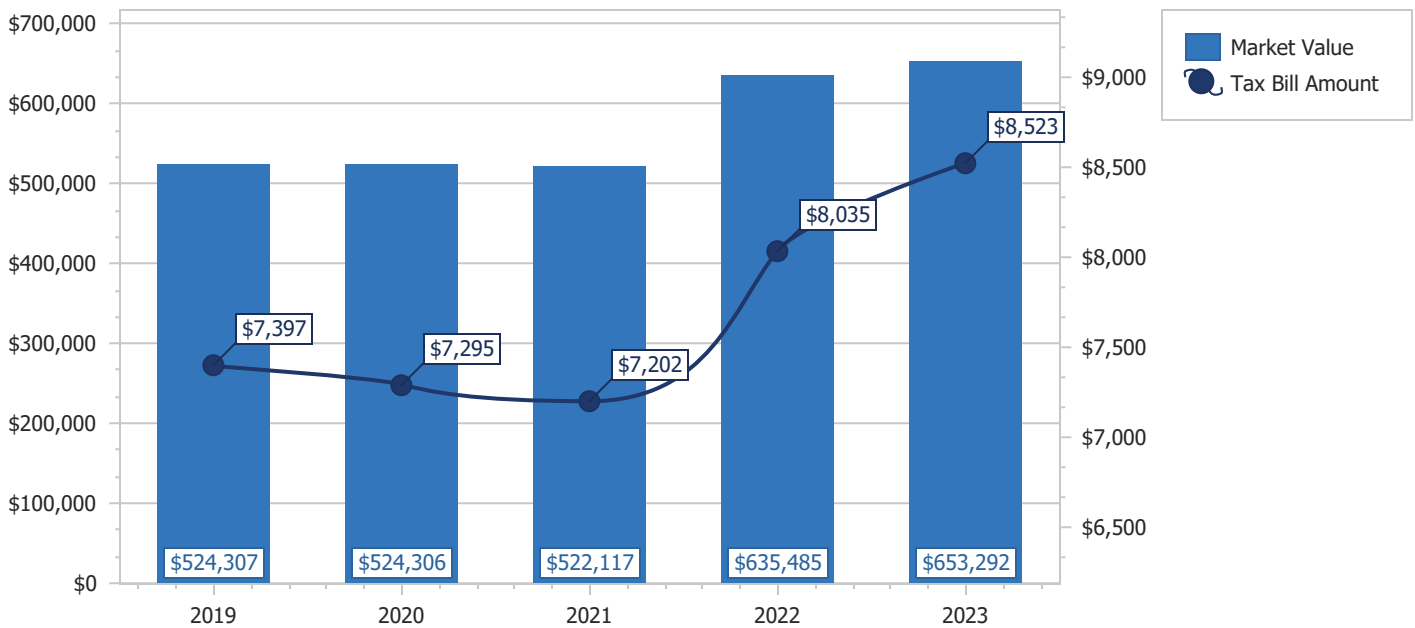
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2024 © Seminole County Property Appraiser

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

Comment Document – Initial Submittal

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

PROJECT NAME:	WINTER SPRINGS DUNKIN - PD MAJOR AMENDMENT	PROJ #: 24-20500011
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	9/09/24	
RELATED NAMES:	Z2024-019	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	24-21-30-519-0000-0030	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT FOR A QUICK SERVICE RESTAURANT ON 0.51 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF RED BUG LAKE RD AND DODD RD	
NO OF ACRES	0.51	
BCC DISTRICT	2: ZEMBOWER	
LOCATION	ON THE NORTHEAST CORNER OF RED BUG LAKE RD AND DODD RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRIAN FORSTER 100 S ORANGE AVE STE 200 ORLANDO FL 32801 (407) 270-7800 BFORSTER@LANDDESIGN.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 and markups 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/urlit/ePlanApplicantUserGuide.pdf>

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

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
2.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
4.	Planning and Development	The Final Development Plan should contain all items contained within LDC Sec. 30.8.5.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8_SPZODI_S30.8.5PDPLDE including required/proposed open space, general buffer/landscaping requirements, proposed/required setbacks (also dimensioned on sheet), building height, FAR calculation, and utility service suppliers.	Unresolved
5.	Planning and Development	Please provide bicycle parking in compliance with LDC Sec. 30.11.7.1 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST PD applications should minimize transportation impacts through design elements, which can be inclusive of pedestrian or bicycle infrastructure exceeding the minimum standards and pedestrian-oriented architectural design.	Unresolved
6.	Planning and Development	Parking required is considered Food and Beverage which is 5 spaces per 1,000 square feet. Please amend site data table and plans accordingly. Please also list dimensions of each parking stall size in site data table.	Unresolved
7.	Planning and Development	This property is located within the Tract 2 of the North Parcel in the Zom Red Bug Lake Road PD.	Info Only
8.	Planning and Development	Please provide linear dimensions for all property lines.	Unresolved
9.	Planning and Development	Prior to staff scheduling the required public hearings associated with the Major PD Amendment, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.3.5 Community Meeting Procedure. 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. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT3AD_S30.3.5COMEPR	Unresolved

10.	Public Works - County Surveyor	The provided survey certification is incorrect, FAC 5j-17 has not used minimum technical standards for over 10 years, please review 5j-17 for acceptable certification. Other than that I have no objections to the boundary survey or the plan.	Unresolved
11.	Public Works - Engineering	Staff has concerns with the Queueing of the drive thru. Based on the Traffic impact analysis there may be 9 vehicles in the drive thru. Staff feels that this may be light based on the Peak our traffic shown. Please leave 24' per vehicle. Staff believes that this will be well into the main drive aisle and will block traffic to the remaining site. Please clearly show the available queueing.	Unresolved
12.	Public Works - Impact Analysis	The Traffic Impact Analysis is accepted.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Phone	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7388	Approved
Building Division	Tony Coleman	@seminolecountyfl.gov	407-665-	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental-Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	No Review Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Addressing	Tiffany Owens	towens@seminolecountyfl.gov	407-665-	No Review Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	Review Complete Recommend Approval
Public Works – County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
11/14/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Raymond Phillips, Jim Potter

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-1504

Title:

WILDWOOD TRL (2310) - PRE-APPLICATION

Project Number: 24-80000128

Project Description: Proposed Subdivision to create 3 parcels on 39.14 acres in the A-5 Zoning District located on the north side of Wildwood Trl, west of Cochran Rd

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 19-20-32-300-0020-0000

BCC District: 2-Zembower

Applicant: Annette Donahue (407) 792-9525

Consultant: N/A



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

PROJ. #: 24-80000128

Received: 10/28/24

Paid: 11/1/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	2310 W. Idwood Trail, Geneva, FL 32732		
PARCEL ID #(S):	19-20 32-300-0020 - 0000		
TOTAL ACREAGE:	39.14	BCC DISTRICT:	
ZONING:	A-5	FUTURE LAND USE:	

APPLICANT

NAME:	Annette Duvache	COMPANY:	PCPI Properties II, LLC
ADDRESS:	819 S. Lake Jessup Ave		
CITY:	Oviedo	STATE:	FL ZIP: 32765
PHONE:	(407) 792-9525	EMAIL:	pcpi.services@aol.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: My daughter + nephews would like to build a house on the property we are buying to keep our family together on the 39 acres. We would like to divide into 3 parcels - Thank you

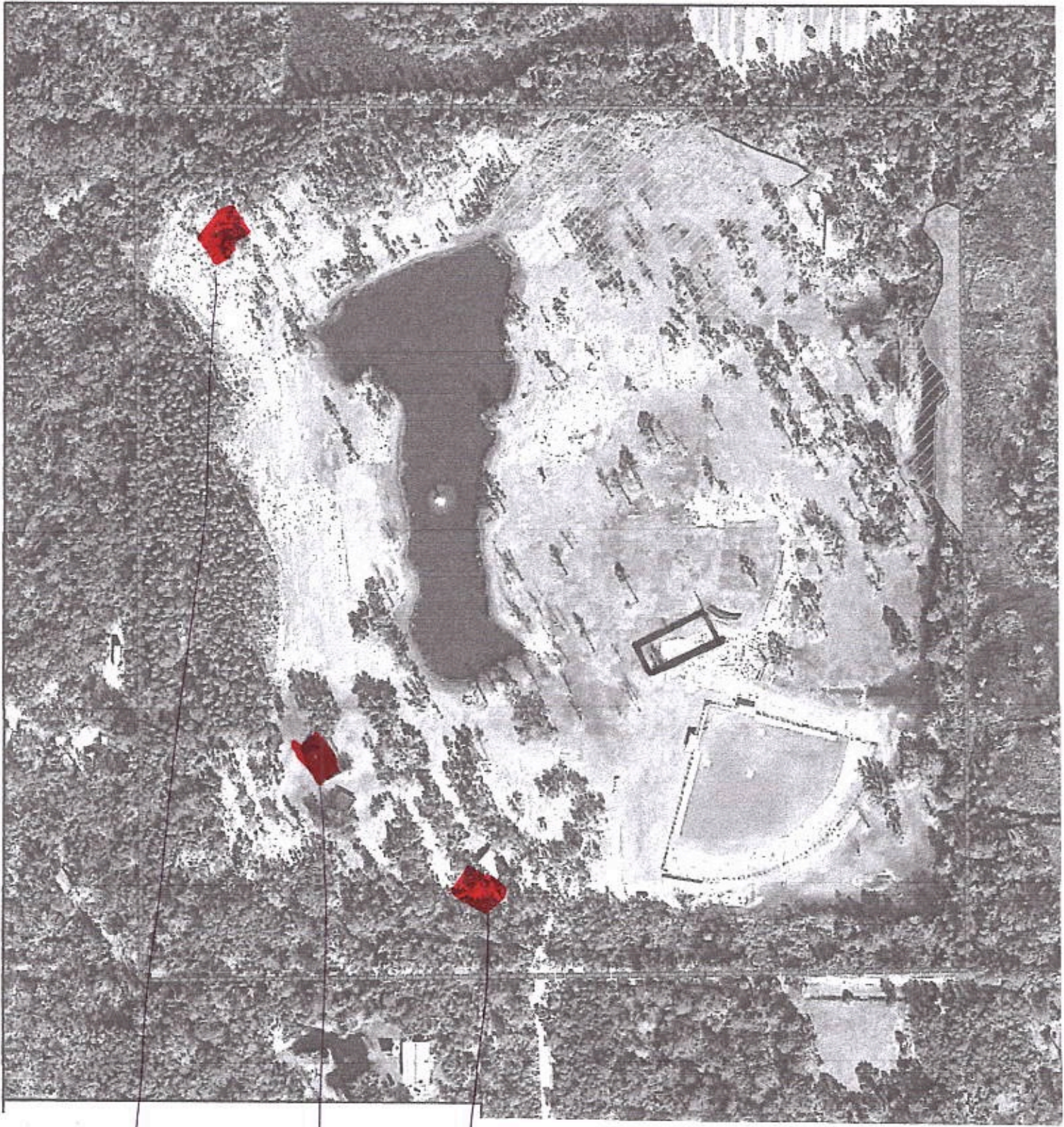
STAFF USE ONLY

COMMENTS DUE: 11/8	COM DOC DUE: 11/14	DRC MEETING: 11/20
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION:
W/S: N/A	BCC: 2: Zembower	on the north side of Wildwood Trl, west of Cochran Rd

Agenda: 11/15

We are planning to build a primary residence to the left and right of the existing house.

The three families will reside on the property. Currently, no additional plans for the remainder of the property except for personal use.



House for
my
daughter

Existing house

House for my Nephew

Site Inspection Figures

Inspection Date: 5/07/2024

Lead DEP Inspector: Hailey Ambrose

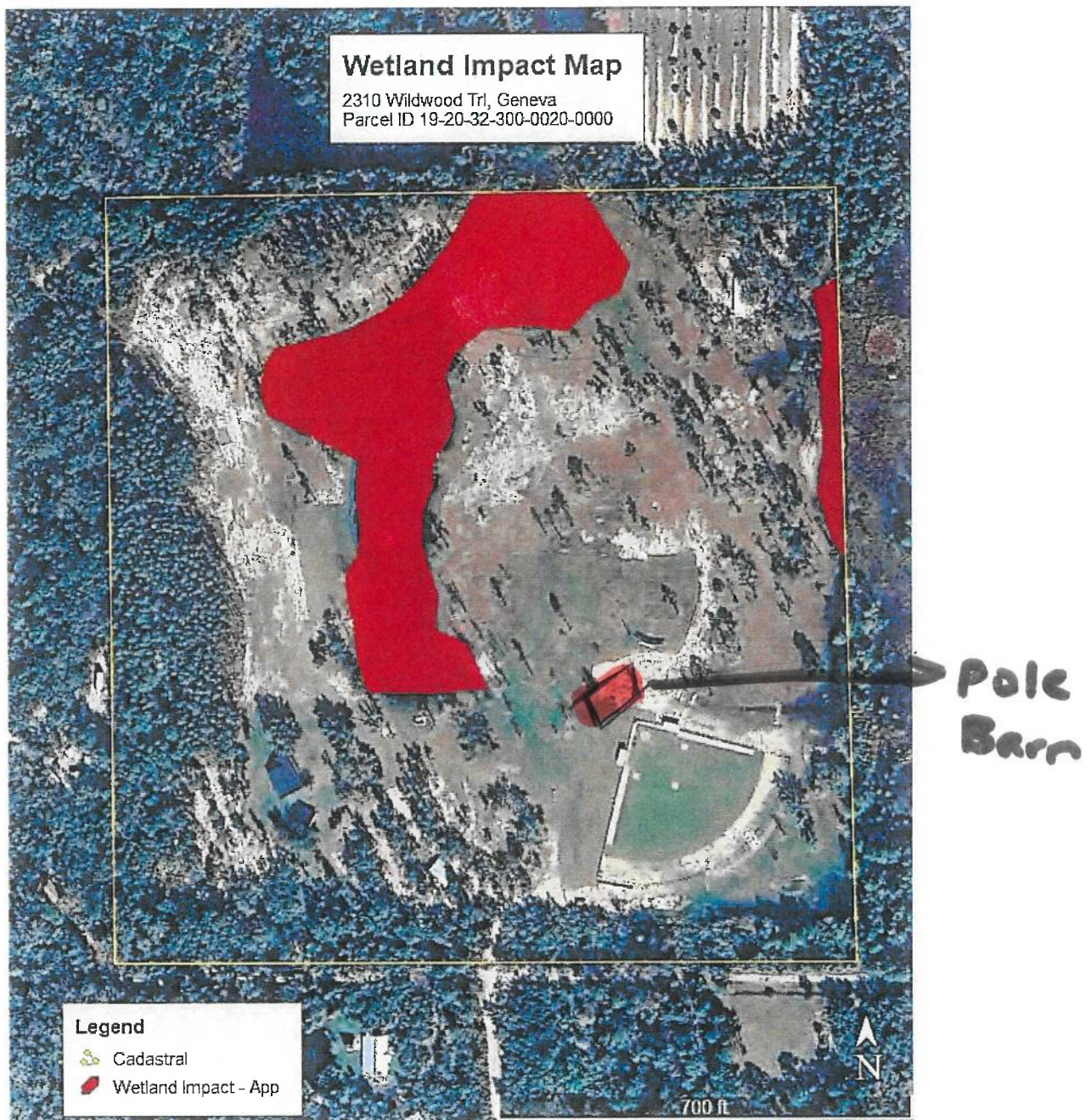


Figure 1: Shown are the approximate areas of wetland and other surface water impacts within Parcel ID 19-20-32-300-0020-0000 (denoted by red polygons). These impacts are a result of unauthorized dredging and filling activities conducted by property owners, Troy & Annette Donahue.

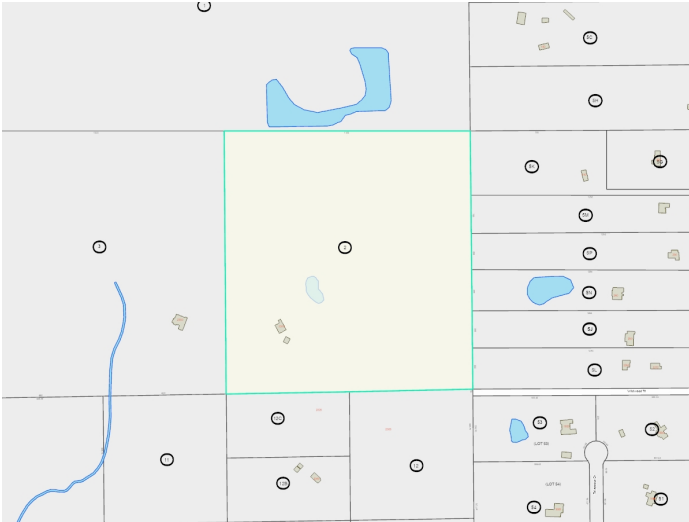
Property Record Card



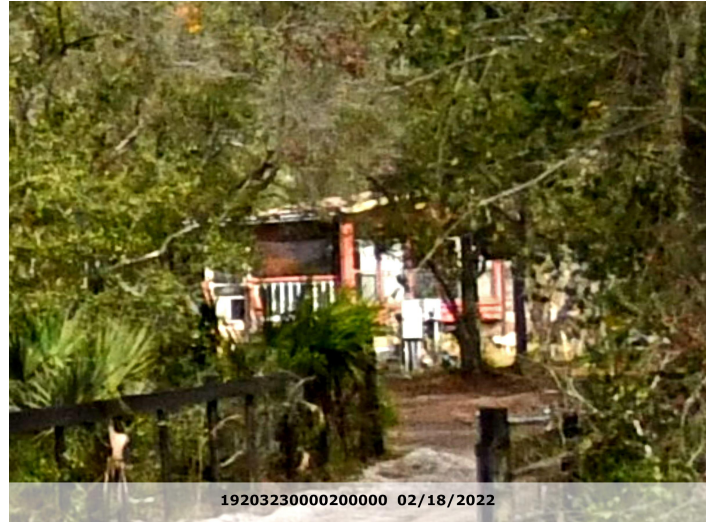
Parcel: **19-20-32-300-0020-0000**
 Property Address: **2310 WILDWOOD TRL GENEVA, FL 32732**
 Owners: **PCPI PROPERTIES II LLC**
 2025 Market Value \$818,187 Assessed Value \$818,187
 2024 Tax Bill \$10,686.38

The 3 Bed/2 Bath Single Family Waterfront property is 1,632 SF and a lot size of 39.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-20-32-300-0020-0000
Property Address	2310 WILDWOOD TRL GENEVA, FL 32732
Mailing Address	819 S LAKE JESSUP AVE OVIEDO, FL 32765-8118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$254,910	\$248,182
Depreciated Other Features	\$23,277	\$20,841
Land Value (Market)	\$540,000	\$540,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$818,187	\$809,023
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	\$818,187	\$809,023

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,686.38
Tax Bill Amount	\$10,686.38
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PCPI PROPERTIES II LLC

Legal Description

SEC 19 TWP 20S RGE 32E SE 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$818,187	\$0	\$818,187
Schools	\$818,187	\$0	\$818,187
FIRE	\$818,187	\$0	\$818,187
ROAD DISTRICT	\$818,187	\$0	\$818,187
SJWM(Saint Johns Water Management)	\$818,187	\$0	\$818,187

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/10/2021	\$865,000	10043/1257	Improved	Yes
FINAL JUDGEMENT	8/30/2018	\$100	09207/0950	Improved	No
WARRANTY DEED	4/1/1995	\$63,800	02905/1668	Vacant	Yes
WARRANTY DEED	11/1/1983	\$150,000	01503/1694	Vacant	No

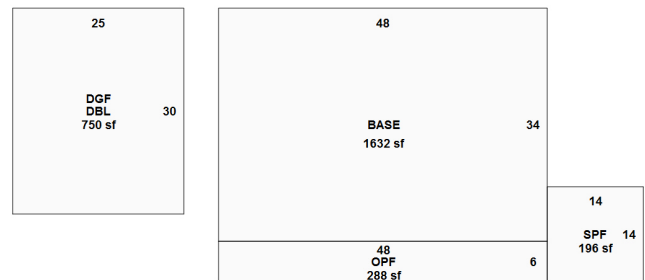
Land

Units	Rate	Assessed	Market
40 Acres	\$13,500/Acre	\$540,000	\$540,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2001/2010
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1632
Total Area (ft ²)	2866
Constuction	SIDING GRADE 4
Replacement Cost	\$268,326
Assessed	\$254,910

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
DETACHED GARAGE FINISHED	750
OPEN PORCH FINISHED	288
SCREEN PORCH FINISHED	196

Permits

Permit #	Description	Value	CO Date	Permit Date
02436	NEW SFR	\$145,457	7/26/2001	3/1/2001
01817	MOBIL HOME--PERMIT TAKEN FROM CO	\$0	6/21/1996	3/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 2	1987	1	\$3,500	\$1,400
SHED - NO VALUE	1987	6	\$0	\$0
POLE/BARNS/BELOW AVG	1987	734	\$17,198	\$6,879
POLE/BARNS/BELOW AVG	1987	752	\$17,619	\$7,048
SCREEN PATIO 1	1998	1	\$3,500	\$1,400
ACCESSORY BLDG 3	1998	1	\$10,000	\$4,000
FIREPLACE 2	2001	1	\$6,000	\$2,550

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

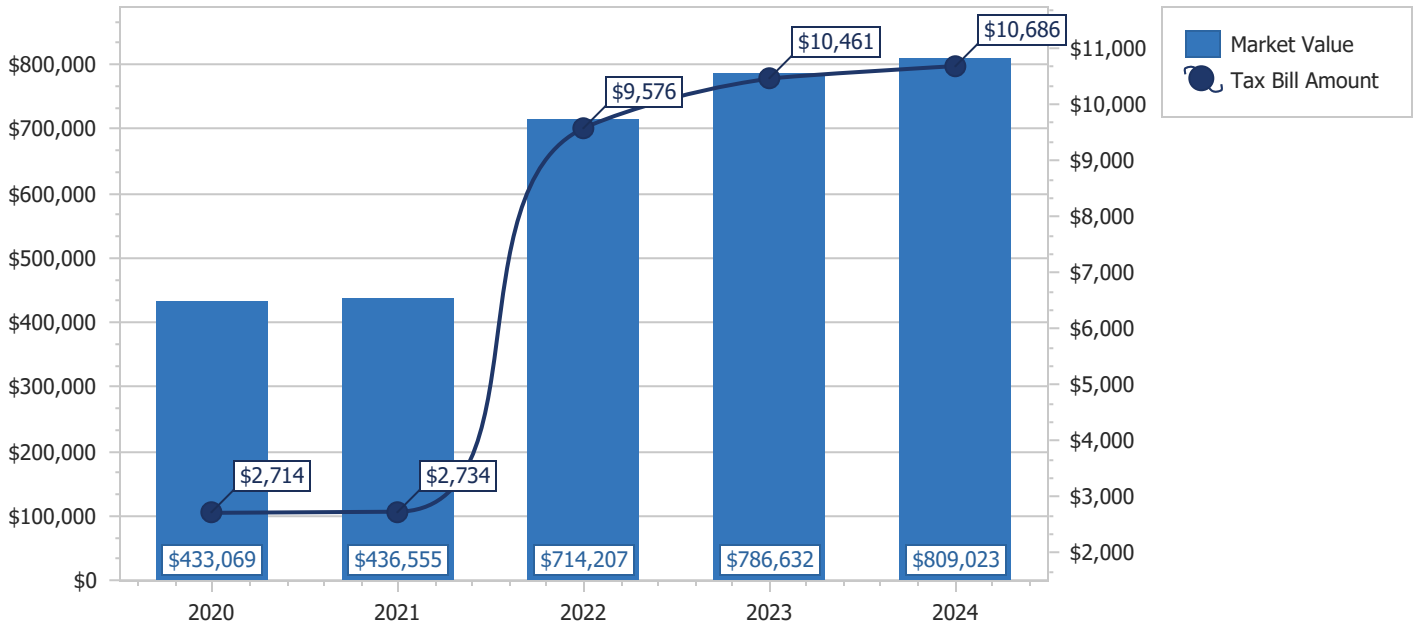
School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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**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: 11/1/2024 11:01:34 AM
Project: 24-80000128
Credit Card Number: 51*****7115
Authorization Number: 42449P
Transaction Number: 011124C29-AB3FE926-2F86-41AA-83F0-71219F44E6D3
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	WILDWOOD TRL (2310) - PRE-APPLICATION	PROJ #: 24-80000128
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/31/24	
RELATED NAMES:	EP ANNETTE DONAHUE	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	19-20-32-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 3 PARCELS ON 39.14 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WILDWOOD TRL, WEST OF COCHRAN RD	
NO OF ACRES	39.14	
BCC DISTRICT	2: ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTH SIDE OF WILDWOOD TRL, WEST OF COCHRAN RD	
FUTURE LAND USE-	R5	
APPLICANT:	CONSULTANT:	
ANNETTE DONAHUE PCPI PROPERTIES II, LLC 819 S LAKE JESSUP AVE OVIDO FL 32765 (407) 792-9525 PCPISERVICES@AOL.COM	N/A	

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

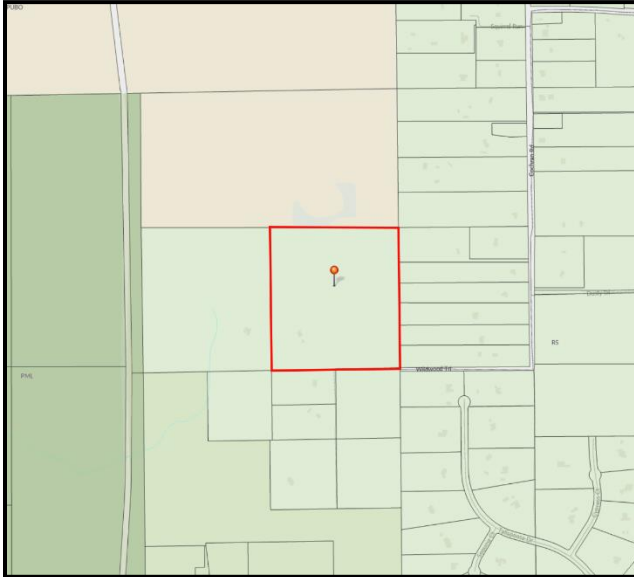
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

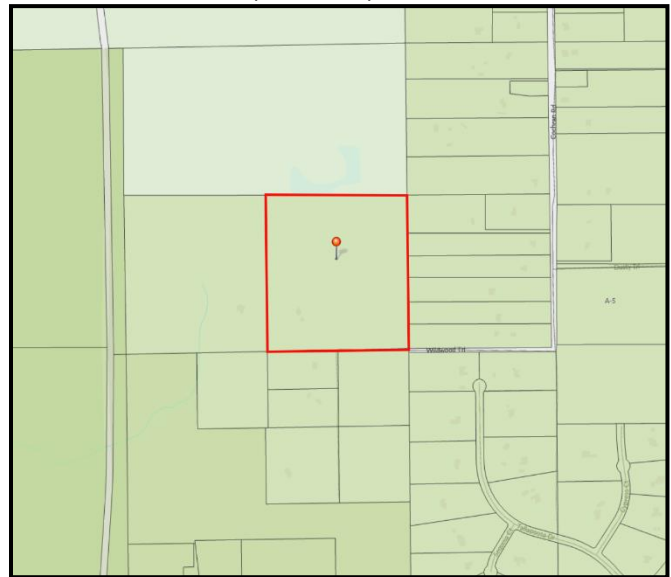
- The subject site has a Rural 5 Future Land Use designation with an A-5 (Rural) zoning classification. The Rural 5 Future Land Use designation allows for one (1) dwelling unit per five (5) net buildable acres.

PROJECT AREA ZONING AND AERIAL MAPS

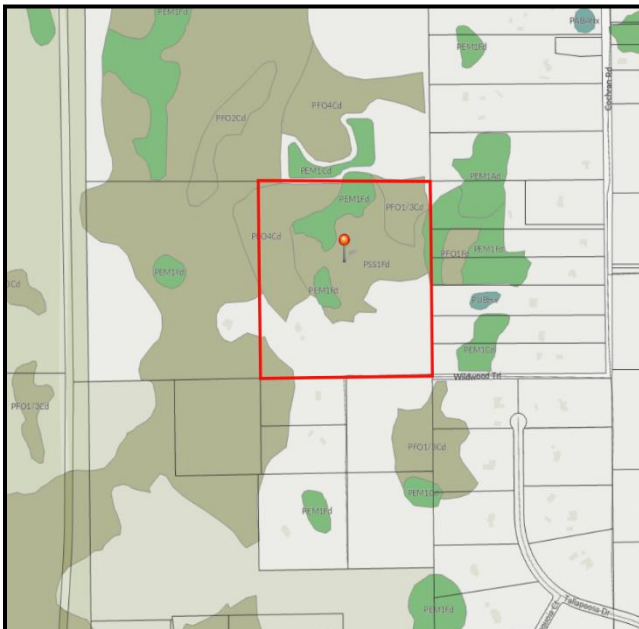
RURAL 5



A-5 (RURAL)



WETLANDS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development.	Info Only
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
4.	Comprehensive Planning	The subject property has a Future Land Use (FLU) Designation of Rural-5 (R5), which allows single-family residential homes at 1 dwelling unit per 5 net buildable acres. Please provide the net buildable area with the subdivision application. The proposed use is permitted in the FLU.	Info Only
5.	Comprehensive Planning	Per Comprehensive Plan Policy FLU 3.2.12 Code Enforcement and Implementation (C) Family Farms- The County shall facilitate the continuation of the family farm by permitting family subdivisions. It is the intent of the Rural-10 and Rural5 land use designations to permit the development of tracts of land for the use of family members for their primary residences. For the purpose of the Rural-10 and Rural-5 designations, property developed and/or subdivided for the use of immediate family members for their primary residence shall not be limited in density to one dwelling unit per 10 acres, but may be developed for up to three family residences on a minimum of 10 acres notwithstanding the density pursuant to the clustering provisions established in this Plan. Immediate family is defined as persons related by blood, marriage, or adoption, such as parents, spouses, siblings and children. Those provisions shall not be construed to permit land to be subdivided in a lot size smaller than one acre.	Info Only
6.	Environmental Services	The proposed lots are located outside of the urban service boundary, so potable water wells will be needed to service them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
7.	Environmental Services	The proposed lots are located outside of the urban service boundary, so onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit (to construct, repair, modify, or	Info Only

		<p>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.</p>	
8.	Environmental Services	The proposed lots are located outside of the urban service boundary, so irrigation will be provided by their potable water systems or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
9.	Natural Resources	This property is currently under enforcement action by the Florida Department of Environmental Protection. Resolution of the violation (ERP site number 451101 and CE project number 419015) must be achieved before future development applications can be considered.	Info Only
10.	Natural Resources	According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
11.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
12.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
13.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
14.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only

15.	Natural Resources	The proposed development is within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
16.	Natural Resources Sarah Harttung	Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)	Info Only
17.	Planning & Development	The subject site has a Rural 5 Future Land Use designation with an A-5 (Rural) zoning classification which allows for one (1) dwelling unit per five (5) net buildable acres.	Info Only
18.	Planning & Development	Definition of Net Buildable: 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
19.	Planning & Development	Currently the subject site is permitted to have one primary single family dwelling unit and one accessory dwelling unit. Division of the subject parcel into 3 lots will require approval of a minor plat.	Info Only
20.	Planning & Development	In order to subdivide under the Minor Plat provision, each newly created lot must have a minimum of 5 acres of uplands and the property must be accessed via a legal access easement no less than 20 feet wide.	Info Only
21.	Planning & Development	The Minor Plat requires approval by the Board of County Commissioners. The Minor Plat process can be found at this link: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/subdivision-plan-approval-procedures/minor-plat-subdivision-procedure-summa.stml	Info Only
22.	Planning & Development	Prior to submitting a formal application for development, the CE violation by the Florida Department of Environmental Protection must be resolved.	Info Only
23.	Planning & Development	The criteria for accessory dwelling units in the A-5 Zoning district is as follows: <ul style="list-style-type: none"> No more than one (1) accessory dwelling unit shall be permitted on any parcel or lot; 	Info Only

		<ul style="list-style-type: none"> • Except as provided in Section 5.19(b), total floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the main residence; or one thousand (1,000) square feet, whichever is less. • A manufactured home, as defined in Section 2.3, may be permitted as an ADU on property where the principal structure is also a manufactured home. The moving hitch, wheels, axles, and transporting lights shall be removed from a manufactured dwelling unit and skirting shall be placed around the base, in compliance with any regulations of the National Flood Insurance Program, to ensure neighborhood compatibility. • If located in a detached structure, the accessory dwelling unit shall maintain the same front setback as the main structure and not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line. 	
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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
26.	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
27.	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
28.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
29.	Public Safety - Fire Marshal	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
30.	Public Safety - Fire Marshal	If there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only

31.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, approximately 60% of the site (the entire northern half of the property) appears to be in wetlands. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP (if residential not in the WRPA) or SJRWMD (if residential in the WRPA or if in a Commercial plat). The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
32.	Public Works - Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
33.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Paola-St. Lucie Sands, 0-5% slopes (34%), Map Unit Symbol 24; EauGallie and Immokalee Fine Sands (33%), Map Unit Symbol 13; Pomello Fine Sand, 0-5% slopes (18%), Map Unit Symbol 27; and Myakka and EauGallie Fine Sands (15%), Map Unit Symbol 20. Paola - St. Lucie Sands, 0-5 % slopes, are classified by the USDA as "Excessively Drained" soils. Paola Sands constitute 52% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. St. Lucie Sands constitute 43% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be more than 80 inches and designates the Hydrologic Soil Group as A. Minor Components (Tavares) constitute 5% of the Map Unit Composition. EauGallie and Immokalee Fine Sands are classified by the USDA as "Poorly Drained" soils. EauGallie Fine Sands constitute 56% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Immokalee Fine Sands constitute 35% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor Components (Malabar) constitute 9% of the Map Unit Composition. Pomello Fine Sands are classified by the USDA as "Moderately Well Drained" soils. Pomello Fine Sands constitute 91% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Minor Components (Myakka, non-hydric; EauGallie, non-hydric; Basinger, hydric; Sparr) constitute 9% of the Map Unit Composition. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. Myakka Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sands constitute 32% of the Map Unit	Info Only

		Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A. Minor Components (Pompano, flooded and Basinger) constitute 10% of the Map Unit Composition.	
34.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from west to east and north. The highest ground elevation appears to be 35.0 feet (west mid-section of the property) and the lowest 19.0 feet (northwest corner of the property).	Info Only
35.	Public Works - Engineering	Based on the preliminary review, the subject property appears to outfall to the wetlands located in the northwest section of the property and, subsequently, to a major depression area located on the adjacent northern property . This depression area appears to be a landlocked basin, without positive outfall. Section of the property appears to drain towards the wet pond located in the central mid-section of the property. This area also appears to be a landlocked basin, without positive outfall. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
36.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
37.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
38.	Public Works - Engineering	The primary access to the subject property is through Wildwood Trail via South Cochran Road (Private Easements). Wildwood Trail is functionally classified as Local Road (maintained by Seminole County for emergency only) and represents a rural section roadway (12-feet to 14-feet wide pavement, no curb and gutter, and no pedestrian concrete sidewalk). The most western section of the road is a dirt road. The roadway geometry does not meet the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is	Info Only

		<p>200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
39.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov

Planning and Development	Joy Giles jjiles@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

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