



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, March 18, 2026

9:00 AM

Room 3024 and TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00 AM (IN PERSON) THE SPRINGS REVITALIZATION - PRE-APPLICATION [2026-0216](#)

Project Number: 26-80000020

Project Description: Proposed Site Plan for a multi-phase recreational area on 18.41 acres in the PD zoning district located on the southeast side of Springs Blvd, north of W SR 434

Project Manager: David German (407) 665-7386
(dgerman@seminolecountyfl.gov)

Parcel ID: 03-21-29-300-001E-0000

BCC District: 3-Constantine

Applicant: Rodrigo Garcia (407) 862-3881

Consultant: N/A

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

9:20 AM (IN PERSON) VAUGHN NURSERY - PRE-APPLICATION[2026-0211](#)**Project Number:** 26-80000019**Project Description:** Proposed Rezone and Subdivision for 10 residential lots on 10.39 acres in the A-1 zoning district located on the north side of E SR 46 and SR 429**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-19-29-300-0040-0000**BCC District:** 5-Herr**Applicant:** Winston Schwartz (407) 409-7994**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) WRENWOOD WAY - PRE-APPLICATION**[2026-0218](#)**Project Number:** 26-80000023**Project Description:** Proposed Special Exception for an assisted living facility in a single-family residence on 0.23 acres in the R-1 zoning district located on the corner of Wrenwood Way and Tangerine Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 34-21-30-5DG-0000-2580**BCC District:** 1-Dallari**Applicant:** Nikkisha Premilien (321) 503-9086**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ROSENWALD COMMUNITY CENTER - REZONE**[2026-0205](#)**Project Number:** 25-20000009**Project Description:** Proposed Rezone from R-1 to PLI on the north side of Merritt St, east of Marker St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-30-300-0500-0000**BCC District:** 4-Lockhart**Applicant:** Chris Ley (407) 362-1402**Consultant:** Chris Ley (407) 362-1402**Attachments:** [APPLICATION](#)

LONGWOOD-LAKE MARY CENTER - PD MAJOR AMENDMENT[2026-0207](#)**Project Number:** 26-20500002**Project Description:** Proposed PD Major Amendment to add outdoor storage to an existing warehouse on 3.26 acres located on the southwest side of Longwood Lake Mary Rd, north of N Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-20-30-521-0000-0020**BCC District:** 4-Lockhart**Applicant:** Robert Isola (321) 303-5234**Consultant:** John Frith (407) 363-0739**Attachments:** [APPLICATION](#)
[COMMENTS](#)**420 MONROE - PRE-APPLICATION**[2026-0215](#)**Project Number:** 26-80000021**Project Description:** Proposed Site Plan for a warehouse/office building on 0.76 acres in the A-1 zoning district located on the west side of Monroe Rd, north of Narcissus Ave**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-00B4**BCC District:** 5-Herr**Applicant:** Brian Taylor (407) 788-6161**Consultant:** Kim Fischer (407) 405-7819**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ALTON SEMINOLE - PRE-APPLICATION**[2026-0217](#)**Project Number:** 26-80000022**Project Description:** Proposed Site Plan for a multifamily residential development on 21.61 acres in the PD zoning district located on the east side of International Pkwy, north of Wilson Rd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0280-0000**BCC District:** 5-Herr**Applicant:** Jeff Kruse (727) 493-5225**Consultant:** Brandon Sandaricq (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)

LAND ROVER ORLANDO - SSFLUA & REZONE[2026-0219](#)**Project Number:** 25-20000011**Project Description:** Proposed SSFLUA from Mixed-Use Development to Industrial and a Rezone from C-2 to C-3 on the east side of S US HWY 17-92, southeast of Obrien Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 19-21-30-501-0000-004A+**BCC District:** 4-Lockhart**Applicant:** Jake Dohm**Consultant:** Lauren Layrer (305) 777-9177**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CHULUOTA SPORTSMAN CLUB - PRE-APPLICATION**[2026-0227](#)**Project Number:** 26-80000024**Project Description:** Proposed Special Exception and Site Plan for a steel accessory structure for storage at an existing gun range on 5.07 acres in the A-5 zoning district located on the northeast corner of Willingham Rd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 17-21-32-300-0070-0000**BCC District:** 1-Dallari**Applicant:** Randy Shaw (321) 231-1211**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LONGWOOD HILLS - PRE-APPLICATION**[2026-0241](#)**Project Number:** 26-80000025**Project Description:** Proposed Subdivision for 10-12 single family residential lots on 4.16 acres in the A-1 zoning district located on south side of Longwood Hills Rd, west of Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-20-30-5AT-0000-0050**BCC District:** 4-Lockhart**Applicant:** Shane Davis (850) 485-4338**Consultant:** Jamin Poe (850) 373-0488**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0216

Title:

9:00 AM (IN PERSON) THE SPRINGS REVITALIZATION - PRE-APPLICATION

Project Number: 26-80000020

Project Description: Proposed Site Plan for a multi-phase recreational area on 18.41 acres in the PD zoning district located on the southeast side of Springs Blvd, north of W SR 434

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 03-21-29-300-001E-0000

BCC District: 3-Constantine

Applicant: Rodrigo Garcia (407) 862-3881

Consultant: N/A



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

PROJ. #: 26-80000020
PM: DAVID
REC'D: 02/17/2025
PAID 02/17/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: The Springs Revitalization
PARCEL ID #(S): 03 21 29 300 001E 0000
TOTAL ACREAGE: 18.41 BCC DISTRICT: 3: CONSTANTINE
ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: The Springs Community Association COMPANY:
ADDRESS: 400 Woodbridge Rd.
CITY: Longwood STATE: FL ZIP: 32779
PHONE: 407-862-3881 EMAIL: [REDACTED]

CONSULTANT

NAME: Rodrigo Garcia COMPANY:
ADDRESS: 400 Woodbridge Rd.
CITY: Longwood STATE: FL ZIP: 32779
PHONE: 407-862-3881 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: see attached
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 02/27 COM DOC DUE: 03/05 DRC MEETING: 03/18
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: PD FLU: PD LOCATION: on the southeast side of Springs Blvd, north of W SR 434
W/S: SUNSHINE WATER SERVICES BCC: 3: CONSTANTINE

The Springs Community Association
400 Woodbridge Road
Longwood, FL 32779

Re: The Springs Revitalization Project

- This is a multiphase project. The initial phase relates primarily to the pool, related spa buildings, and the playground.
- The existing spa buildings that surround the pool have had ongoing flooding and drainage issues due to their locations. This plan will consolidate those services to a building which is on higher land, with the exception of the pool equipment room and 2 small ADA family restrooms that will remain near the pool.
- The overall square footage will be the same or less than the 2 existing buildings which will be removed.
- Two pavilions as noted on the diagram.
- All proposed parking will be permeable.
- Proposed paths are expected to be permeable, with the exception of limited areas of proposed ADA pathways which may require non-permeable surfaces for safety.
- Proposed ADA playground area on the bubble diagram is the closest it would be located to the Spring. We are actually looking at alternatives that would move it toward Woodbridge Road, which is slightly higher ground, but will require grading/fill for the level ground area required.
- Convert Woodbridge Road to 2 lanes for improved bike and pedestrian safety.

LEGEND:

▲ SET NAIL AND DISC (LB7970)	HR = HANDICAP RAMP
● SET 3/4" IRON ROD&CAP (LB7970)	NSI = NON-SKID INDICATORS
○ SET 4x4 CONCRETE MONUMENT (LB7970)	FCO = FIBRE OPTIC CABLE MARKER
△ FOUND NAIL AND DISC	FD = FIRE DEPARTMENT CONNECTION
○ FOUND 3/8" IRON ROD & CAP (FRC)	BFPA = BACK FLOW PREVENTER ASSEMBLY
○ FOUND 1/2" IRON ROD & CAP (FRC)	CR = CABLE RISER
○ FOUND 4x4 CONCRETE MONUMENT (FCM)	CL = CENTER LINE
○ FOUND 1" IRON PIPE (FIP)	CO = CLEAN OUT
○ FOUND DRILL & X-CUT	SDM = STORM DRAINAGE MANHOLE
○ SET DRILL & X-CUT	EB = ELECTRIC BOX
○ BACK OF CURB	FAS = FIRE ASSEMBLY (FHA)
○ BACK OF WALK	FH = FIRE HYDRANT
○ CALCULATED	GV = GATE VALVE
○ CENTRAL ANGLE	GW = GUY WIRE
○ CHORD LENGTH	IV = IRRIGATION VALVE
○ CHORD BEARING	CLP = CONCRETE LIGHT POLE
○ CBS = CONCRETE BLOCK STRUCTURE	LP = LIGHT POLE
○ CBSW = CONCRETE BLOCK WALL	UL = OVERHEAD UTILITY LINE
○ CONSTR = CONSTRUCTION	PRV = PRESSURE RELEASE VALVE
○ C/L = CENTERLINE OF RIGHT-OF-WAY	SSM = SANITARY SEWER MANHOLE
○ CORRUGATED METAL PIPE	SV = SEWER VALVE
○ CONCRETE	SCB = STORM CATCH BASIN
○ DEED BOOK	MS = MITERED END SECTION
○ DUE = DRAINAGE & UTILITY EASEMENT	WS = WATER STUBOUT
○ EOP = ELEVATION	TR = TELEPHONE RISER
○ EOP = EDGE OF PAVEMENT	TSB = TRAFFIC SIGNAL BOX
○ ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE	TRSP = TRANSFORMER
○ EX = EXISTING	TB = TEST BORE
○ FFE = FINISH FLOOR ELEVATION	WM = WATER METER
○ FND = FOUND	WS = WATER SERVICE
○ FOC = FIBRE OPTICS CABLE (UNDERGROUND)	WMV = WATER VALVE
○ IDENTIFICATION	W = WELL
○ LB = LICENSED BUSINESS	WUP = WOOD UTILITY POLE
○ LB = LIFT STATION	CP = CONCRETE POWER POLE
○ (M) MEASURED	YLP = YARD LIGHT HR
○ MERS = MITERED END SECTION	C = CONCRETE
○ NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	T = TREE AT BREAST HEIGHT
○ NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	YD = YARD DRAIN
○ NB = NAIL AND DISC	BP = BRICK PAVERS
○ OR = OFFICIAL RECORDS	APSW = APPROXIMATE SHORELINE
○ PLAT BOOK	
○ PG = PAGE	
○ PK = HARD CASE NAIL	
○ POC = POINT OF CURVATURE	
○ PT = POINT OF TANGENCY	
○ P/B = POINT OF BEGINNING	
○ POC = POINT OF COMMENCEMENT	
○ PWC = POLYVINYL CHLORIDE	
○ P/M = PERMANENT REFERENCE MONUMENT	
○ R = RADIUS	
○ (R) RECORD	
○ R/W = RIGHT-OF-WAY	
○ R/W = REINFORCED CONCRETE PIPE	
○ SWK = CONCRETE SIDEWALK	
○ (TYP) TYPICAL	
○ TOB = TOP OF BANK	
○ TOE = TOP OF SLOPE	
○ TOP = TOP OF PIPE	
○ WF = WOOD FENCE	
○ FWM = FIRE WATER MAIN	
○ WM = WATER MAIN	
○ WL = WATER LINE	
○ FWL = FIRE WATER LINE	
○ SWL = SERVICE WATER LINE	
○ FM = FORCE MAIN (SANITARY)	

TOPOGRAPHIC SURVEY
OF
THE SPRINGS COMMUNITY
PUBLIC RECORDS OF SEMINOLE COUNTY, FL.
SITUATED IN PORTIONS OF
SECTION 03-21-29

Top of bank, wetland, buffers, setback, etc. along water corridor would be good to have to make sure we aren't encroaching in to areas we aren't supposed to be.

Any additional tree information in this area would be good

Any setbacks for around the springs that are available would be helpful

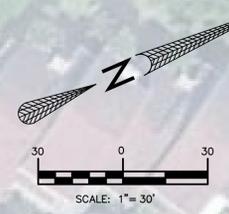
Seems to be some missing trees in this area that haven't been picked up.

SEE SHEET 2

SURVEYOR'S NOTES:

- PREPARED AS A TOPOGRAPHIC SURVEY. DATE OF LAST FIELDWORK: 09/10/2024.
- MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE-1/4 OF THE NE-1/4 OF SECTION 3 AS BEARING N89°01'42"W AS PER PLAT BOOK 21, PAGES 66-67.
- ELEVATIONS SHOWN HEREON ARE DERIVED FROM A SEMINOLE COUNTY BENCHMARK STAMPED 820101 WITH A PUBLISHED ELEVATION OF 39.605' TRANSFERRED TO SITE BENCHMARK #1 BEING A FOUND BOX CUT HAVING AN ELEVATION OF 30.26' AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SOME TOPOGRAPHIC FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- AERIAL IMAGERY SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES OR ANY OTHER PERTINENT INFORMATION, AND IS SHOWN STRICTLY FOR REFERENCE TO VICINITY OF SITE TOPOGRAPHIC INFORMATION.

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SHEET 1 OF 3
SEE SHEETS 2 FOR CONTINUATION
SEE SHEET 3 FOR TREE INFORMATION

THE SPRINGS COMMUNITY ASSOCIATION, INC.
P.O. BOX 160952
ALHAMBRA, FLORIDA 32716
TEL: 407-869-5454
WWW.ELLISSURVEYS.COM

DATE: _____
REVISIONS: _____

PREPARED FOR:
THE SPRINGS COMMUNITY ASSOCIATION, INC.

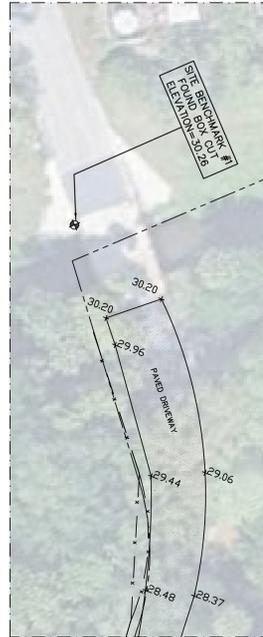
ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Alhambra, Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com



PROJECT NO. 22-1049
SCALE: AS SHOWN
DRAWN BY: MGEI
CHECKED BY: MGEI
DATE DRAWN: 09/09/2024
FIELD BOOK/PAGE: FILE

DETAIL "A"

MATCHLINE - DETAIL "A"



MATCH LINE - DETAIL "A"

TOPOGRAPHIC SURVEY
OF
THE SPRINGS COMMUNITY
PUBLIC RECORDS OF SEMINOLE COUNTY, FL.
SITUATED IN PORTIONS OF
SECTION 03-21-29

Top of bank, wetland, buffers, setback, etc. along water corridor would be good to have to make sure we aren't encroaching in to areas we aren't supposed to be.

Any setbacks for around the springs that are available would be helpful

Seems to be some missing trees in this area that haven't been picked up.

Seems to be some missing trees in this area that haven't been picked up.



NOTICE: THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, F.S. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF FLORIDA. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I HAVE BEEN AWARE OF THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT. THIS DRAWING IS NOT VALID AND IS FOR INFORMATION PURPOSES ONLY. STREET ADDRESS: 475 WEST LAKE BRANTLEY ROAD, ALTA MONTANA SPRINGS, FL 32716. ROBERT F. ELLIS, LLC, 10000 W. UNIVERSITY BLVD., SUITE 100, ORLANDO, FL 32835. DATE: 08/20/2024. FOR THE FIRM: [Signature]

DATE: _____

REVISIONS:

PREPARED FOR:
THE SPRINGS
COMMUNITY
ASSOCIATION, INC.

ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
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www.ellisurveys.com

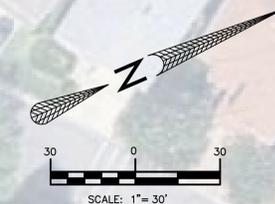
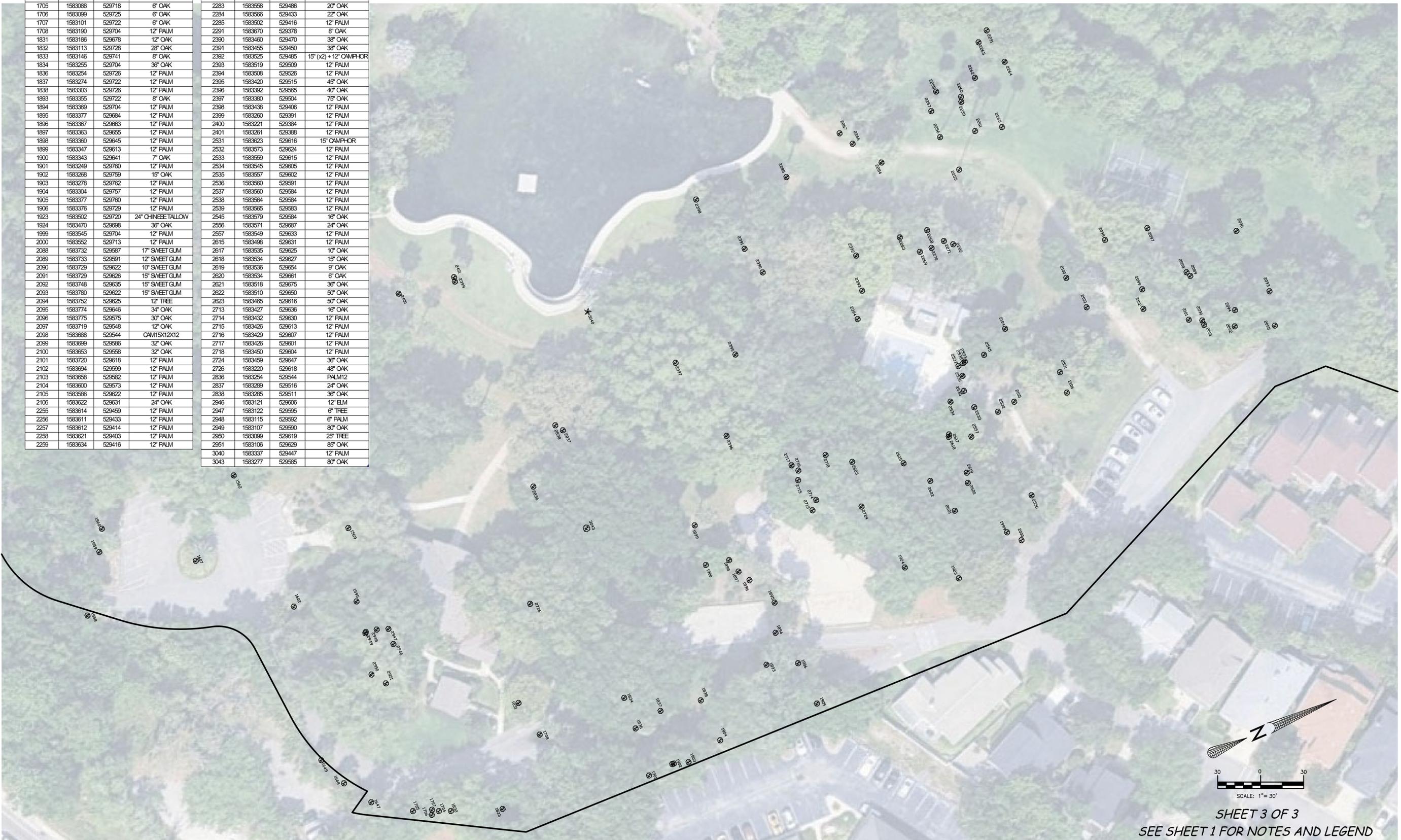


PROJECT NO. 22-1049
SCALE: AS SHOWN
DRAWN BY: MEF
CHECKED BY: MEF
DATE DRAWN: 09/09/2024
FIELD BOOK/PAGE: FILE

SHEET 2 OF 3
SEE SHEET 1 FOR NOTES AND LEGEND
SEE SHEET 3 FOR TREE INFORMATION

TREE ASSET TABLE

TREE I.D.	NORTHING	EASTING	DESCRIPTION
1558	1582333	529503	12" PALM
1559	1582358	529486	12" PALM
1560	1582366	529452	12" PALM
1562	1583065	529454	50" OAK
1569	1583124	529519	50" OAK
1595	1583110	529568	12" PALM
1602	1583068	529554	12" PALM
1607	1583018	529498	12" PALM
1647	1583064	529700	12" PALM
1648	1583052	529681	12" PALM
1649	1583043	529660	14" PALM
1704	1583105	529725	12" PALM
1705	1583088	529718	6" OAK
1706	1583089	529725	6" OAK
1707	1583101	529722	6" OAK
1708	1583190	529704	12" PALM
1831	1583186	529678	12" OAK
1832	1583113	529728	28" OAK
1833	1583146	529741	8" OAK
1834	1583255	529704	36" OAK
1836	1583254	529726	12" PALM
1837	1583274	529722	12" PALM
1838	1583303	529726	12" PALM
1893	1583355	529722	8" OAK
1894	1583369	529704	12" PALM
1895	1583377	529684	12" PALM
1896	1583367	529663	12" PALM
1897	1583363	529655	12" PALM
1898	1583360	529645	12" PALM
1899	1583347	529613	12" PALM
1900	1583343	529641	7" OAK
1901	1583249	529760	12" PALM
1902	1583268	529759	15" OAK
1903	1583278	529762	12" PALM
1904	1583304	529757	12" PALM
1905	1583377	529760	12" PALM
1906	1583376	529729	12" PALM
1923	1583502	529720	24" CHINESE TALLOW
1924	1583470	529698	36" OAK
1999	1583545	529704	12" PALM
2000	1583552	529713	12" PALM
2088	1583732	529587	17" SWEET GUM
2089	1583733	529591	12" SWEET GUM
2090	1583729	529622	10" SWEET GUM
2091	1583729	529626	15" SWEET GUM
2092	1583748	529635	15" SWEET GUM
2093	1583780	529622	15" SWEET GUM
2094	1583752	529625	12" TREE
2095	1583774	529646	34" OAK
2096	1583775	529575	30" OAK
2097	1583719	529548	12" OAK
2098	1583698	529544	CM15X12X12
2099	1583699	529586	32" OAK
2100	1583653	529588	32" OAK
2101	1583720	529618	12" PALM
2102	1583694	529599	12" PALM
2103	1583658	529582	12" PALM
2104	1583600	529573	12" PALM
2105	1583586	529622	12" PALM
2106	1583622	529631	24" OAK
2255	1583614	529459	12" PALM
2256	1583611	529433	12" PALM
2257	1583612	529414	12" PALM
2258	1583621	529403	12" PALM
2259	1583634	529416	12" PALM
2260	1583635	529413	12" PALM
2261	1583635	529439	12" PALM
2262	1583650	529405	12" PALM
2263	1583662	529383	12" PALM
2264	1583673	529403	12" PALM
2265	1583653	529444	12" PALM
2266	1583653	529413	12" PALM
2267	1583548	529403	12" PALM
2268	1583577	529489	12" PALM
2269	1583567	529501	12" PALM
2270	1583575	529501	12" PALM
2271	1583585	529500	12" PALM
2282	1583590	529505	36" OAK
2283	1583558	529486	20" OAK
2284	1583566	529433	22" OAK
2285	1583502	529416	12" PALM
2291	1583670	529378	8" OAK
2390	1583460	529470	38" OAK
2391	1583455	529450	38" OAK
2392	1583525	529485	15" (x2) + 12" CAMPHOR
2393	1583519	529509	12" PALM
2394	1583508	529526	12" PALM
2395	1583420	529515	45" OAK
2396	1583392	529565	40" OAK
2397	1583380	529504	75" OAK
2398	1583438	529406	12" PALM
2399	1583260	529391	12" PALM
2400	1583221	529394	12" PALM
2401	1583261	529388	12" PALM
2531	1583623	529616	15" CAMPHOR
2532	1583573	529624	12" PALM
2533	1583559	529615	12" PALM
2534	1583545	529605	12" PALM
2535	1583557	529602	12" PALM
2536	1583560	529591	12" PALM
2537	1583560	529584	12" PALM
2538	1583564	529584	12" PALM
2539	1583565	529583	12" PALM
2545	1583579	529584	16" OAK
2556	1583571	529687	24" OAK
2557	1583549	529633	12" PALM
2615	1583498	529631	12" PALM
2617	1583635	529625	10" OAK
2618	1583634	529627	15" OAK
2619	1583636	529654	9" OAK
2620	1583634	529661	6" OAK
2621	1583618	529675	36" OAK
2622	1583610	529650	50" OAK
2623	1583465	529616	50" OAK
2713	1583427	529636	16" OAK
2714	1583432	529630	12" PALM
2715	1583426	529613	12" PALM
2716	1583429	529607	12" PALM
2717	1583426	529601	12" PALM
2718	1583450	529604	12" PALM
2724	1583459	529647	36" OAK
2726	1583220	529618	48" OAK
2836	1583254	529544	PALM12
2837	1583289	529516	24" OAK
2838	1583285	529511	36" OAK
2946	1583121	529606	12" ELM
2947	1583122	529595	6" TREE
2948	1583115	529592	6" PALM
2949	1583107	529590	80" OAK
2950	1583099	529619	25" TREE
2951	1583106	529629	85" OAK
3040	1583337	529447	12" PALM
3043	1583277	529585	80" OAK



SHEET 3 OF 3
SEE SHEET 1 FOR NOTES AND LEGEND

TOPOGRAPHIC SURVEY
OF
THE SPRINGS COMMUNITY
PUBLIC RECORDS OF SEMINOLE COUNTY, FL.
SITUATED IN PORTIONS OF
SECTION 03-21-29

THE SPRINGS COMMUNITY ASSOCIATION, INC.
P.O. BOX 160952
ALHAMBRA, FLORIDA 32716
FLORIDA LICENSED BUSINESS LB-7970
P. 407-834-4003 F. 407-869-5454
WWW.ELLISURVEYS.COM

DATE: _____
REVISIONS: _____

PREPARED FOR:
THE SPRINGS COMMUNITY ASSOCIATION, INC.

ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Alhambra, Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

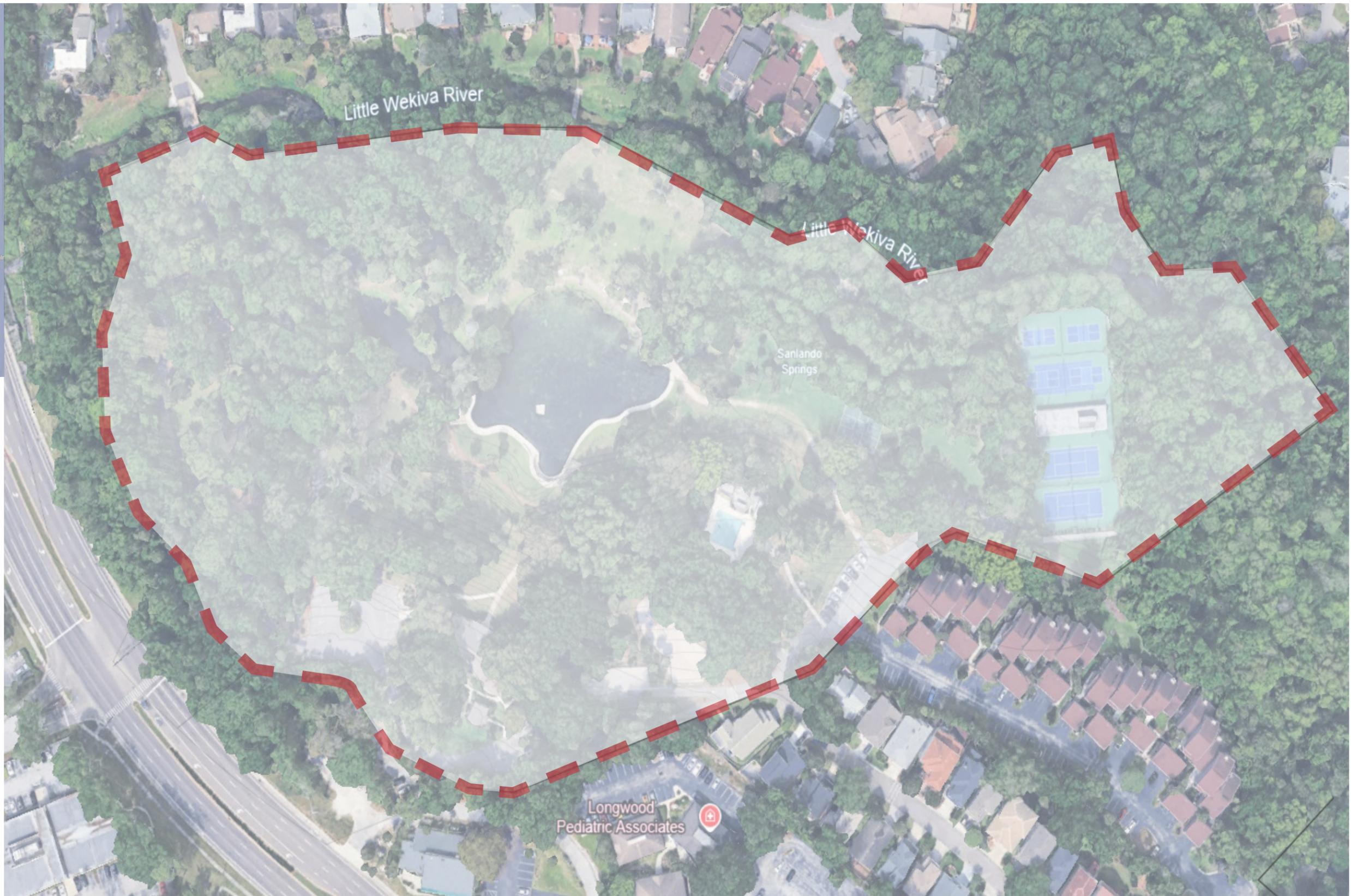
PROJECT NO. 22-1049
SCALE: AS SHOWN
DRAWN BY: MGB
CHECKED BY: MGB
DATE DRAWN: 09/09/2024
FIELD BOOK/PAGE: FILE



EXISTING PARKING	71
REMOVED PARKING	2
PROPOSED PARKING	32
TOTAL	101

*TOTAL INCLUDES AN ESTIMATE FOR GRAVEL PARKING

THE SPRINGS
 BUBBLE DIAGRAM - RECOMMENDED OPTION
 Project Number: 24027 10-22-2025



Property Record CardA



Parcel: 03-21-29-300-001E-0000
Property Address: 400 WOODBRIDGE RD LONGWOOD, FL 32779
Owners: SPRINGS COMMUNITY ASSN INC THE
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00
 Residential Common Elements/Areas property w/1st Building size of 3,550 SF and a lot size of 18.41 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	03-21-29-300-001E-0000
Property Address	400 WOODBRIDGE RD LONGWOOD, FL 32779
Mailing Address	400 WOODBRIDGE RD LONGWOOD, FL 32779-5048
Subdivision	
Tax District	01:County Tax District
DOR Use Code	09:Residential Common Elements/Areas
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$0	\$0

2025 Certified Tax SummaryA

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

Owner(s)A

Name - Ownership Type
 SPRINGS COMMUNITY ASSN INC THE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 03 TWP 21S RGE 29E BEG SW COR LOT 11
 THE SPGS RIVER BEND SEC RUN S 12 DEG 44
 MIN 15 SEC E 342.936 FT S 50 DEG 35 MIN 30
 SEC W 93.566 FT S 48 DEG 49 MIN 15 SEC E
 9.548 FT S 43 DEG 5 MIN 2 SEC W 98.768 FT S 2
 DEG 4 MIN 28 SEC W 37.92 FT S 23 DEG 29 MIN
 32 SEC E 214.518 FT S 1 DEG 51 MIN 7 SEC W
 406.079 FT S 29 DEG 53 MIN 1 SEC W 111.802
 FT SWLY ON CURVE 10.252 FT N 30 DEG 39
 MIN 55 SEC W 18.142 FT WLY ON CURVE
 76.101 FT S 85 DEG 55 MIN 15 SEC W 53.046 FT
 SLY ON CURVE 35.864 FT SWLY ON CURVE
 62.229 FT S 40 DEG 52 MIN 22 SEC W 43 FT
 SWLY ON CURVE 4.512 FT WLY ON CURVE
 63.526 FT N 81 DEG 24 MIN 29 SEC W 41.107
 FT WLY ON CURVE 58.405 FT S 71 DEG 5 MIN
 20 SEC W 27.347 FT S 62 DEG 6 MIN 5 SEC W
 37.557 FT WLY ON CURVE 115.172 FT N 69 DEG
 44 MIN 23 SEC W 96.71 FT NWLY ON CURVE
 37.506 FT N 47 DEG 6 MIN 6 SEC W 69.93 FT
 WLY ON CURVE 52.933 FT N 83 DEG 7 MIN 22
 SEC W TO C/L LITTLE WEKIVA RIVER NLY & ELY
 ON C/L TO BEG

TaxesA

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

SalesA

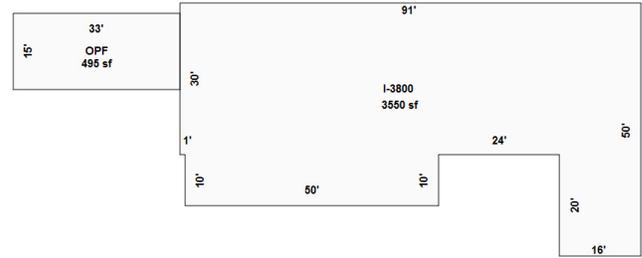
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/1995	\$950,000	03015/1673	Improved	No

LandA

Units	Rate	Assessed	Market
-------	------	----------	--------

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1970
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3550
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



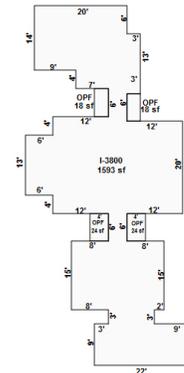
Sketch by Apes Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	495

Building InformationA	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	1970
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1593
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



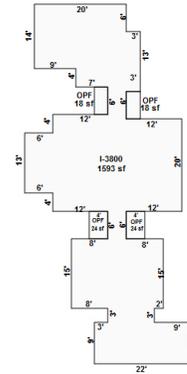
Sketch by Apes Sketch

Building 2

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	18
OPEN PORCH FINISHED	18

Building InformationA	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1970
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1593
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



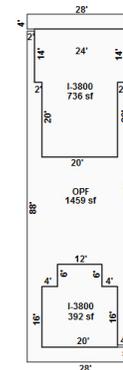
Sketch by Apes Sketch

Building 3

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	18
OPEN PORCH FINISHED	18
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	24

Building InformationA	
#	4
Use	WOOD BEAM/COLUMN
Year Built*	1974
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1128
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 4

AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	1459

PermitsA

Permit #	Description	Value	CO Date	Permit Date
10887	400 WOODBRIDGE RD: ELECTRICAL - COMMERCIAL-	\$1,200		7/29/2024
09732	402 WOODBRIDGE RD: REROOF COMMERCIAL-	\$3,800		6/26/2023
09731	400 WOODBRIDGE RD: REROOF COMMERCIAL-	\$43,985		6/23/2023
04345	400 WOODBRIDGE RD: ELECTRICAL - COMMERCIAL-	\$3,250		3/28/2023
04016	400 WOODBRIDGE RD: ELECTRICAL - COMMERCIAL-	\$3,461		3/16/2022
10044	400 WOODBRIDGE RD: FENCE/WALL COMMERCIAL-Build a hardboard fence per plan	\$107,513		10/31/2019
08565	GENERATOR	\$2,900		7/31/2015
11982	APPROXIMATELY 1,000' OF PARTIAL WOOD, CHAIN-LINK, & MASONRY FENCING @ E FRONTAGE	\$142,500		12/9/2014
04222	ELECTRICAL	\$1,000		5/7/2014
09193	VINYL W/CONCRETE CAPS SEA WALL	\$150,000		11/1/2013
03837	ELECTRICAL	\$1,000		5/14/2013
03282	ELECTRICAL	\$1,000		5/2/2012
06353	REROOF; PAD PER PERMIT 402 WOODBRIDGE RD	\$2,390		6/13/2008
03104	REROOF W/SHINGLES; PAD PER PERMIT 420 WOODBRIDGE RD	\$6,400		3/21/2006
12771	4' X 32' FOOTBRIDGE W/PICKET HANDRAIL	\$4,000		7/1/2005
11233	RE-HAB OF FOOT BRIDGE (4 X 32)	\$3,650		12/1/2001
08588	ELECTRIC WIRING	\$0		9/1/2001
07421	FENCE/WALL	\$11,500		8/1/2001
05866	PLUMBING	\$0		6/1/2001
02628	ELECTRICAL WIRING	\$0		3/1/2001
01198	REROOF	\$60,000		2/1/2001
01199	REPLACE WINDOWS & ADD NEW; STORAGE BLDG	\$1,200		2/1/2001
09253	FENCE/WALL	\$20,000		10/10/2000
03739	MISC ELECTRIC WIRING	\$0		4/1/2000
06166	GENERAL MAINT/REPAIRS/WIRING	\$1,500		7/1/1999
01371	FOOTBRIDGE OVER LITTLE WEKIVA; PAD PER PERMIT 420 WOODBRIDGE RD	\$65,000		2/1/1999
05795	REROOF 26 SQUARES	\$2,210		8/1/1997

02415	SPRINGS, RAISE 4 FOOT BRIDGES	\$40,000	4/1/1995
01915	HIGH CHAIN LINK FENCE	\$1,700	3/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$0	\$0
POOL 2	1979	1	\$0	\$0
WOOD DECK	1979	910	\$0	\$0
POOL 2	1979	1	\$0	\$0
FIREPLACE 1	1979	1	\$0	\$0
SAUNA/STEAM ROOM - UNIT	1979	1	\$0	\$0
STANDBY GENERATOR 1	2015	1	\$0	\$0
HOA GAZEBO	1979	1	\$0	\$0

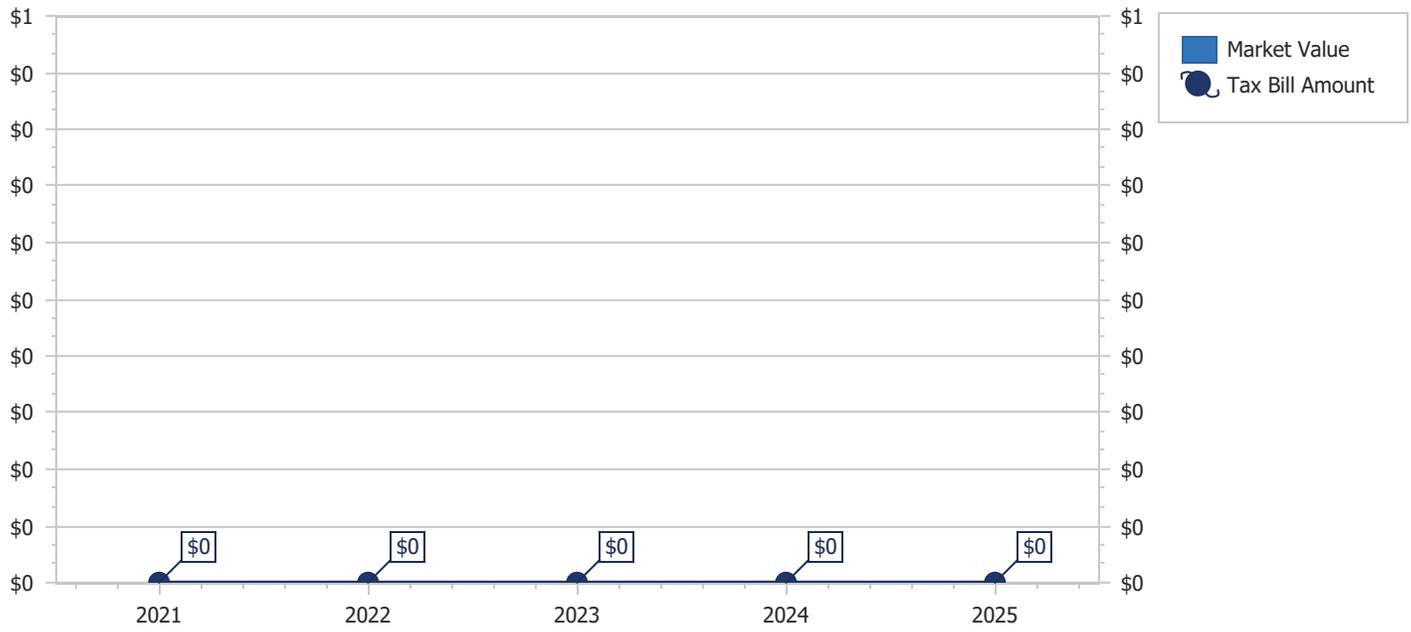
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

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

Utilities	
Fire Station #	Station: 16 Zone: 162
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2026 © 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.

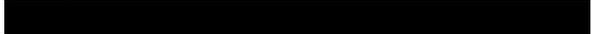
Receipt Details

Date: 2/17/2026 11:26:12 AM
Project: 26-80000020
Credit Card Number: 46*****3840
Authorization Number: 61295G
Transaction Number: 170226O10-5B682065-66BC-4245-B5CD-54560A07E679
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	THE SPRINGS REVITALIZATION - PRE-APPLICATION	PROJ #: 26-8000020
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/26	
RELATED NAMES:	EP RODRIGO GARCIA	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	03-21-29-300-001E-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTI PHASE RECREATIONAL AREA ON 18.41 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTHEAST SIDE OF SPRINGS BLVD, NORTH OF W SR 434	
NO OF ACRES	18.41	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTHEAST SIDE OF SPRINGS BLVD, NORTH OF W SR 434	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
RODRIGO GARCIA 400 WOODBRIDGE RD LONGWOOD FL 32779 (407) 862-3881 	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

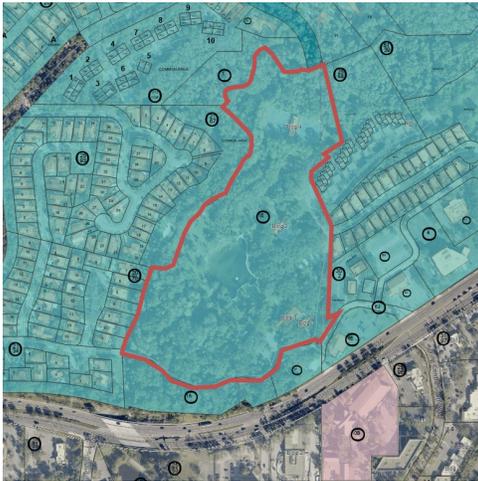
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- Site Plan will be required per Section 40 of the Land Development Code.
- Uses must continue as listed in the PD but may be improved upon without requiring a PD minor amendment.
- Site is in the Aquifer Recharge Overlay zone.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD



Future Land Use: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>Any proposes parking will be subject to parking lot landscaping requirements. A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces.</p> <p>Please see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT14LASCBUOPSP_S30.14.13PALOLA</p>	Info Only
2.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p>	Info Only
3.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only
4.	Buffers and CPTED	<p>Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.</p>	Info Only
5.	Building Division	<p>Separate demolition permits are required for the demolition of the existing structures.</p>	Info Only
6.	Building Division	<p>Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...</p>	Info Only
7.	Building Division	<p>Proposed work appears to be in a flood zone area, a flood review/determination will apply.</p>	Info Only

8.	Building Division	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
9.	Building Division	Standard pool permit will apply- All pools require barriers for safety purposes per FBC (R) R4501.17	Info Only
10.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
11.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design.	Info Only
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
13.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
14.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
15.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
16.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

17.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
18.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
19.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
20.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
21.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The	Info Only

		cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	
25.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
26.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
27.	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
28.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwm.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
29.	Natural Resources	The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground.	Info Only
30.	Natural Resources	Aquifer recharge: With the exception of ADA accessible parking spaces, all required parking pursuant to Section 30.11.2 may remain unpaved at the option of the developer. In addition, all parking spaces exceeding the minimum number prescribed by Section 30.11.2 shall be unpaved. Whether paved or unpaved, all parking spaces shall be designated as to location, size, and dimensions on an approved site plan meeting the requirements of Chapter 40. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law, but all drive aisles shall be compacted and paved, unless other approved by the Public Works Director or designee. SCLDC 30.10.1.6	Info Only
31.	Natural	Aquifer recharge: With the exception of ADA accessible parking spaces, a maximum reduction of two (2) feet from	Info Only

	Resources	the required depth of a parking stall and one (1) foot from the required width of a parking stall shall be permitted for designated parking spaces. SCLDC 30.10.1.6	
32.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Astatula-Apopka fine sands). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
33.	Natural Resources	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
34.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
35.	Natural Resources	WSA: A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees. SCLDC 30.10.5.14(a)(1)	Info Only
36.	Natural Resources	WSA: A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
37.	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

38.	Planning and Development	The subject property lies within the Wekiva Study Area. The proposed development must comply with the requirements of Section 30.10.5 of the Land Development Code and Policies FLU 2.2.5 of the Seminole County Comprehensive Plan. These regulations deal with protection of natural resources such as Karst features, aquifer recharge areas, sensitive natural habitat, and open space.	Info Only
39.	Planning and Development	Per the DCA (Developer's Commitment Agreement): No development will occur in the flood plain or on alluvial sands as stated in the Springs PD, Building restrictions (2).	Info Only
40.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
41.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required during final engineer/site plan phase. (Part 64 Chapter 30, sec. 30.15.1.)	Info Only
42.	Planning and Development	Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
43.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
44.	Planning and Development	Per SCLDC Sec. 30.8.5(g), the Open Space requirements for a Planned Development have a minimum required usable open space of twenty-five percent (25%), and per Sec. 30.7.3. - Dimensional Standards Table, the maximum building height is thirty-five (35) feet. Per 30.7.2.10 Height limitations on property assigned a non-residential zoning classification. Chimneys, water,	Info Only

		fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports. It is the intent of the Board of County Commissioners that the provisions of this Code regulating communication towers shall prevail over the provisions of this Section.	
45.	Planning and Development	<p>The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention, recreation, aquifer recharge, and/or preservation of natural resources. Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p>(1) The pond shall be sodded or dressed with equivalent ground cover; and</p> <p>(2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.</p> <p>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.</p>	Info Only
46.	Planning and Development	The subject site has a PD (Planned Development) zoning known as the Springs PUD that was approved on April 18, 1977 by the Board of County Commissioners.	Info Only
47.	Planning and Development	Please see Land Development Code Sec. 30.11.3. - Quantities of parking required. for parking requirements and calculations at time of site plan per Table 11.3-A: Minimum Parking Required.	Info Only
48.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
49.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

50.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
51.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
52.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
53.	Public Works - Engineering	It appears that there are things proposed that would require a site plan with the County. Any new parking or impervious would require a permit. Any milling and resurfacing would require a permit. Any changes to the drainage of the development would need a permit. Please consider a comprehensive plan even it would be phased over several years. Individual improvements could also be submitted but in the long run could cost more in permitting. If there are any questions if a permit is required, please contact the project manager or Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov for a determination.	Info Only
54.	Public Works - Engineering	Please note that no impacts to the flood plains would be allowed without compensating storage.	Info Only
55.	Public Works - Engineering	Please note that any increase in impervious would require retention to be provided with that project.	Info Only
56.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Building Division Review Coordinator	Heather Ryan	devrevdesk@seminolecountyfl.gov	407-665-7775
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works - Water Quality	Shannon Wetzel	swetzel@seminolecountyfl.gov	407-665-2455

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, March 13, 2026, in order to place you on the Wednesday, March 18, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0211

Title:

9:20 AM (IN PERSON) VAUGHN NURSERY - PRE-APPLICATION

Project Number: 26-80000019

Project Description: Proposed Rezone and Subdivision for 10 residential lots on 10.39 acres in the A-1 zoning district located on the north side of E SR 46 and SR 429

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

Parcel ID: 26-19-29-300-0040-0000

BCC District: 5-Herr

Applicant: Winston Schwartz (407) 409-7994

Consultant: Tom Faber (407) 595-1566



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

PROJ. #: 26-80000019
 PM: KAITLYN
 REC'D: 02/12/2026
 PAID 02/13/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: VAUGHN NURSERY PROPERTY

PARCEL ID #(S): 26-19-29-300-0040-0000

TOTAL ACREAGE: 10.39 AC.

BCC DISTRICT: 5

ZONING: A-1

FUTURE LAND USE: SE

NAME: WINSTON SCHWARTZ

COMPANY: W-J HOMES

ADDRESS: 217 N WESTMONTE DRIVE, SUITE 1005

CITY: ALTAMONTE SPRINGS

STATE:

ZIP: 32714

PHONE: 407-409-7994

EMAIL: [REDACTED]

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 3165 MCCRORY PLACE, SUITE 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: APPLICANT INTENDS TO REZONE THE PROPERTY TO "PD" TO ALLOW FOR A 10 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

COMMENTS DUE: 02/20

COM DOC DUE: 02/26

DRC MEETING: 03/04/2026

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: on the north side of E SR 46 and SR 429

W/S: SEMINOLE COUNTY UTILITIES

BCC: 5: HERR



Faber Engineering, Inc.

3165 McCrory Place, Suite 151
Orlando, FL 32803
407-595-1566

February 12, 2026

**TO: Seminole County
Planning and Development
1101 East First St.
Sanford, FL 32771**

**Subject: Pre-application Narrative for Rezoning of Parcel 26-19-29-300-0040-0000
“Vaughn Nursery Property”**

Dear Staff,

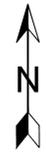
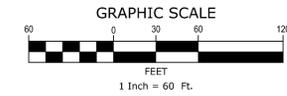
We are requesting a pre-application meeting to discuss rezoning the subject parcel from A-1 to PD to allow for a cluster residential subdivision with up to 10 dwelling units. The site has an existing future land use of SE and is located within the WRPA. A conceptual site plan is enclosed.

Feel free to contact our office if you have any questions.

Sincerely,

Tom Faber

Tom Faber, P.E.
Faber Engineering, Inc.
PE #87427



Faber Engineering, Inc.
3165 MCCRORY PLACE, STE 151
ORLANDO, FL 32803
(407) 595-1566

SEAL:
THOMAS FABER, P.E. #87427
REGISTERED PROFESSIONAL ENGINEER
FABER ENGINEERING, INC.

CONCEPT PLAN
VAUGHN NURSERY PROPERTY
SEMINOLE COUNTY, FL

PROJECT PHASE:
CONCEPT PLAN

APPLICANT:
W-J HOMES

REV#	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

JOB #: 25041
DATE: 02/11/26
DESIGNED BY: TRF
APPROVED BY: TRF

C-1

OVERALL SITE DATA AND NOTES

1. PARCEL ID: 26-19-29-300-0040-0000
2. GROSS SITE AREA = 10.39 AC.
3. WETLAND AREA = 0.00 AC.
4. EXISTING/PROPOSED FUTURE LAND USE = SE
5. EXISTING ZONING = A-1
6. PROPOSED ZONING = PD
7. EXISTING USE = ABANDONED PLANT NURSERY
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL
9. MAXIMUM ALLOWED DENSITY = 1 DU/AC.
10. PROPOSED DWELLING UNITS = 10 DU
11. PROPOSED GROSS DENSITY = 10 DU/10.39 AC = 0.96 DU/AC
12. BUILDING SETBACKS:
-FRONT = 20 FT
-SIDE = 5 FT
-STREET SIDE = 15 FT
-REAR = 20 FT
13. LANDSCAPE BUFFERS:
-NORTH = N/A
-SOUTH = 15'
-EAST = N/A
-WEST = N/A
14. MINIMUM LOT AREA = 21,780 SF (0.50 AC)
15. MINIMUM LOT WIDTH AT BUILDING LINE = 100 FT
16. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
17. THIS PROPERTY IS DESIGNATED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL 1217C003F (SEPTEMBER 28, 2007)
18. ALL ACREAGES SHOWN ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING REVIEW AND APPROVAL.
19. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
20. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT SHALL COMPLY WITH ALL SEMINOLE COUNTY AND SIRWMD REQUIREMENTS.
21. WATER, RECLAIMED WATER, AND SANITARY SEWER TO BE PROVIDED BY THE SEMINOLE COUNTY.
22. PROPOSED UTILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED. UTILITIES SHALL BE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS. PROPOSED UTILITY LOCATIONS ARE SUBJECT TO CHANGE DURING THE FINAL SITE PLAN PROCESS.
23. ALL INTERNAL ROADWAYS WILL BE PRIVATE-GATED.
24. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
25. ALL LANDSCAPE BUFFERS AND COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
26. 5' DRAINAGE EASEMENT ARE REQUIRED ON ALL SIDE PROPERTY LINES. NO AC PADS, POOL EQUIPMENT, ETC. IS ALLOWED IN THE EASEMENT.
27. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
28. THE PROJECT IS LOCATED WITHIN THE WEKIVA RIVER PROTECTION AREA, THE WEST SR 46 SCENIC CORRIDOR, AND THE BEAR MANAGEMENT AREA.

TRACT TABLE

NAME	USE	OWNERSHIP	AREA (AC.)
TRACT A	RIGHT-OF-WAY	HOA	1.11 (10.71%)
TRACT B	OPEN SPACE/ PARK/RETENTION	HOA	2.57 (24.7%)
TRACT C	OPEN SPACE/RETENTION	HOA	0.94 (9.01%)
TRACT D	LIFT STATION	HOA	0.02 (0.2%)
-	SINGLE FAMILY LOTS	-	5.75 (55.3%)
TOTAL AREA:			10.39 (100%)

OPEN SPACE CALCULATIONS

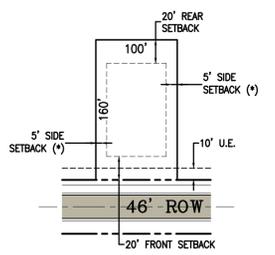
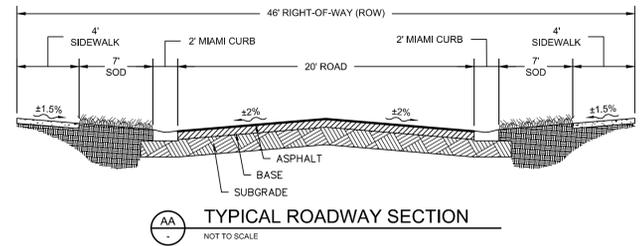
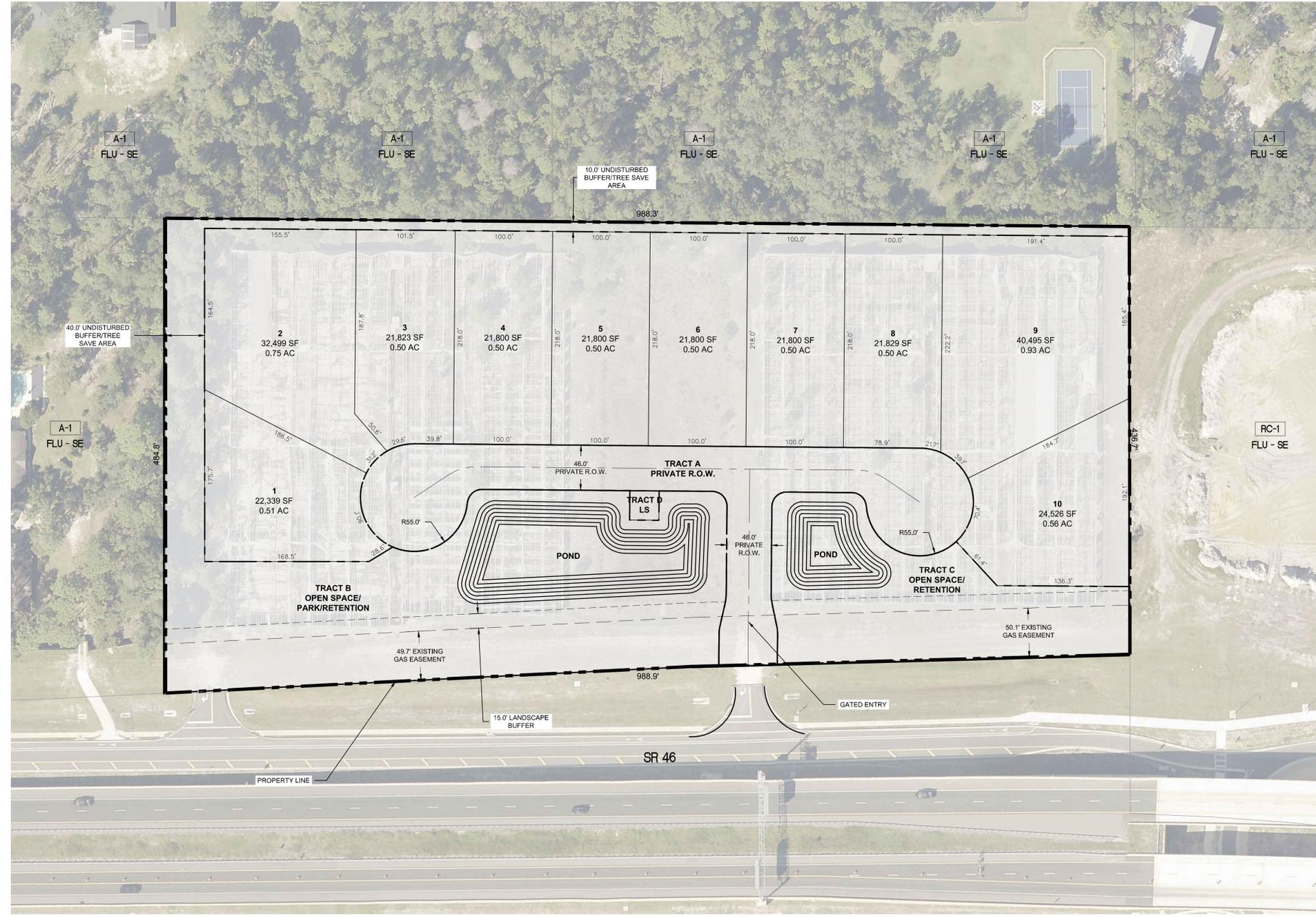
REQUIRED OPEN SPACE (25%): 0.25 X 10.39 AC. = 2.60 AC.

PROVIDED OPEN SPACE: 3.51 AC. (33.7%)

TRIP GENERATION TABLE¹

ITE CODE & DESCRIPTION	RATE ¹	UNITS	TRIPS
210 - SINGLE FAMILY DETACHED HOUSING	AM PEAK HOUR PM PEAK HOUR AVERAGE DAILY	10 10 10	8 10 94

¹ TRIP RATES REFERENCED FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION.



S:\030005 - Vaughn Nursery\CAD\25041-CONCEPT PLAN.dwg Feb 11, 2026 3:15:17 pm

Property Record Card



Parcel: **26-19-29-300-0040-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **VAUGHAN INC**
 2026 Market Value \$935,100 Assessed Value \$576,254 Taxable Value \$576,254
 2025 Tax Bill \$9,324.54 Tax Savings with Non-Hx Cap \$3,466.69
 Vacant Residential property has a lot size of 10.39 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-29-300-0040-0000
Property Address	
Mailing Address	107 W COMMERCIAL ST SANFORD, FL 32771-1213
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$935,100	\$935,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$935,100	\$935,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$358,846	\$411,233
P&G Adjustment	\$0	\$0
Assessed Value	\$576,254	\$523,867

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,791.23
Tax Bill Amount	\$9,324.54
Tax Savings with Exemptions	\$3,466.69

Owner(s)

Name - Ownership Type
 VAUGHAN INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 19S RGE 29E
W 3/4 OF N 1/2 OF NE 1/4
OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$576,254	\$0	\$576,254
Schools	\$935,100	\$0	\$935,100
FIRE	\$576,254	\$0	\$576,254
ROAD DISTRICT	\$576,254	\$0	\$576,254
SJWM(Saint Johns Water Management)	\$576,254	\$0	\$576,254

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/1987	\$100	01906/1370	Vacant	No
WARRANTY DEED	2/1/1987	\$173,000	01823/1102	Vacant	Yes
WARRANTY DEED	11/1/1984	\$150,000	01598/0328	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01259/1565	Vacant	No
QUIT CLAIM DEED	1/1/1979	\$100	01263/0978	Vacant	No

Land

Units	Rate	Assessed	Market
10.39 Acres	\$90,000/Acre	\$935,100	\$935,100

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
08052	DEMO ALL COMMERCIAL BLDGS.	\$9,000		6/13/2017
01773	EXT GREENHOUSE MISC ELECTRIC	\$6,000		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

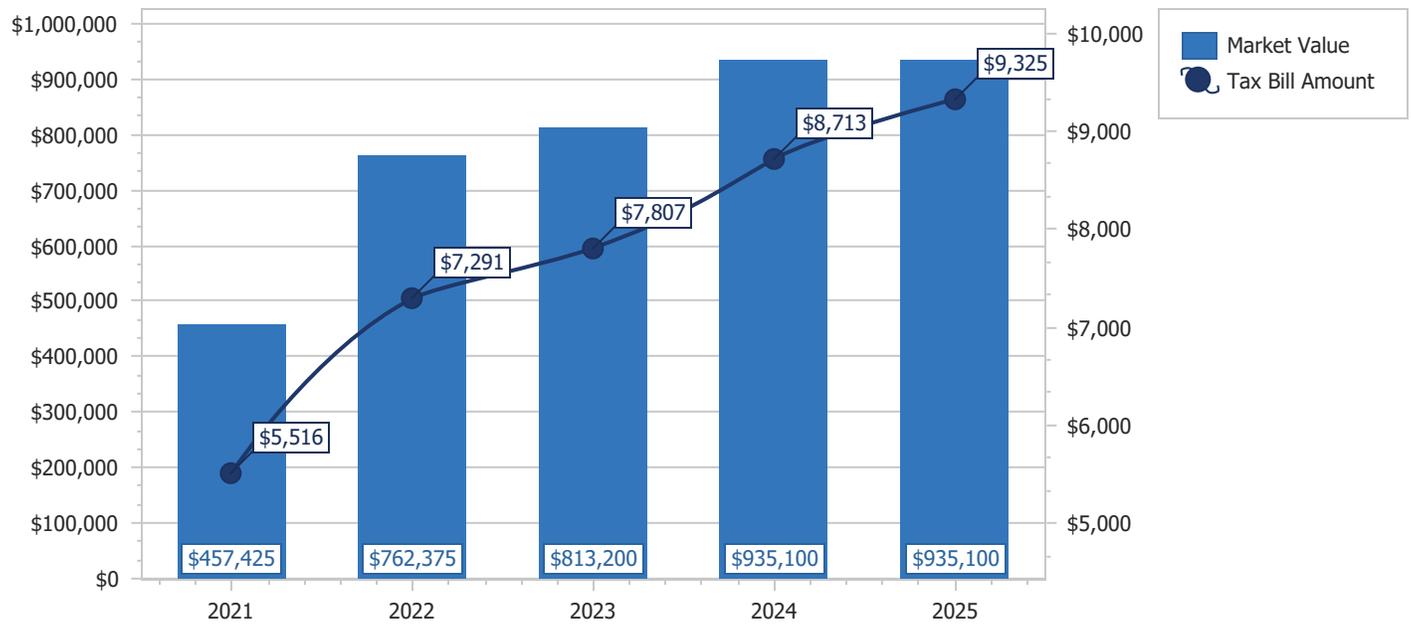
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 2/13/2026 12:10:13 PM
Project: 26-80000019
Credit Card Number: 41*****3193
Authorization Number: 01084G
Transaction Number: 130226O2C-30DEBA60-B93C-452C-902A-D151A0AAF332
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	VAUGHN NURSERY - PRE-APPLICATION	PROJ #: 26-8000019
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/13/26	
RELATED NAMES:	EP TOM FABER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED REZONE AND SUBDIVISION FOR 10 RESIDENTIAL LOTS ON 10.39 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF E SR 46 AND SR 429	
NO OF ACRES	10.39	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF E SR 46 AND SR 429	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
WINSTON SCHWARTZ W-J HOMES 217 N WESTMONTE DR ALTAMONTE SPRINGS FL 32714 (407) 409-7994	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide net buildable acreage and overall density calculation.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodid=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.18LAPLIRPLSURE	Info Only
3.	Buffers and CPTED	<p>This property is located within the West SR 46 Scenic Corridor. Per SCLDC Sec. 30.10.9.6, the following provisions apply:</p> <p>(1)Seventy-five (75) percent of all required trees and shrubs shall be native plant species as set forth in the Land Development Code. Selected landscaping shall re-establish native habitat. Additionally, no plants on the Department of Environmental Protection prohibited list or the Florida Exotic Pest Plant Councils Category I or II lists may be used. (2)Within the designated scenic corridor setback there shall be established a landscape buffer of twenty-five (25) feet. (3)Only the following may be located within the landscape buffer: a. Underground utilities; and b. Access, in accordance with the provisions of this Part; and c. Retention/detention, provided that placement in the landscape buffer provides more protection for native canopy and understory trees located elsewhere on the site. d. One (1) ground sign in accordance with the provisions of Sections 30.10.9.6(b)(5) and 30.10.9.6(b)(6) of this Part. (4)No existing canopy trees greater than six (6) inches in diameter shall be removed in the scenic corridor buffer unless approved by the Planning Manager because the clearing is necessary to provide access, the tree is diseased or public safety requirements. (5)No clearing within the scenic corridor setback or buffer shall be permitted except in conjunction with a permit issued for development authorized under the provisions of this Part or for public safety requirements. Specimen trees shall be preserved to the maximum extent possible. (6) Areas of the State Road 46 scenic corridor buffer, except for existing single-family lots, regardless of size, and except for proposed single-family lots that are a minimum of one (1) acre in area, that do not meet the following standards shall be supplemented to bring them into compliance with these standards: a. Four (4) canopy trees per one hundred (100) linear feet; and b. Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1½) inches caliper and six (6) feet tall at the time of planting); and c. Sixteen (16) shrubs per one hundred (100) linear feet. d. Canopy and understory trees may be clustered to accent entrances or other design features of the site. (7) To the extent that state law exempts nurseries from certain provisions of this Part, such properties are encouraged to provide a visually attractive buffer along State Road 46 through native landscaping or the placement of stock trees within that portion of said properties adjacent to State Road 46.</p>	Info Only

4.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.6DELAUSCLIN The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASC_BUOPSP_S30.14.7REBU	Info Only
5.	Building Division Daniel Losada	-Permitting Requirements for Future Construction- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
6.	Comprehensive Planning	Site has a Future Land Use of Suburban Estates (SE). Please note Policy FLU 3.5.4 Suburban Estates: Purpose and Intent The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. - Note that clustering shall be directed internal to parcel.	Info Only
7.	Comprehensive Planning	Please note Policy FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area: The final development form of the land area within the Protection Area outside of the East Lake Sylvan Transitional Area is a general pattern of one dwelling unit or less per net buildable acre. For properties located within the Protection Area, but outside the East Lake Sylvan Transitional Area, the assigned future land use designations are presumed to be the final land use designation for those properties as of December 15, 1999. The land use designations assigned to those properties shall not be amended, except to reassign a land use designation to Suburban Estates or Recreation, with Recreation designation only considered for the purpose of protecting natural resources. The County shall not approve a land use designation amendment within the Protection Area relating to property outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. Regardless of any future change in the definition of the Suburban Estates land use designation or associated zoning classifications, the County shall not approve any land use that could result in a density increase above one dwelling unit per net	Info Only

		buildable acre compared to that allowable as of December 15, 1999. The Countys policy is to maintain this final form of development to ensure that residential development in the Protection Area maintains the overall rural density and character.	
8.	Comprehensive Planning	Per Policy FLU 2.3.8 Wekiva Character Policy: - Maintaining the assigned future land use designation for any property located within the Protection Area and outside the East Lake Sylvan Transitional Area, that is assigned the Suburban Estates future land use designation, except for those areas redesignated to the Recreation Future Land Use designation, as set forth in Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the WRPA and Outside of the East Lake Sylvan Transitional Area, and FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes. - Limiting development of property assigned the Suburban Estates Future Land Use designation to a maximum density of one dwelling unit per net buildable acre, and encouraging clustering within the Suburban Estates land use designation where appropriate through the use of PD zoning to protect natural resources, as set forth in Policies FLU 2.3.1 Recognition of the Wekiva River Protection Area, FLU 2.3.3 Development Form of Land Area within the Wekiva River Protection Area and Outside of the East Lake Sylvan Transitional Area, FLU 2.3.5 Preservation of Local and Regionally Significant Natural Areas and Environmentally Sensitive Lands/Use of Lands for Passive Recreational Purposes, and FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards and in the definition of "rural character".	Info Only
9.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
10.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
11.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only

12.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
13.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
14.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
15.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
16.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
17.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
18.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
21.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
22.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
23.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be	Info Only

		obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	
24.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
25.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
26.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)	Info Only
27.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only
28.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Tavares-Millhopper Complex and Astatula-Apopka fine sands). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
29.	Natural Resources	Aquifer recharge: The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.1.7	Info Only
30.	Natural Resources	Aquifer recharge: Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
31.	Natural Resources	Aquifer recharge: Each parcel shall be developed to maximize the infiltration of natural rainfall into the soil and to minimize direct overland runoff into adjoining streets and watercourses. Stormwater runoff from roofs and other impervious surfaces should be diverted into swales or terraces on the parcel when possible. Runoff from driveways, roofs or other impervious areas should be diverted so as to flow over grassed areas prior to flowing into any drainage system whenever possible. SCLDC 30.10.1.7	Info Only
32.	Natural Resources	WRPA: The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only

33.	Natural Resources	WRPA: Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10(a)(1)	Info Only
34.	Natural Resources	WRPA: Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10(a)(3)	Info Only
35.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
36.	Natural Resources	WRPA: For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Info Only
37.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
38.	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
39.	Planning and Development	This property is located in the Wekiva River Protection Area (WRPA). Development in the WRPA is limited to one (1) dwelling unit per net buildable acre. Clustering is permitted where appropriate through the use of PD zoning to protect natural resources. Efforts to permanently protect the natural resources of the Protection Area should include the lawful dedication of conservation easements and development rights for preservation and coordination with the appropriate agencies, environmental groups and interested citizens.	Info Only
40.	Planning and Development	Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas. Please note, the proposed density calculation would not be consistent with this definition. Any right-of ways will need to be deducted from net buildable acreage.	Info Only
41.	Planning and Development	This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management	Info Only

		Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. Please see the following link for more info: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeld=CH258URBEMA_S258.2REREURBEMAAR	
42.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Steps 2 & 3 may be submitted concurrently; however, staff recommends the FDP not be submitted until the 1st step has been scheduled for BCC.</p> <p>3rd Step- Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. This can serve as the same plan as the FDP, but still requires the two (2) separated applications respectively. The plan must contain all required items for both the PSP and FDP. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>4th Step- Approval of Final Engineering Plans. This may be submitted once Steps 1 through 3 are completed. 5th Step- Approval of the Final Plat. The Final Plat may be reviewed concurrently with the Final Engineering Plans; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued.</p>	Info Only
43.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</p>	Info Only

44.	Planning and Development	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
45.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Please see information about requirements at the following link: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
46.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review (at time of Rezone/Land Use Amendment). An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved (Final Plat approval). All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us .	Info Only
47.	Planning and Development	In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development.(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. Additionally, the Applicant would be required to address how the proposed development would result in providing greater benefits in this narrative: Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.	Info Only

48.	Planning and Development	Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	Info Only
49.	Planning and Development	Required open space is twenty-five (25) percent minimum. Additionally, commonly accessible open space is required subject to the following standards: a. Minimum eight (8) percent of net buildable acreage utilized for open space. b. Open Space may be provided in multiple locations however each location must be: i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage. iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.	Info Only
50.	Planning and Development	Please see the following provisions regarding residential open space: • Sec.30.14.2.3(a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code. • Sec.30.14.2.3(b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot. • Sec.30.14.2.3(d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use. • Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt	Info Only

		<p>from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p> <ul style="list-style-type: none"> • Sec.30.14.2.3(g) Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association. • Sec.30.14.2.3(h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the criteria listed in Sec.30.14.2.3 (h). • Sec.30.14.2.3(k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. • Sec.30.14.2.3(l); Required landscaped areas and buffers may not be credited toward the required open space. 	
51.	Planning and Development	<p>Residential PD Design Standards:</p> <p>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.</p> <p>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</p> <p>(3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.</p> <p>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</p>	Info Only
52.	Planning and Development	<p>Required Residential Neighborhood Improvements:</p> <p>(1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:</p> <ul style="list-style-type: none"> a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. <p>(2) Fifty (50) percent of pond frontage must be open to streets or community parks.</p> <ul style="list-style-type: none"> a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). 	Info Only
53.	Planning and Development	The maximum allowable building height is 35 feet.	Info Only
54.	Planning and Development	<p>Upon application of Rezone, it will be required to submit a Wekiva River Consistency Form.</p> <p>https://www.seminolecountyfl.gov/docs/default-source/pdf/wevikariverareaconsistencyformjuly2025ada.pdf</p>	Info Only

55.	Planning and Development	The definition of cluster subdivision per the SCLDC is as follows, "Cluster subdivision: A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, stands of trees, open fields, or agriculture. Cluster subdivision design must be an improvement over conventional subdivision design practice by including an improved streetscape, homes oriented to create a sense of community, and a reduction in road pavement and utility line length. A cluster subdivision must provide intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes." Please ensure compliance with this.	Info Only
56.	Planning and Development	This property is located in the West SR 46 Scenic Corridor. There are specific development standards regarding signage, lighting, buffers, and other development standards within this overlay, please see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.9SR46SCCOVDI	Info Only
57.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
58.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
59.	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
60.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
61.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one	Info Only

		side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	
62.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Info Only
63.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "well drained" soils.	Info Only
64.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge unless a permitted viable outfall is identified. In the event discharging into the FDOT system is considered an FDOT Drainage Connection permit will be required.	Info Only
65.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope towards the center of the property.	Info Only
66.	Public Works - Engineering	Based on a preliminary review, the site appears to receive offsite drainage from surrounding properties. In the event a bypass is considered for the offsite drainage, an FDOT Drainage Connection permit will be required.	Info Only
67.	Public Works - Engineering	Library Comment A detailed drainage analysis will be required at final engineering.	Info Only
68.	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District.	Info Only
69.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
70.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
71.	Public Works - Engineering	Proposed driveway access to subdivision will need to include both right-in and right out to SR-46.	Info Only
72.	Public Works - Engineering	5' minimum sidewalks shall be required in accordance with the code. Cross-section shows 4' sidewalk, please revise to meet standards.	Info Only
73.	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 easement ⁵	Info Only
74.	Public Works - Engineering	An FDOT driveway connection permit shall be required.	Info Only
75.	Public Works - Engineering	Access gate entry pad/call box will need to be installed as far away as possible from the FDOT right-of-way.	Info Only
76.	Public Works - Engineering	It appears that the site is in a High Recharge area, therefore respective requirements will need to be met.	Info Only
77.	Public Works - Impact Analysis	No Review Required.	Info Only
78.	Public Works - Water Quality	Please be advised that this project is located within both the Gemini Springs and Wekiva River Basin Management Action Plan areas. The County would encourage the incorporation of	Info Only

		additional nutrient reduction best management practices during the site design process.	
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DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works – Water Quality	Shannon Wetzel	SWetzel@seminolecountyfl.gov	407-665-2455
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0218

Title:

9:40 AM (TEAMS) WRENWOOD WAY - PRE-APPLICATION

Project Number: 26-80000023

Project Description: Proposed Special Exception for an assisted living facility in a single-family residence on 0.23 acres in the R-1 zoning district located on the corner of Wrenwood Way and Tangerine Ave

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

Parcel ID: 34-21-30-5DG-0000-2580

BCC District: 1-Dallari

Applicant: Nikkisha Premilien (321) 503-9086

Consultant: N/A



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

PROJ. #: 26-80000023

**RECEIVED 02/18/2026
PAID 02/19/2026**

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: Residential Assisted Living Facility (6 residents)	
PARCEL ID #(S): 34-21-30-5DG-0000-2580	
TOTAL ACREAGE: 0.23 acres	BCC DISTRICT: TBD 1: DALLARI
ZONING: R-1	FUTURE LAND USE: Low Density Residential LDR

APPLICANT

NAME: Nikkisha Premilien	COMPANY: The Royal Opal, LLC	
ADDRESS: 7104 Wrenwood Way		
CITY: Winter Park	STATE: FL	ZIP: 32792
PHONE: (321) 503-9086	EMAIL: [REDACTED]	

CONSULTANT

NAME: N/A	COMPANY: N/A	
ADDRESS: N/A		
CITY: N/A	STATE: N/A	ZIP: N/A
PHONE: N/A	EMAIL: N/A	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <small>Proposed use is a small residential assisted living facility service up to six (6) residents within an existing single family home. No expansion of the building footprint is proposed. Minor interior modifications and life-safety improvements may be required to meet Florida ACHA and Seminole County Fire Marshal requirements. The use is intended to operate in a residential character consistent with surrounding neighborhood.</small>				

STAFF USE ONLY

COMMENTS DUE: 02/27	COM DOC DUE: 03/05	DRC MEETING: 03/18/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1	FLU: LDR	LOCATION: on the corner of Wrenwood Way and Tangerine Ave
W/S: CASSELBERRY	BCC: 1: DALLARI	

DETAILED NARRATIVE

Pre-Application – Proposed Residential Assisted Living Facility

Applicant's Name: Nikkisha Premilien

Property Address: 7104 Wrenwood Way, Winter Park, FL 32792

Parcel ID: 34-21-30-5DG-0000-2580

Zoning District: R-1

Project Overview

The applicant proposes to utilize an existing single-family residential dwelling as a small residential assisted living facility serving up to six (6) residents. The proposed use is intended to operate in a manner consistent with the residential character of the surrounding neighborhood while complying with applicable Seminole County Land Development Code requirements and Florida Agency for Health Care Administration (AHCA) regulations.

Property Description

The subject property is an existing single-family residence located within a residential zoning district. The property is currently developed with one primary residential structure, associated driveway, and yard areas. No additional accessory structures are proposed as part of this request.

Proposed Use

The proposed development consists solely of a change in use of the existing residence to allow for a small assisted living facility. The facility will provide housing, meals, personal care assistance, and supervision for up to six residents in a home-like environment.

Building Modifications

No expansion of the existing building footprint is proposed. Any future work would be limited to minor interior modifications and life-safety improvements as required to meet Florida AHCA assisted living facility standards, Seminole County Fire Marshal requirements, and applicable building and accessibility codes.

Site Conditions & Parking

The existing driveway and on-site parking configuration will be utilized. No additional parking areas or site reconfiguration are proposed at this stage. The property will continue to function visually and physically as a residential home.

Utilities

The property is currently served by existing utilities appropriate for a single-family residence. No upgrades or expansions to utility infrastructure are proposed as part of the pre-application request. Any future concurrency or utility capacity reviews will be addressed through the appropriate Seminole County processes if required.

Consistency With Comprehensive Plan & Zoning

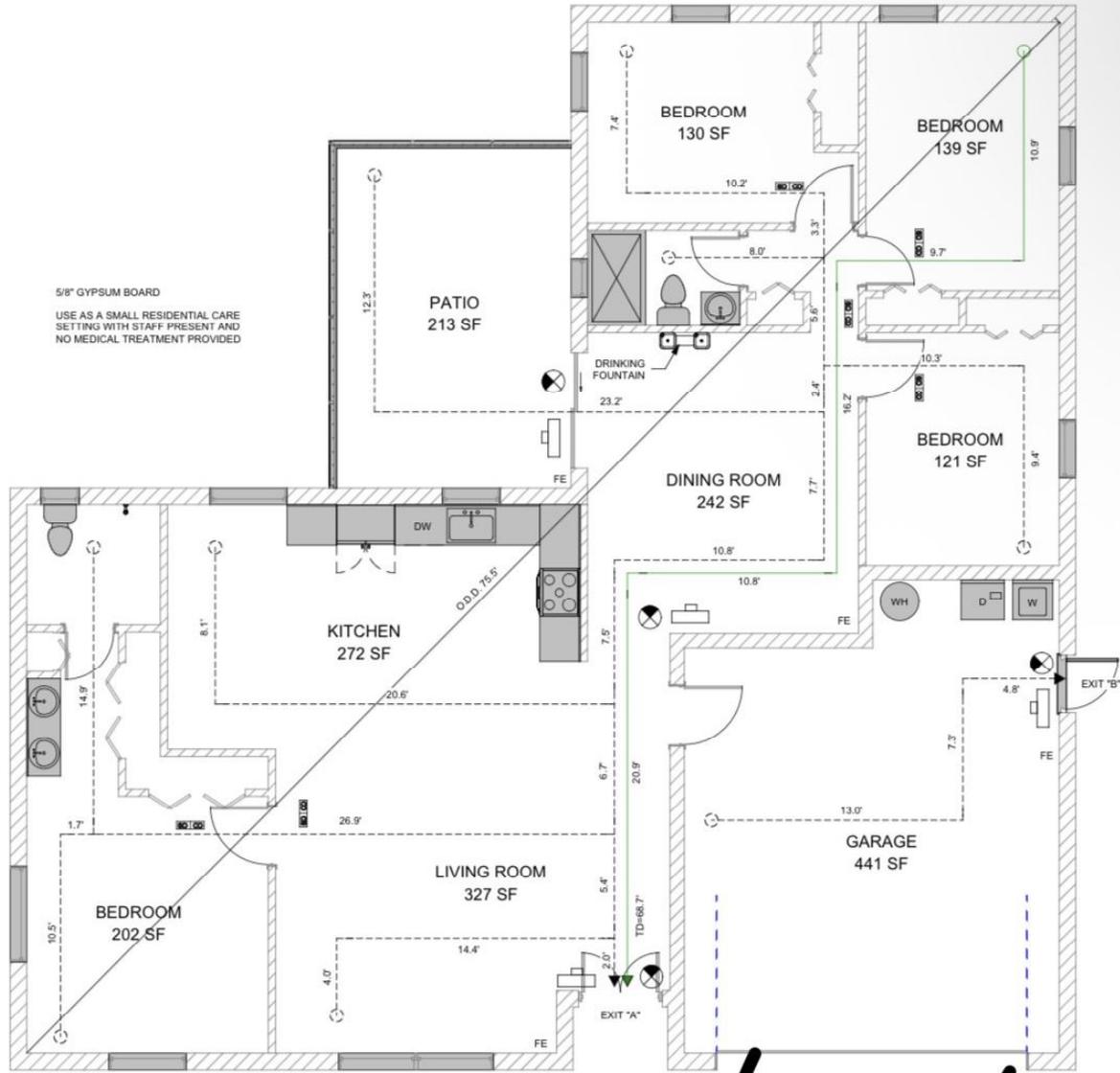
The proposed small residential assisted living facility is intended to be compatible with the existing residential zoning and future land use designation.

Purpose of Pre-Application

This pre-application is submitted to confirm zoning and land use compatibility, identify required approvals and obtain preliminary feedback to clarify next steps prior to formal application submission.

Conclusion

The applicant respectfully requests preliminary review and feedback regarding the proposed residential assisted living use to ensure compliance with Seminole County requirements prior to moving forward with detailed applications and plans.



⑦ LIFE SAFETY PLAN
 1/4" = 1'-0"

Driveway

Property Record Card



Parcel: 34-21-30-5DG-0000-2580
Property Address: 7104 WRENWOOD WAY WINTER PARK, FL 32792
Owners: EDOUARD, TONAYA; PREMILLIEN, NIKKISHA R
 2026 Market Value \$398,146 Assessed Value \$398,146 Taxable Value \$398,146
 2025 Tax Bill \$4,561.62 Tax Savings with Exemptions \$1,041.42
 The 4 Bed/2 Bath Single Family property is 1,778 SF and a lot size of 0.23 Acres

Parcel Location



Site View



Parcel Information

Parcel	34-21-30-5DG-0000-2580
Property Address	7104 WRENWOOD WAY WINTER PARK, FL 32792
Mailing Address	9344 MOSS PRESERVE PKWY APT 301 ORLANDO, FL 32832-6735
Subdivision	WRENWOOD HEIGHTS UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$311,046	\$323,209
Depreciated Other Features	\$2,100	\$1,400
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$398,146	\$409,609
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$35,281
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$398,146	\$374,328

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,603.04
Tax Bill Amount	\$4,561.62
Tax Savings with Exemptions	\$1,041.42

Owner(s)

Name - Ownership Type

EDOUARD, TONAYA - Tenants in Common :50
 PREMILLIEN, NIKKISHA R - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 258
 WRENWOOD HEIGHTS UNIT 2
 PB 18 PGS 77 + 78

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$398,146	\$0	\$398,146
Schools	\$398,146	\$0	\$398,146
FIRE	\$398,146	\$0	\$398,146
ROAD DISTRICT	\$398,146	\$0	\$398,146
SJWM(Saint Johns Water Management)	\$398,146	\$0	\$398,146

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/25/2025	\$465,000	10945/0687	Improved	Yes
WARRANTY DEED	10/3/2023	\$447,000	10516/1913	Improved	Yes
WARRANTY DEED	5/1/2018	\$257,000	09132/0752	Improved	No
WARRANTY DEED	6/1/2017	\$257,000	08948/1734	Improved	Yes
WARRANTY DEED	4/1/2017	\$166,900	08891/0572	Improved	Yes
WARRANTY DEED	4/1/2017	\$161,300	08891/0568	Improved	Yes
WARRANTY DEED	8/1/1998	\$97,900	03491/1531	Improved	Yes
WARRANTY DEED	1/1/1980	\$62,300	01260/0902	Improved	Yes
WARRANTY DEED	3/1/1978	\$42,200	01162/0155	Improved	Yes

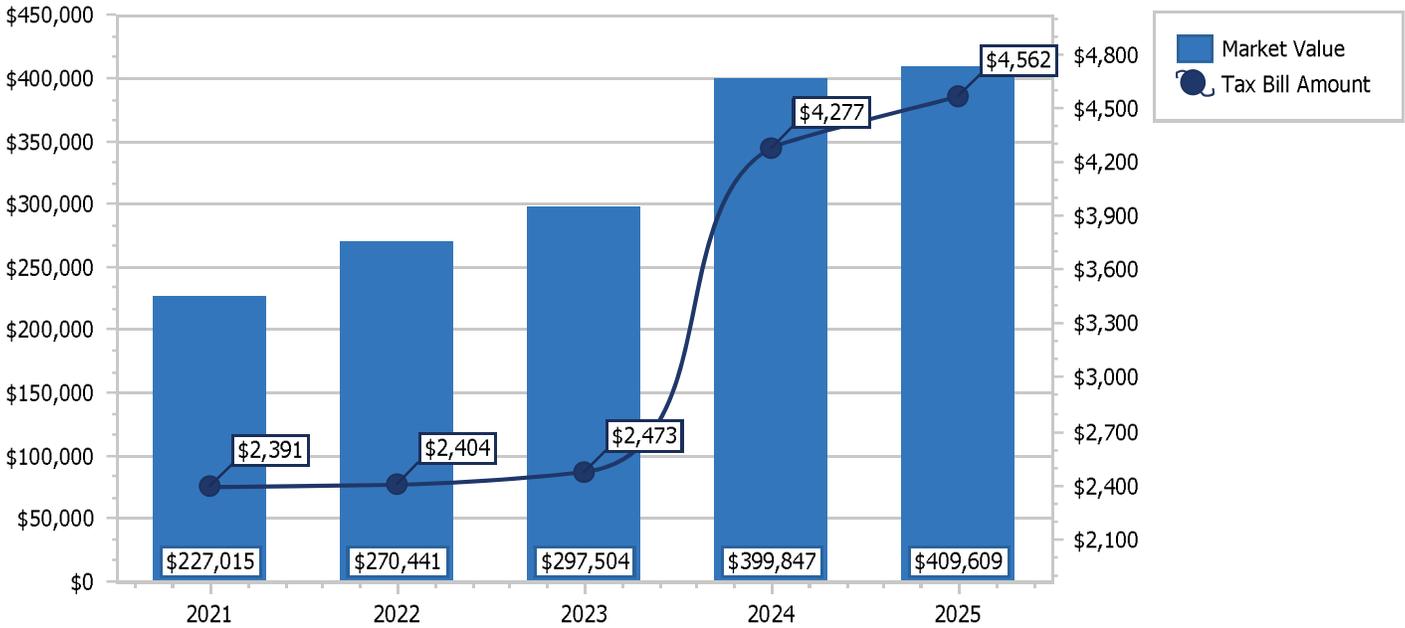
Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

Utilities	
Fire Station #	Station: 23 Zone: 234
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 2/18/2026 9:04:52 PM
Project: 26-80000023
Credit Card Number: 53*****1937
Authorization Number: 150041
Transaction Number: 180226C19-7BEB07C8-A0FD-4657-9812-6F9C40924163
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	WRENWOOD WAY - PRE-APPLICATION	PROJ #: 26-8000023
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/19/26	
RELATED NAMES:	EP NIKKISHA PREMILIEN	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	34-21-30-5DG-0000-2580	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ASSISTED LIVING FACILITY IN A SINGLE-FAMILY RESIDENCE ON 0.23 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE CORNER OF WRENWOOD WAY AND TANGERINE AVE	
NO OF ACRES	0.23	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	R-1	
LOCATION	ON THE CORNER OF WRENWOOD WAY AND TANGERINE AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
NIKKISHA PREMILIEN THE ROYAL OPAL LLC 7104 WRENWOOD WAY WINTER PARK FL 32792 (321) 503-9086 	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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and a zoning designation of R-1 (Single-Family Dwelling).
- The proposed use of the property as an assisted living residential home (community residential home) for one (1) to six (6) residents in accordance with F.S. 419 is permitted in the R-1 zoning district and does not require a Special Exception
- Community residential homes where seven (7) to fourteen (14) residents are proposed requires a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

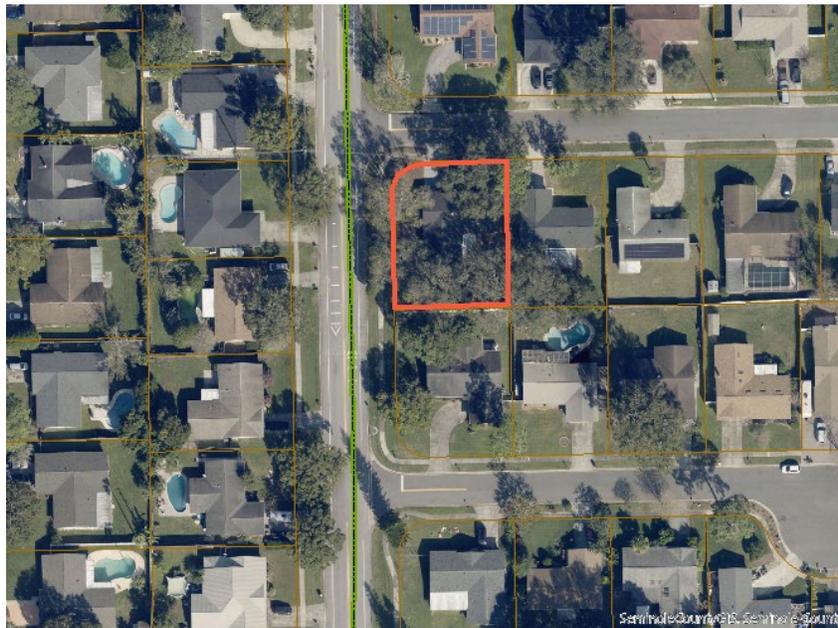
Future Land Use: LDR



Zoning: R-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Building Division	This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be delt with prior to use of building/ structure.	Info Only
2.	Building Division	Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission	Info Only
3.	Building Division	Due to the change of occupancy, the home must comply with the Florida accessibility code.	Info Only
4.	Building Division	Due to change of occupancy the structure will require fire sprinklers and fire alarms.	Info Only
5.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential). Per Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
6.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
7.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
8.	Planning and Development	The subject property has a future land use designation of Low Density Residential (LDR) and a zoning classification of R-1 (Single-Family Dwelling District).	Info Only
9.	Planning and Development	The use of the property as a Community Residential Home for one (1) to six (6) residents is a permitted use in the R-1 zoning classification. Seven (7) to fourteen (14) residents would be considered a Special Exception.	Info Only
10.	Planning and Development	Per Florida Statute (F.S.) 419, the sponsoring agency must provide the local government with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of the local government in which the proposed site is to be located in order to show that there is not a home of six or fewer residents which otherwise meets the definition of a community residential home within a radius of 1,000 feet and not a community residential home within a radius of 1,200 feet of the proposed home. Please see F.S. 419- Community Residential Homes for more information: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0400-	Info Only

		0499/0419/Sections/0419.001.html An affidavit delineating the instructions for compliance will be sent as an attachment with this comment document.	
11.	Public Safety - Fire Marshal	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.	Info Only
12.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
14.	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
15.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
16.	Public Works - Engineering	It appears that the request being made for this site should not interfere with the drainage. Note: If additional impervious area is added, the site would have to be evaluated for the additional area and retention may be required.	Info Only
17.	Public Works - Engineering	No specific issues noted for traffic, however, if additional parking spaces are required, the site may have to be modified to address the parking needs.	Info Only
18.	Public Works - Impact Analysis	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works – Water Quality	Shannon Wetzel	SWetzel@seminolecountyfl.gov	407-665-2455
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0205

Title:

ROSENWALD COMMUNITY CENTER - REZONE

Project Number: 25-20000009

Project Description: Proposed Rezone from R-1 to PLI on the north side of Merritt St, east of Marker St

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

Parcel ID: 07-21-30-300-0500-0000

BCC District: 4-Lockhart

Applicant: Chris Ley (407) 362-1402

Consultant: Chris Ley (407) 362-1402



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

PROJ. #: ~~PZ25-06000050~~
Received: 12/8/25
Paid: 12/10/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

[] LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10K MAX. FEE)
[] LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE

[] SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES) \$3,500
[] SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES) \$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE

[] TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT) \$3,000
[] TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT) \$1,000

[x] REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)

[] PD REZONE**
[] PD REZONE \$4,000 + \$75/ACRE* (\$10K MAX. FEE)
[] PD FINAL DEVELOPMENT PLAN \$1,000
[] PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE
(TOTAL SF OF NEW ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____
EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50
[] PD MAJOR AMENDMENT \$4,000 + \$75/ACRE*^ (\$10K MAX. FEE)
[] PD MINOR AMENDMENT \$1,000

[] DEVELOPMENT OF REGIONAL IMPACT (DRI)
[] DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

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

PROJECT

PROJECT NAME: ROSENWALD COMMUNITY CENTER

PARCEL ID #(S): 07-21-30-300-0500-000

LOCATION: 1096 MERRITT STREET, ALTAMONTE SPRINGS, FL 32701

EXISTING USE(S): VACANT (FORMER SCHOOL SITE)

PROPOSED USE(S): COMMUNITY CENTER AND PARK

TOTAL ACREAGE: 4.31

BCC DISTRICT: 4

WATER PROVIDER: CITY OF ALTAMONTE SPRINGS

SEWER PROVIDER: CITY OF ALTAMONTE SPRINGS

CURRENT ZONING: ~~R-1~~ R-2

PROPOSED ZONING: PLI

CURRENT FUTURE LAND USE: PUBS

PROPOSED FUTURE LAND USE: PUBLIC/QUASI-PUBLIC

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: CHRIS LEY

COMPANY: DRMP, INC.

ADDRESS: 941 LAKE BALDWIN LANE

CITY: ORLANDO

STATE: FL

ZIP: 32814

PHONE: 407-362-1402

EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: CHRIS LEY

COMPANY: DRMP, INC.

ADDRESS: 941 LAKE BALDWIN LANE

CITY: ORLANDO

STATE: FL

ZIP: 32814

PHONE: 407-362-1402

EMAIL: [REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SEMINOLE COUNTY BCC

ADDRESS: 1101 E. 1ST STREET

CITY: SANFORD

STATE: FL

ZIP: 32771-1468

PHONE: 407-665-5287

EMAIL: [REDACTED]

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

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

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

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

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

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

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



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

12/03/2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Mike Forcht, PE, the owner of record for the following described property [Parcel ID Number(s)] 07-21-30-300-0500-000 hereby designates DESHON FOX 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 checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

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

November 26, 2025
Date

Mike Forcht
Property Owner's Signature

Mike Forcht, PE
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Mike Forcht, PE (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Drivers license as identification, and who executed the foregoing instrument and sworn an oath on this 26 day of November, 2025.



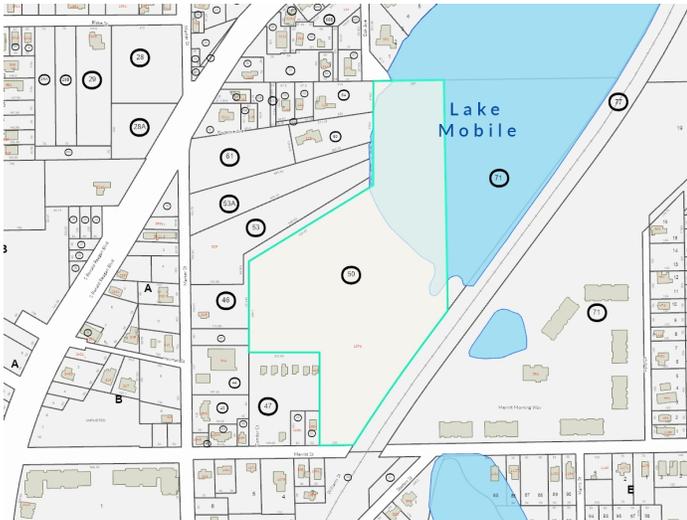
Breeana Howard
Notary Public

Property Record Card



Parcel: **07-21-30-300-0500-0000**
 Property Address: **MERRITT ST ALTAMONTE SPRINGS, FL 32701**
 Owners: **SEMINOLE B C C**
 2026 Market Value \$863,100 Assessed Value \$32,956 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$11,806.34
 Vacant Government property has a lot size of 12.16 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-300-0500-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	86-COUNTY SCHOOL (2007)
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$863,100	\$863,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$863,100	\$863,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$830,144	\$833,140
P&G Adjustment	\$0	\$0
Assessed Value	\$32,956	\$29,960

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,806.34
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$11,806.34

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Legal Description

SEC 07 TWP 21S RGE 30E
 BEG 40.8 FT W OF SE COR OF
 SW 1/4 RUN W 130 FT N 335
 FT W 253.65 FT N 356.1 FT N 58 DEG 43 MIN E
 523.57 FT N 368.2 FT E 297 FT S TO NLY RR R/W
 S 45 DEG 15 MIN W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,956	\$32,956	\$0
Schools	\$863,100	\$863,100	\$0
FIRE	\$32,956	\$32,956	\$0
ROAD DISTRICT	\$32,956	\$32,956	\$0
SJWM(Saint Johns Water Management)	\$32,956	\$32,956	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/23/2019	\$100	09465/1105	Improved	No

Land

Units	Rate	Assessed	Market
12.33 Acres	\$70,000/Acre	\$863,100	\$863,100

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
10120	1096 MERRITT ST: DEMO COMMERCIAL BLDGS/STRUCTURES-Demo permit	\$0		7/18/2024
10691	1096 MERRITT ST: DEMO COMMERCIAL BLDGS/STRUCTURES-	\$242,522		8/7/2023

Extra Features				
Description	Year Built	Units	Cost	Assessed

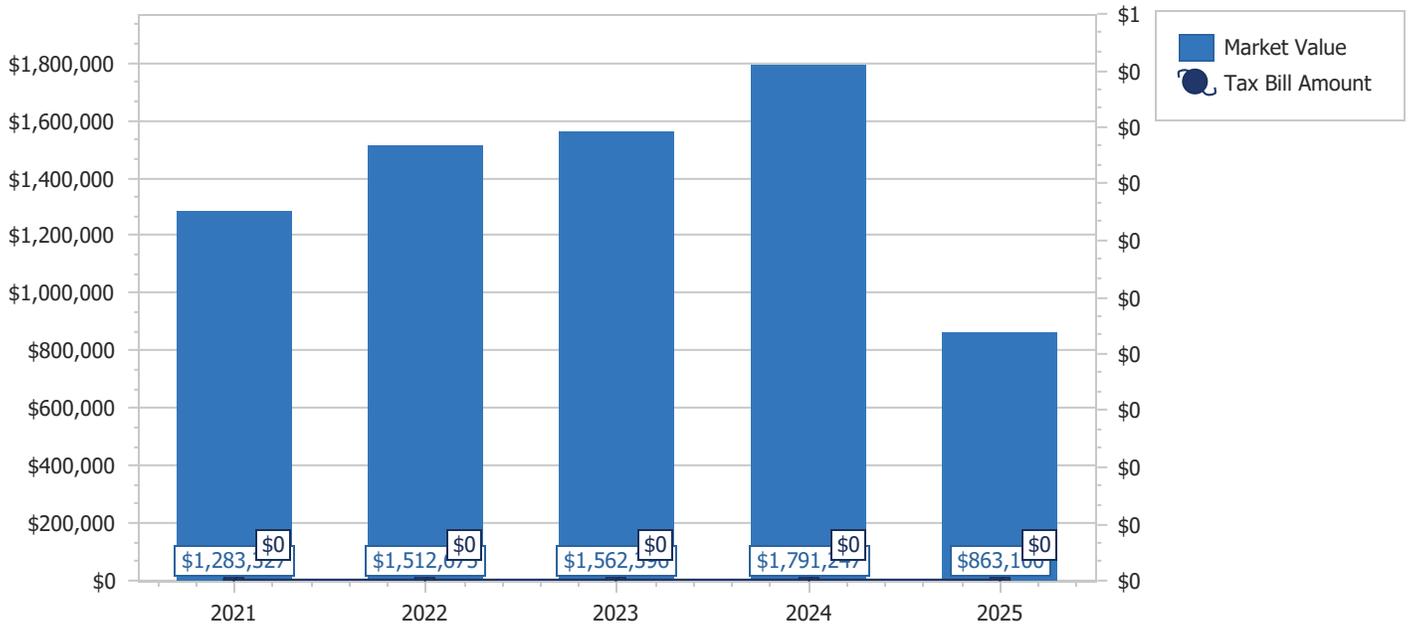
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	PUBS
Description	

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 12/10/2025 10:08:02 AM
Project: 25-20000009
Credit Card Number: 44*****3339
Authorization Number: 028665
Transaction Number: 101225C1A-E29709F8-D6CE-4A3A-9C1A-671DF43BED3F
Total Fees Paid: 2838.90

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	38.90
REZONE TO COM, IND, OP/RP 14	2800.00
Total Amount	2838.90



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0207

Title:

LONGWOOD-LAKE MARY CENTER - PD MAJOR AMENDMENT

Project Number: 26-20500002

Project Description: Proposed PD Major Amendment to add outdoor storage to an existing warehouse on 3.26 acres located on the southwest side of Longwood Lake Mary Rd, north of N Ronald Reagan Blvd

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

Parcel ID: 29-20-30-521-0000-0020

BCC District: 4-Lockhart

Applicant: Robert Isola (321) 303-5234

Consultant: John Frith (407) 363-0739



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

PROJ. #: 26-20500002
 RECEIVED AND PAID 01/26/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

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

PROJECT

PROJECT NAME: Longwood-Lake Mary Center Outside Storage

PARCEL ID #(S): 29-20-30-521-0000-0020

LOCATION: 1830 Longwood Lake Mary Road, Longwood FL 32750

EXISTING USE(S): Retail / *warehouse/wholesale* PROPOSED USE(S): Retail / *warehouse/wholesale*

TOTAL ACREAGE: 3.26 BCC DISTRICT:

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: Robert Isola COMPANY: Longwood-1 LLC

ADDRESS: P.O.Box 941483

CITY: Maitland STATE: FL ZIP: 32794-1483

PHONE: 321-303-5234 EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: John Frith, P.E. COMPANY: Frith & Associates, Inc.

ADDRESS: 8811 Great Cove Drive

CITY: Orlando STATE: FL ZIP: 32819

PHONE: 407-363-0739 EMAIL: [REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Longwood-1 LLC

ADDRESS: P.O.Box 941483

CITY: Maitland STATE: FL ZIP: 32794-1483

PHONE: 321-303-5234 EMAIL: [REDACTED]

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

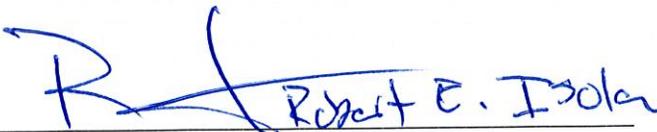
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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


Robert E. Isola

SIGNATURE OF OWNER/AUTHORIZED AGENT

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

1-5-2026
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: TAYLOR FAMILY TRUST

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
DAVID L. TAYLOR	TRUSTEE	402 IPSWICH ST. FLTAMONTE SPRINGS, FL 32701	100%
DAVID L. TAYLOR	BENEFICIARY	SAME AS ABOVE	100%

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: Longwood-1, LLC { Taylor Family Trust

NAME	TITLE	ADDRESS	% OF INTEREST
Robert Isola	Owner/Member	P.O. Box 941483 Ma-Hard, FL 32794-1483	62%
Taylor Family Trust	Owner/Member	402 Ipswich Street Altamonte Springs, FL 32701	38%

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

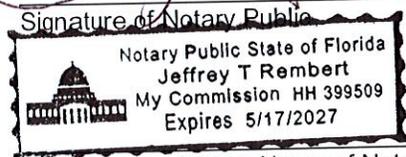
1-22-2026
Date

Robert Isola
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 22ND day of JANUARY, 2026, by Robert Isola, who is personally known to me, or has produced _____ as identification.

Jeffrey T. Rembert
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Robert Isola, the owner of record for the following described property [Parcel ID Number(s)] 29-20-30-521-0000-0020 hereby designates John Frith, Frith & Associates, Inc. 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.

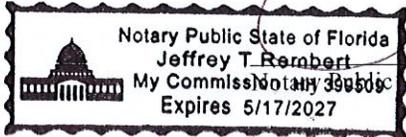
Date 1-8-2026

Robert E. Isola
Property Owner's Signature

Robert Isola
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 ROBERT E. ISOLA (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 8th day of JANUARY, 2026.



Jeffrey T. Rembert

NARRATIVE – Longwood Lake Mary Center

The parcel (29-20-30-521-0000-0020) is zoned PD per Seminole County Development Order 4-20500006 dated 2-8-2005. The current PD zoning does not allow an outside storage area.

The project consists of creating a small fenced in outside storage area on an existing pavement area at the rear one-story building.

- i. The proposed project addresses the goals of the Comprehensive Plan by rezoning the PD zoning to allow outside storage and allowing the new development plan to be implemented.
- ii. The proposed outside storage area project cannot be achieved under the current PD zoning. We need a development plan and PD rezoning with outside storage for the approval to proceed.
- iii. The proposed project will provide a renovated rear building with a fenced in outside storage area.
- iv. The County will benefit from a centrally located electrical supply business centralized in the County. This will cut down on traffic trips and deliveries.

GREATER BENEFIT AND INNOVATION CRITERIA

- (1) Natural Resource Preservation: The project will preserve all existing trees and maintain all trees and landscaping on the site. Several open green areas are provided.
- (2) Neighborhood/Community Amenities: Electrical Contractors will have a centralized facility to obtain supplies.
- (3) Reduction in vehicle miles traveled by the business patrons. Electrical Contractors can access supplies at a centrally located site and cut miles travelled.

Property Record Card



Parcel: 29-20-30-521-0000-0020
Property Address: 1830 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750
Owners: LONGWOOD-1 LLC
 2026 Market Value \$1,687,403 Assessed Value \$1,687,403 Taxable Value \$1,687,403
 2025 Tax Bill \$23,081.99
 Flex Space property w/1st Building size of 9,012 SF and a lot size of 3.26 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-20-30-521-0000-0020
Property Address	1830 LONGWOOD LAKE MARY RD LONGWOOD, FL 32750
Mailing Address	PO BOX 941483 MAITLAND, FL 32794-1483
Subdivision	LONGWOOD-LAKE MARY CENTER
Tax District	01:County Tax District
DOR Use Code	1702:Flex Space
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	2	2
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,687,403	\$1,687,403
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,687,403	\$1,687,403

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$23,081.99
Tax Bill Amount	\$23,081.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
LONGWOOD-1 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
LONGWOOD-LAKE MARY CENTER
PB 64 PGS 9 & 10

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,687,403	\$0	\$1,687,403
Schools	\$1,687,403	\$0	\$1,687,403
FIRE	\$1,687,403	\$0	\$1,687,403
ROAD DISTRICT	\$1,687,403	\$0	\$1,687,403
SJWM(Saint Johns Water Management)	\$1,687,403	\$0	\$1,687,403

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2005	\$509,300	05734/0990	Improved	No

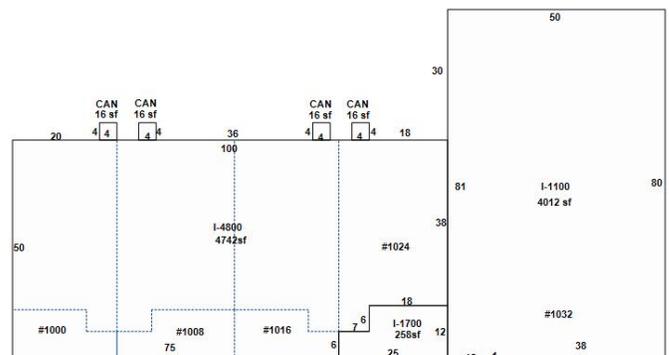
Land

Units	Rate	Assessed	Market
70,524 SF	\$6.75/SF	\$476,037	\$476,037
1.55 Acres	\$10/Acre	\$16	\$16

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	9012
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$975,089
Assessed	\$745,943

* Year Built = Actual / Effective



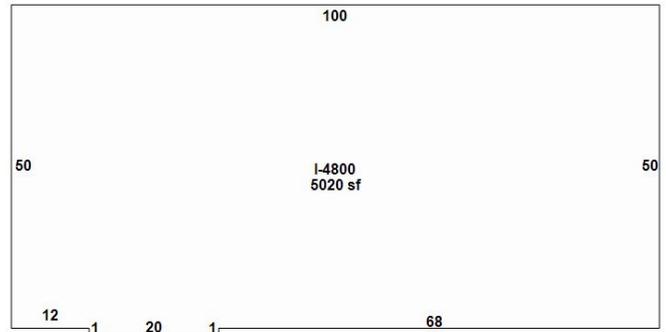
Building 1

Appendages

Description	Area (ft ²)
-------------	-------------------------

CANOPY	16

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5020
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$640,780
Assessed	\$490,197



Building 2

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
17609	1830 LONGWOOD LAKE MARY RD: ALTERATION COMMERCIAL-Pre-Engineered Metal Building [LONGWOOD-LAKE MARY CENTER]	\$91,457	5/15/2024	2/1/2024
06328	WALL SIGN - #1032	\$2,400		5/12/2017
02434	SIGN. (POLE,WALL,FACIA)	\$3,249		4/19/2013
02927	ELECTRICAL - #1008	\$1,000		4/18/2013
01481	MECHANICAL - #1008	\$6,500		3/1/2013
01482	MECHANICAL - #1008	\$3,400		3/1/2013
00555	MECHANICAL - #1008	\$5,600		1/28/2013
00564	ELECTRICAL - #1008	\$2,500		1/28/2013
00507	INTERIOR ALTERATION - CHANGE OF USE FROM BUS TO MERC - #1008	\$75,000		1/24/2013
08778	INTERIOR ALTERATION - #1032	\$12,000		11/27/2012
07845	REPLACE EXISTING WALL SIGN W/NEW-CHANGE TENANT PANELS IN MONUMENT SIGN - #1032	\$1,150		10/17/2012
02845	MECHANICAL - #1000	\$6,600		4/18/2012
03018	INSTALL SIGN - #1032	\$70		4/19/2010
03019	INSTALL MONUMENT SIGN - #1032	\$29		4/19/2010
10705	INTERIOR ALTERATION - #1024	\$7,500		10/22/2008

08221	WALL SIGN - DREAM MAKER BATH & KITCHEN - #1008	\$2,400		8/5/2008
00251	3 WALL SIGNS - JOHN DEERE; PAD PER PERMIT 1834 LONGWOOD LAKE MARY RD	\$2,150		1/9/2008
13479	3 OUTLETS, 3 SINKS, 2 OVENS, & EXHAUST SYSTEM - SUITE #1000 - COOKIE ADVANTAGE	\$6,800	3/26/2008	12/28/2007
12178	TENANT REMODEL - #1008	\$29,030		11/14/2007
09088	23 SQ FT NOON-ELECTRIC SIGN - #1016	\$400		8/14/2007
02053	2 WALL SIGNS; PAD PER PERMIT 1834 LONGWOOD LAKE MARY RD	\$600		2/22/2006
01746	WALL SIGN - #1008	\$1,750		2/14/2006
01752	WALL SIGN - #1024	\$1,800		2/14/2006
01753	WALL SIGN - #1016	\$1,800		2/14/2006
20414	MONUMENT SIGN; PAD PER PERMIT 1828 LONGWOOD LAKE MARY RD	\$10,000		12/5/2005
17374	WALL SIGN - #1032; PAD PER PERMIT 1830 LONGWOOD LAKE MARY RD	\$3,100		9/21/2005
06640	CONSTRUCT METAL WAREHOUSE FOR PAINT & LAWN EQUIPMENT DISTRIBUTION CENTERS; PAD PER PERMIT 1830 LONGWOOD LAKE MARY RD; 1 OF 2 PERMITS	\$602,015	12/1/2005	4/1/2005
06641	CONSTRUCT METAL WAREHOUSE FOR PAINT & LAWN EQUIPMENT DISTRIBUTION CENTERS; PAD PER PERMIT 1834 LONGWOOD LAKE MARY RD - 2 OF 2 PERMITS	\$318,550	12/1/2005	4/1/2005

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2005	37416	\$101,023	\$60,614
WALKS CONC COMM	2005	3010	\$16,374	\$9,824
FACE BLOCK WALL - SF	2005	222	\$3,421	\$2,053
PATIO CONC	2005	156	\$849	\$509
FACE BLOCK WALL - SF	2005	228	\$3,513	\$2,108
PATIO CONC	2005	168	\$914	\$548
FACE BLOCK WALL - SF	2005	204	\$3,144	\$1,886
PATIO CONC	2005	132	\$718	\$431
FACE BLOCK WALL - SF	2005	204	\$3,144	\$1,886
PATIO CONC	2005	132	\$718	\$431

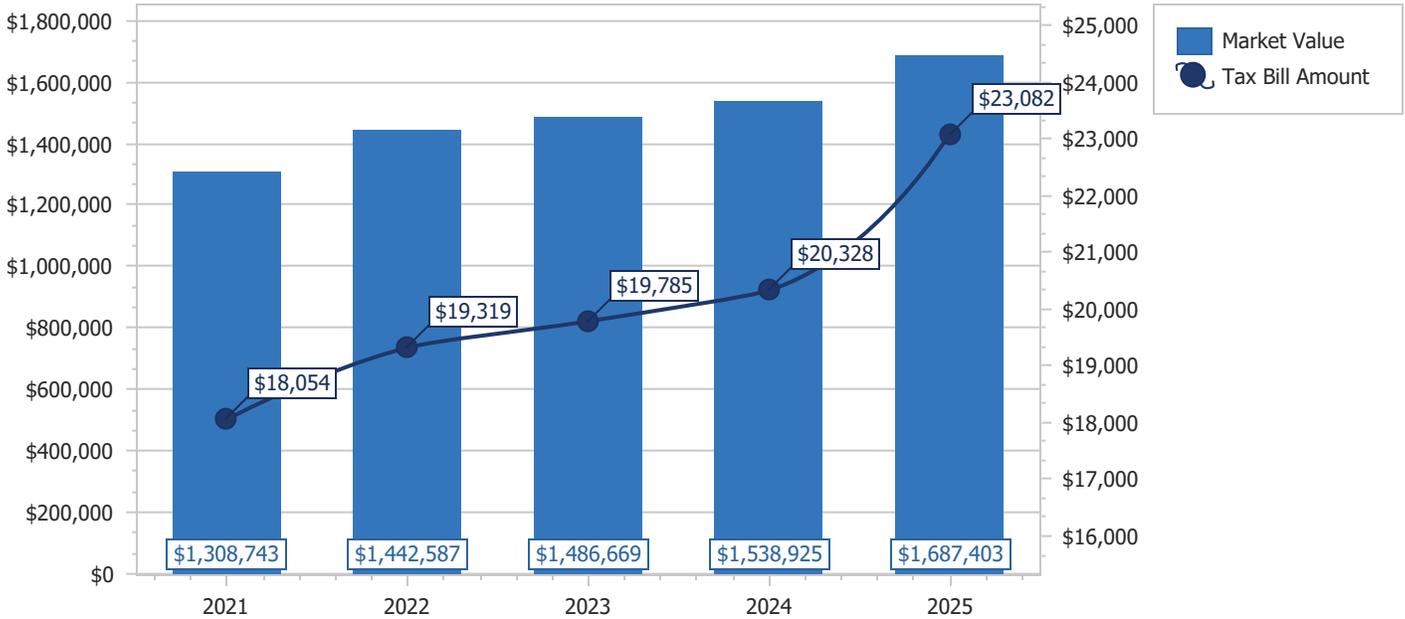
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Longwood
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 24

Utilities	
Fire Station #	Station: 15 Zone: 155
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Detail by Entity Name

Florida Limited Liability Company
LONGWOOD-1, LLC

Filing Information

Document Number	L05000009774
FEI/EIN Number	83-0425574
Date Filed	01/18/2005
State	FL
Status	ACTIVE

Principal Address

549 N. Wymore Rd, Ste 110B
MAITLAND, FL 32751

Changed: 06/28/2023

Mailing Address

P.O. BOX 941483
MAITLAND, FL 32794-1483

Registered Agent Name & Address

ICARDI, JEFFREY A
931 Pace Avenue
MAITLAND, FL 32751

Address Changed: 01/18/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

ISOLA, ROBERT E
549 NORTH WYMORE ROAD STE110B
MAITLAND, FL 32751

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	01/13/2024
2025	01/16/2025

Document Images

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[01/18/2005 – Florida Limited Liabilites](#)

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

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

Receipt Details

Date: 1/26/2026 12:09:36 PM
Project: 26-20500002
Credit Card Number: 37*****2002
Authorization Number: 292619
Transaction Number: 260126O13-9417C357-9769-4F27-BF26-41EEEAECDE56
Total Fees Paid: 4380.90

Fees Paid

Description	Amount
MAJOR PD AMENDMENT 14	4300.00
CC CONVENIENCE FEE -- PZ	80.90
Total Amount	4380.90

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	LONGWOOD-LAKE MARY CENTER - PD MAJOR AMENDMENT	PROJ #: 26-20500002
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	1/27/26	
RELATED NAMES:	Z2026-04	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-20-30-521-0000-0020	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT TO ADD OUTDOOR STORAGE TO AN EXISTING WAREHOUSE ON 3.26 ACRES LOCATED ON THE SOUTHWEST SIDE OF LONGWOOD LAKE MARY RD, NORTH OF N RONALD REAGAN BLVD	
NO OF ACRES	3.26	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE SOUTHWEST SIDE OF LONGWOOD LAKE MARY RD, NORTH OF N RONALD REAGAN BLVD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ROBERT ISOLA LONGWOOD-1 LLC PO BOX 941483 MAITLAND FL 32794 (321) 303-5234	JOHN FRITH FRITH & ASSOCIATES INC 8811 GREAT COVE DR ORLANDO FL 32819 (407) 363-0739	

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

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

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

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
2.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
3.	Building Division Daniel Losada	The site plan must clearly delineate the location of fencing and property boundaries, along with proper measurements to ensure the fencing is installed within the boundaries and any applicable setbacks.	Info Only
4.	Environmental Services James Van Alstine	Seminole County Utilities has no objection to the proposed PD major amendment.	Info Only
5.	Planning and Development Annie Sillaway	Please provide a letter from the dumpster company confirming that they approve the installation of fencing around the dumpster enclosure. The letter should also outline any conditions or requirements they have for the Applicant regarding the fencing.	Unresolved
6.	Planning and Development Annie Sillaway	Please provide renderings of the type of screening from different angles that will be provided around the outdoor storage area.	Unresolved
7.	Planning and Development Annie Sillaway	On the site plan, please provide the existing Zoning and Future Land Use.	Unresolved
8.	Planning and Development Annie Sillaway	On the site plan under the site data, please provide the maximum allowable F.A.R.	Unresolved
9.	Planning and Development Annie Sillaway	On the site plan sheet, please hatch the area where the outdoor storage is being proposed on site.	Unresolved
10.	Planning and Development Annie Sillaway	Please revise the site plan under the Site Data section to clearly identify the building associated with the outdoor storage. Label the specific building and add a note on the plan stating: Outdoor storage is an accessory to Building _____.	Unresolved
11.	Planning and Development Annie Sillaway	On the site plan under site data, please provide the building setbacks.	Unresolved
12.	Planning and Development	Please provide a clear written explanation describing the need for outdoor storage on the site, including the	Unresolved

	Annie Sillaway	reasons it is necessary and why it is located in the proposed area.	
13.	Planning and Development Annie Sillaway	A community meeting will be required for the PD Major Amendment. Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
14.	Planning and Development Annie Sillaway	Provide a separate legal description of the subject property.	Unresolved
15.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
17.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and	Info Only

		hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
19.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on site plan submittal.	Info Only
20.	Public Works - County Surveyor Raymond Phillips	I have reviewed the survey and find nothing i can comment on based on 5j-17 FAC.	Info Only
21.	Public Works - Engineering Jim Potter	No specific drainage or traffic issues noted with the modification to the PD for outdoor storage. Any additional impervious to the site would need to be evaluated.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - County Surveyor	No Review Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Public Safety - Addressing	No Review Required	Lily Kay 407-6655045 lkay@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/5/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie Sillaway
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0215

Title:

420 MONROE - PRE-APPLICATION

Project Number: 26-80000021

Project Description: Proposed Site Plan for a warehouse/office building on 0.76 acres in the A-1 zoning district located on the west side of Monroe Rd, north of Narcissus Ave

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

Parcel ID: 16-19-30-5AC-0000-00B4

BCC District: 5-Herr

Applicant: Brian Taylor (407) 788-6161

Consultant: Kim Fischer (407) 405-7819



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

PROJ. #: 26-80000021
 Received & paid: 2/17/26

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: 420 Monroe	
PARCEL ID #(S): 16-19-30-DAC-0000-00B4	16-19-30-5AC-0000-00B4
TOTAL ACREAGE: 0.76	BCC DISTRICT: 5: Herr
ZONING: Z-1	FUTURE LAND USE: HIPTI

APPLICANT

NAME: Brian Taylor	COMPANY:
ADDRESS: 2171 south Terrace Blvd	
CITY: Longwood	STATE: FL ZIP: 32779
PHONE: 407-788-6161	EMAIL: [REDACTED]

CONSULTANT

NAME: Kim Fischer	COMPANY: Cycorp
ADDRESS: 1614 White Dove Drive	
CITY: Winter Springs	STATE: FL ZIP: 32708
PHONE: 407-405-7819	EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: office/warehouse

STAFF USE ONLY

COMMENTS DUE: 2/27	COM DOC DUE: 3/5	DRC MEETING: 3/18
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: HIPTI	LOCATION: on the west side of Monroe Rd, north of Narcissus Ave
W/S: Seminole County	BCC: 5: Herr	

Agenda: 3/13

Property Record CardA



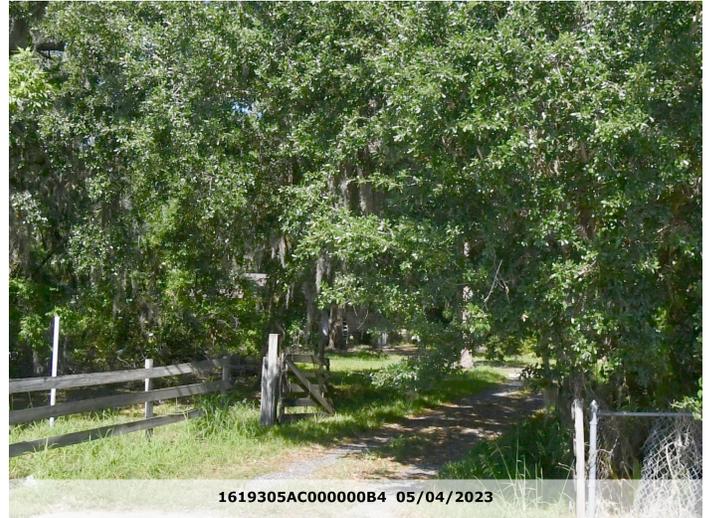
Parcel: **16-19-30-5AC-0000-00B4**
 Property Address: **420 MONROE RD SANFORD, FL 32771**
 Owners: **DABANIAN, ROBERT C; DABANIAN, SHERRE V C**
 2026 Market Value \$249,873 Assessed Value \$249,873 Taxable Value \$249,873
 2025 Tax Bill \$3,433.96

The 3 Bed/1.5 Bath Single Family property is 1,485 SF and a lot size of 0.76 Acres

Parcel LocationA



Site ViewA



1619305AC000000B4 05/04/2023

Parcel InformationA

Parcel	16-19-30-5AC-0000-00B4
Property Address	420 MONROE RD SANFORD, FL 32771
Mailing Address	420 MONROE RD SANFORD, FL 32771-8875
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
		1
Depreciated Building Value	\$116,633	\$118,299
Land Value (Market)	\$131,740	\$131,740
Just/Market Value	\$249,873	\$251,039
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2025 Certified Tax SummaryA

	\$3,433.96
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type

DABANIAN, ROBERT C - Tenancy by Entirety
 DABANIAN, SHERRE V C - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

OPEN PORCH FINISHED	102
SCREEN PORCH FINISHED	192

PermitsA

Permit #	Description	Value	CO Date	Permit Date
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Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1987	1	\$2,500	\$1,500

ZoningA

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

School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

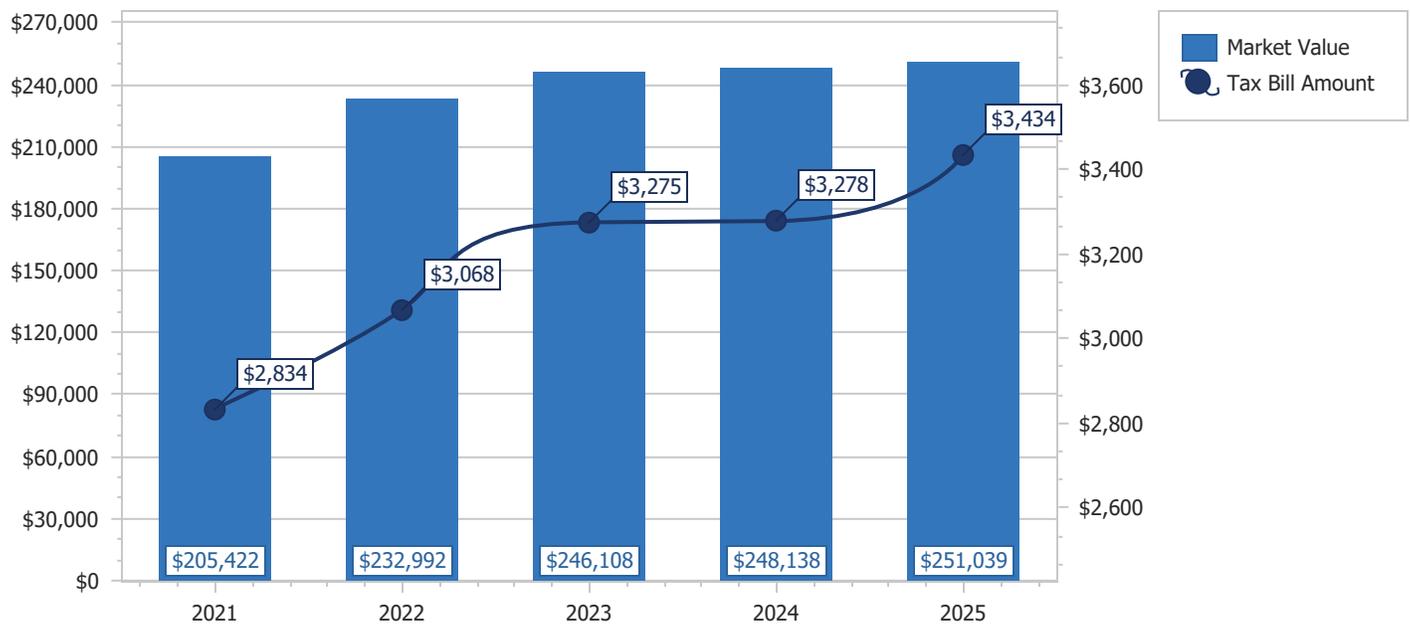
Political RepresentationA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

UtilitiesA

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryA



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

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

Receipt Details

Date: 2/17/2026 2:36:10 PM
Project: 26-80000021
Credit Card Number: 55*****6182
Authorization Number: 08333Q
Transaction Number: 170226C1A-35A19F59-FEF0-421B-BE08-830F2A4E793F
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	420 MONROE - PRE-APPLICATION	PROJ #: 26-8000021
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/26	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-19-30-5AC-0000-00B4	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WAREHOUSE/OFFICE BUILDING ON 0.76 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MONROE RD, NORTH OF NARCISSUS AVE	
NO OF ACRES	0.76	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MONROE RD, NORTH OF NARCISSUS AVE	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRIAN TAYLOR 2171 S TERRACE BLVD LONGWOOD FL 32779 (407) 788-6161 [REDACTED]	KIM FISCHER CYCORP 1614 WHITE DOVE DR WINTER SPRINGS FL 32708 (407) 405-7819 [REDACTED]	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of HIP-TI (Higher Intensity Planned Development – Target Industries) and A-1 (Agriculture) zoning.
- The proposed office/warehouse facility is consistent with the HIP-TI Future Land Use designation. However, based on discussions with the applicant regarding the full scope of the proposal, the proposed tow yard is not consistent with the HIP-TI Future Land Use designation.

PROJECT AREA ZONING AND AERIAL MAPS

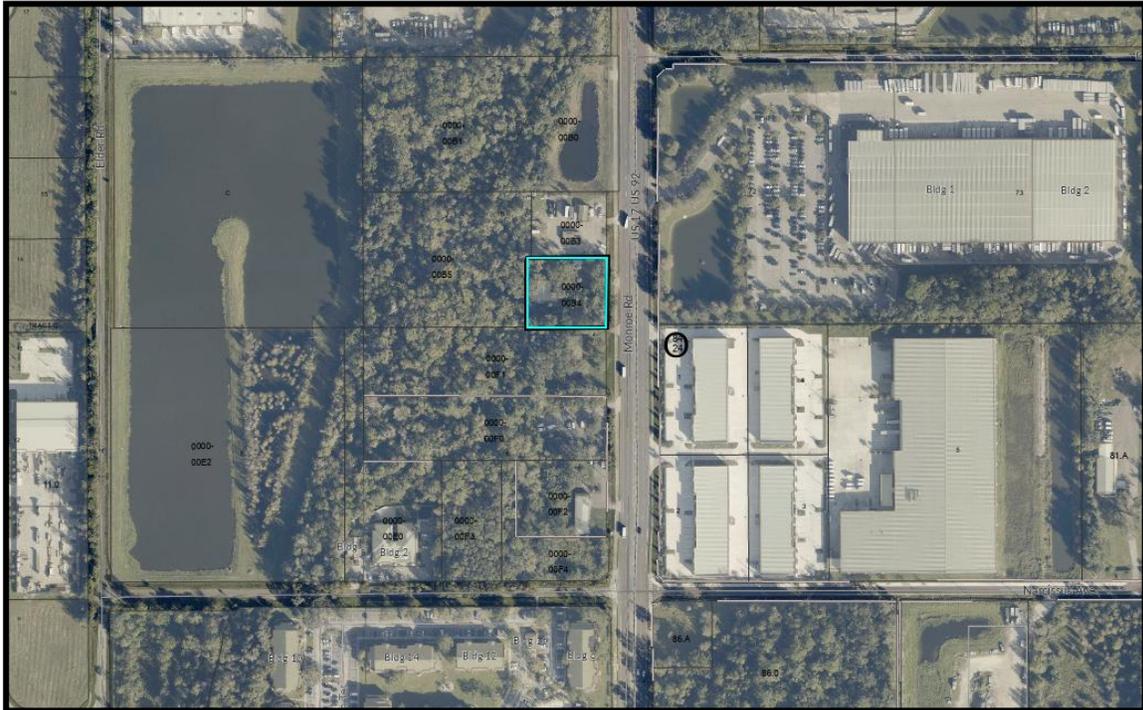
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the eastern portion of the subject property, only understory trees and shrubs are permitted in that area.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of rezone.	Info Only
6.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
7.	Buffers and CPTED Annie Sillaway	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
8.	Building Division Daniel Losada	-Permitting Requirements for Future Construction- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
9.	Building Division Daniel Losada	-All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
10.	Building Division Daniel Losada	- Separate demolition permits are required for the demolition of the existing structures.	Info Only
11.	Comprehensive Planning David German	Site has HIPTI Future Land Use (High Intensity Planned Development Target Industry. The proposed office/warehouse uses appear to be compatible with the HIP-TI Future Land Use designations. The maximum FAR (Floor Area Ratio) for HIPTI is 1.5.	Info Only
12.	Comprehensive Planning	A rezone to PD is required per Policy FLU 4.5.1 Higher Intensity Planned Development (HIP) General Uses and	Info Only

	David German	Intensities: Performance Standards and Allowable Uses: The County shall apply Performance standards through the Planned Development rezoning process to implement this Policy and its requirement that HIP development will be undertaken consistent with standards that protect the character of surrounding neighborhoods while encouraging the development of employment-based uses.	
13.	Comprehensive Planning David German	Requirements for the HIPTI (High Intensity Planned Development - Target Industry) FLU are included in the FLU Exhibit - 36 section of the Comprehensive Plan Exhibits as well as Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards. Industry uses may include those listed in FLU Exhibit - 36. Please reference this here: https://www.seminolecountyfl.gov/docs/default-source/pdf/flu-exhibit-final.pdf?sfvrsn=3f8dfb18_3 The North I-4 Corridor HIP-TI Area is comprised of all HIPTI designated lands in the northwest area of the County (see Exhibit FLU: Hip Target Areas). If the proposed use is a Tow Yard, this use does not appear to be consistent with the HIPTI Future Land Use.	Info Only
14.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area, but since we do not have any potable water lines nearby, a potable water well will be needed to service it instead. 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
15.	Environmental Services James Van Alstine	The nearest available water line is a 12" PVC potable water main at the southwest corner of the Monroe Road and Maronda Way intersection. The water main would have to be extended approximately 1100 ft to the south along the west side of Monroe Rd.	Info Only
16.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. Per House Bill 1379, this OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot	Info Only

		<p>one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.</p>	
17.	<p>Environmental Services James Van Alstine</p>	<p>The nearest available sewer line is a 4" PVC force main at the southwest corner of the Monroe Road and Maronda Way intersection. The force main would have to be extended approximately 1100 ft to the south along the west side of Monroe Rd. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.</p>	Info Only
18.	<p>Environmental Services James Van Alstine</p>	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>	Info Only
19.	<p>Natural Resources Sarah Harttung</p>	<p>Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2</p>	Info Only
20.	<p>Natural Resources Sarah Harttung</p>	<p>Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be</p>	Info Only

		within this definition.	
21.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
22.	Natural Resources Sarah Harttung	Developed single-family lots of three (3) acres or less which lie outside of the Wekiva River Protection Area are exempt from arbor regulations. SCLDC 60.2	Info Only
23.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
24.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
25.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
26.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
27.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
29.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
30.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
31.	Natural	Based on preliminary analysis, there may be endangered	Info Only

	Resources Sarah Harttung	and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	
32.	Planning and Development Annie Sillaway	If the applicant chooses to move forward with the office/warehouse use without a tow yard, they will be required to rezone the property to Planned Development (PD).	Info Only
33.	Planning and Development Annie Sillaway	A community meeting is required for a Rezone. Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
34.	Planning and Development Annie Sillaway	A Small Scale Future Land Use Amendment & Rezone may take between 4 – 5 months and involves a public hearing with the Planning & Zoning Commission Board and two public hearings with the Board of County Commissioners.	Info Only
35.	Planning and Development Annie Sillaway	Net Buildable Definitions: The subject property is within the area described as the "Urban Core," defined as the lands bounded by I4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas. F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.	Info Only
36.	Planning and Development Annie Sillaway	Per SCLDC Sec. 30.8.5.1 Intent and purpose – • The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design	Info Only

		<p>solutions and development plans, that may be difficult to achieve under conventional zoning regulations. • Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.</p>	
37.	<p>Planning and Development Annie Sillaway</p>	<p>Per SCLDC Sec. 30.8.5.3 Review Criteria –</p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(a) Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. • Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. • In Addition, Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals: <ul style="list-style-type: none"> • (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. • (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure 	Info Only

		<p>exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p> <ul style="list-style-type: none"> • Sec. 30.8.5.3(e) Residential PD Design Standards • Sec. 30.8.5.3(g) Common Usable Open Space Standards • Sec. 30.8.5.11 Development Standards The PD Master Development Plan and Development Order shall define the overall intent of the PD, including but not limited to, permitted and prohibited uses; the maximum density or intensity; access points; building setbacks; and buffers. The PD (Planned Development) Master Development Plan and conditions of approval associated with the Development Order must demonstrate consistency with SCLDC Sec. 30.8.5.5 Master Development Plan Submittal and Review. 	
38.	<p>Planning and Development Annie Sillaway</p>	<p>PLANNED DEVELOPMENT PROCESS: 1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>Step 3 – Approval of Site Plan/Final Engineering Plans: If the development is to remain under single ownership and will not require a Plat, the Site Plan can be submitted concurrently with the FDP (FDP as an Engineered Site Plan). Staff recommends submitting after step one has been approved by BCC.</p>	Info Only
39.	<p>Public Safety - Fire Marshal Matthew Maywald</p>	<p>Type of use and size of building may require fire sprinklers and fire alarms.</p>	Info Only
40.	<p>Public Safety -</p>	<p>Adequate water supply with fire flow calculations for fire</p>	Info Only

	Fire Marshal Matthew Maywald	protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	
41.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
42.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
43.	Public Works - Engineering Stephanie Morales	Based on FEMA FIRM Map the site does not appear to lie in the floodplain.	Info Only
44.	Public Works - Engineering Stephanie Morales	The proposed project is located within the Lake Monroe drainage basin.	Info Only
45.	Public Works - Engineering Stephanie Morales	Based on SCS Soil Survey GIS overlays, the site generally has "poorly drained" class soils.	Info Only
46.	Public Works - Engineering Stephanie Morales	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only

47.	Public Works - Engineering Stephanie Morales	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only
48.	Public Works - Engineering Stephanie Morales	A detailed drainage analysis will be required at final engineering.	Info Only
49.	Public Works - Engineering Stephanie Morales	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
50.	Public Works - Engineering Stephanie Morales	The property is adjacent to US17-92 (Monroe Road) which is classified as a State road. A driveway connection permit will be required to be obtained from FDOT.	Info Only
51.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Stephanie Morales 407-665-5572 smorales02@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	Information Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-2014 sharttung@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0217

Title:

ALTON SEMINOLE - PRE-APPLICATION

Project Number: 26-80000022

Project Description: Proposed Site Plan for a multifamily residential development on 21.61 acres in the PD zoning district located on the east side of International Pkwy, north of Wilson Rd

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

Parcel ID: 29-19-30-300-0280-0000

BCC District: 5-Herr

Applicant: Jeff Kruse (727) 493-5225

Consultant: Brandon Sandaricq (407) 898-1511



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

PROJ. #: 26-80000022

Received: 2/17/26
 Paid: 2/17/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: ALTON SEMINOLE	
PARCEL ID #(S): 29-19-30-300-0280-0000	
TOTAL ACREAGE: 21.61	BCC DISTRICT: <i>5: Herr</i>
ZONING: Planned Development	FUTURE LAND USE: HIPTI

APPLICANT

NAME: Jeff Kruse	COMPANY: The Kolter Group	
ADDRESS: 300 2nd St. S		
CITY: St. Petersburg	STATE: FL	ZIP: 33701
PHONE: 727-493-5225	EMAIL: [REDACTED]	

CONSULTANT

NAME: Brandon Sandaricq	COMPANY: Kimley-Horn & Associates	
ADDRESS: 200 S Orange Ave, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-898-1511	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Phase I - 270du Multifamily; Phase II - 240du Multifamily				

STAFF USE ONLY

COMMENTS DUE: <i>2/27</i>	COM DOC DUE: <i>3/5</i>	DRC MEETING: <i>3/18</i>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <i>PD</i>	FLU: <i>Hipti</i>	LOCATION: <i>On the east side of International Pkwy, north of Wilson Rd</i>
W/S: <i>Seminole County</i>	BCC: <i>5: Herr</i>	

Agenda: 3/6



Jeff Kruse
300 2nd St S
St. Petersburg, FL 33701
Direct: (561) 692-9484
Email: Jkruse@Kolter.com

February 17th, 2026

VIA EMAIL: plandesk@seminolecountyfl.gov

Planning & Development Division
Seminole County Development Services Department
1101 East 1st Street
Sanford, FL 32771

Re: Pre-Application Design Narrative – ±21.61 Acres (Parcel ID: 29-19-30-300-0280-0000) | International Parkway Medical Center PD | Unincorporated Seminole County

Dear Planning & Development Division Staff:

Kolter Group Acquisitions LLC (“**Kolter**”) respectfully submits this detailed narrative in support of its Pre-Application request for the above-referenced ±21.61-acre property located along International Parkway in unincorporated Seminole County. The Property is currently entitled as a Planned Development (PD) with a Future Land Use (FLU) designation of HIPTI (High Intensity Planned Technical / Industrial). The site is presently vacant and utilized as pasture land.

Kolter proposes a phased multifamily residential development consisting of a total of 510 dwelling units, surface parking, integrated stormwater facilities, and associated amenity space. The concept plan is reflected in the Preliminary Site Plan prepared by Dynamik Design dated February 16, 2026.

PROJECT OVERVIEW

The proposed development is structured in two phases to allow orderly infrastructure coordination and market delivery. The project is designed as a garden-style, surface-parked multifamily community with internal circulation, landscaped buffers, and centrally integrated stormwater facilities.

No commercial or industrial uses are proposed.

PHASE I

Phase I consists of approximately 270 dwelling units, comprised of:

- Three (3) four-story Type VA multifamily buildings (60 units per building), and
- Three (3) three-story Type VA multifamily buildings (30 units per building).

The average heated unit size is approximately 966 square feet. Phase I provides 461 parking spaces, resulting in a parking ratio of approximately 1.7 spaces per dwelling unit.

Amenities include a 6,600 square foot clubhouse and leasing facility, pool and courtyard areas, outdoor walking paths surrounding a pond with fountain feature, a dog park, and dog spa. .

Primary access is proposed from International Parkway, with internal loop drive circulation serving all buildings and parking areas, leading to a secondary access along Wilson Rd.

PHASE II

Phase II consists of approximately 240 dwelling units, comprised of:

- Three (3) four-story Type VA multifamily buildings (60 units per building), and
- Two (2) three-story Type VA multifamily buildings (30 units per building).

The average heated unit size is approximately 958 square feet. Phase II provides 436 parking spaces, maintaining an overall parking ratio of approximately 1.7 spaces per dwelling unit.

Phase II includes an additional 6,600 square foot clubhouse amenity building, pond with fountain feature, and a mirrored amenity package to Phase I.

Primary access is proposed from International Parkway, with internal loop drive circulation serving all buildings and parking areas, leading the secondary access into Woodruff Springs Rd.

DEVELOPMENT SUMMARY

Category	Phase I	Phase II	Total Project
Site Area	±21.61 AC (overall)	±21.61 AC (overall)	±21.61 AC
Units	270	240	510
4-Story Buildings	3 (60 DU each)	3 (60 DU each)	6
3-Story Buildings	3 (30 DU each)	2 (30 DU each)	5
Building Height	Up to 4 Stories	Up to 4 Stories	Up to 4 Stories
Avg. Unit Size	966 SF	958 SF	962 SF (blended)
Parking Spaces	461	436	897
Parking Ratio	1.7 / DU	1.7 / DU	1.7 / DU
Clubhouse / Leasing	6,600 SF	6,600 SF	13,200 SF
Stormwater Pond	0.59 AC	1.6 AC	Pond & Vault

OPEN QUESTIONS

On July 1, 2024, Senate Bill 1730 amended §125.01055, Florida Statutes (the *Live Local Act*), to clarify that qualifying multifamily or mixed-use residential projects “must be authorized in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development.” The legislative intent was to resolve ambiguity regarding whether Planned Developments (PDs) or Planned Unit Developments (PUDs) qualify under the Act. The statute now explicitly includes those PD or PUD areas where the underlying or approved uses are commercial, industrial, or mixed-use in character, thereby extending Live Local eligibility to flexibly zoned districts that permit such uses.

In this instance, the Property’s Planned Development zoning and HIPTI (High Intensity Planned Technical /Industrial) Future Land Use collectively establish a commercial/industrial entitlement framework consistent with §125.01055(7)(a). As such, the Property falls squarely within the Live Local Act’s applicability to “commercial, industrial, or mixed-use areas and portions of any flexibly zoned area such as a planned unit development,” and is therefore eligible for multifamily residential development under the Act.

Kolter respectfully requests the County’s review and written confirmation (or targeted correction) of the following:

1) Zoning, FLU, and LLA Applicability

Category	Description
Zoning District	PD (Planned Development)
Future Land Use	HIPTI (High Intensity Planned Technical / Industrial)
Existing Use	Vacant Ag land
Gross Site Area	±21.61 acres
Wekiva Study Area	Not located within the Wekiva Study Area
Airport Proximity	Not within ¼ mile of a runway approach
LLA Eligibility	Qualifies for Live Local Act per §125.01055(7)(a), Fla. Stat. (commercial/industrial zoning and FLU within PD)

REQUEST #1: Please confirm that the Property qualifies for Live Local Act residential use under §125.01055(7), Florida Statutes, notwithstanding that the current PD and FLU do not expressly authorize residential uses.

2) Residential Density – Live Local Act Calculation

Per the County’s published *Live Local Act FAQ*, Seminole County’s “highest currently allowed density” on unincorporated land where residential is permitted is 50 dwelling units per acre.

Basis	Calculation	Result
Highest Countywide Density	50 du/ac	—
Eligible Site Area	21.61 ac × 50 du/ac	1,080 dwelling units

REQUEST #2: Please confirm the Live Local Act residential yield = 1,080 dwelling units (21.61 ac × 50 du/ac) based on the County’s jurisdiction-wide benchmark.

REQUEST #3: Please confirm that at least 40% of total dwelling units (432 units) must be restricted to ≤120% AMI for a minimum 30-year term under a recorded Land Use Restriction Agreement (LURA).

3) Building Height – 1-Mile Rule

Under §125.01055(7)(d)1, height may not be restricted below the highest currently allowed (or as of July 1, 2023) within 1 mile, or 3 stories (whichever is higher). The Property is located approximately 0.85 miles from Vintage Lake Mary Apartments, a 5-story (85-foot) multifamily residential structure.

Metric	Value
Height Benchmark	5 Stories / 85 Feet
1-Mile Reference	Vintage Lake Mary Apartments (0.90 miles)
Adjacency Condition	Not adjacent on two or more sides to contiguous single-family subdivision

REQUEST #4: Please confirm that a 5-story (85-foot) building height standard applies to the Property under the Live Local Act one-mile provision.

REQUEST #5: Please verify whether the County defines height by story count or building height in feet for Live Local Act compliance.

4) Baseline Development Standards (for Coordination Purposes)

Kolter understands the following site development standards generally apply under the Seminole County Land Development Code for Planned Development and HIPTI-designated property. The below baseline design standards are provided solely to confirm technical parameters, not to assert a standard governed or preempted by the Live Local Act.

Standard	LDC Reference / Basis	Proposed Baseline
Maximum Floor Area Ratio (FAR)	HIPTI FLU / PD standards	0.50 FAR
Maximum Impervious Surface Ratio (ISR)	HIPTI FLU / PD standards	≤0.70 ISR sitewide
Minimum Parking Ratio	LDC Table 30.1345	1.5 spaces per dwelling unit
Building Setbacks	PD (per approved plan or LDC 30.1251)	25 ft front / 15 ft side / 25 ft rear minimums

REQUEST #6: Please confirm that a site plan designed to the above standards (≤0.70 ISR, 0.50 FAR, 1.5 parking spaces per unit, setbacks consistent with PD standards) would conform with applicable County LDC provisions for administrative approval.

REQUEST #7: Please advise whether Seminole County provides administrative flexibility or credits (e.g., pervious pavers, vegetated buffers, or tree preservation) applicable to ISR or stormwater management under PD or HIPTI zoning.

5) Summary Table – Kolter Calculations for County Verification

<u>Category</u>	<u>Proposed Baseline</u>
<u>Total Site Area</u>	<u>21.61 acres</u>
<u>Base Zoning</u>	<u>PD (Planned Development)</u>
<u>Future Land Use</u>	<u>HIPTI</u>
<u>As-of-Right Units</u>	<u>0 (Nonresidential PD)</u>
<u>Live Local Act Units</u>	<u>1,080 units (21.61 ac × 50 du/ac)</u>
<u>Affordable Units (≥40%)</u>	<u>432 units (≤120% AMI)</u>
<u>Market-Rate Units</u>	<u>648 units</u>
<u>Maximum Height</u>	<u>5 stories / 85 ft (Vintage Lake Mary comparator)</u>
<u>Maximum FAR</u>	<u>0.50</u>
<u>Maximum ISR</u>	<u>≤0.70</u>
<u>Parking Ratio</u>	<u>1.5 spaces per unit (transit-eligible corridor)</u>
<u>Setbacks</u>	<u>25 ft front / 15 ft side / 25 ft rear</u>

Thank you for your review and consideration. We welcome Seminole County's written confirmation and will promptly provide any additional materials or fees required to issue the zoning verification response.



Jeff Kruse

The Kolter Group, LLC

Exhibits:

- (A) Seminole County Property Appraiser Map (Parcel ID 29-19-30-300-0280-0000)
- (B) Seminole County Live Local Act FAQ (Density Benchmark: 50 du/ac)
- (C) Future Land Use Map (HIPTI)
- (D) 1-Mile GIS Radius Height Survey – Vintage Lake Mary Apartments Reference
- (E) 2025 Satellite Aerial of Existing Condition with TOPO, FLOOD, and WETLAND Overlay

EXHIBIT B – SEMINOLE COUNTY LIVE LOCAL FAQ

FAQs

Is a Rezone Required for Commercial or Industrial-Zoned Properties? 

Is a Site Plan Required? 

What are the Parking Requirements? 

What is the Maximum Allowed Density? 

- Highest currently allowed density on any unincorporated land in the County where residential development is allowed under the Land Development Code. Additionally, 'highest currently allowed density' does not include density bonuses, variances, or other special exception for density provided for in the Land Development Code, s. 125.01055(7)(b)

- The highest density allowed in Seminole County is **50 dwelling units per acre**

EXHIBIT C – SEMINOLE COUNTY FUTURE LAND USE MAP

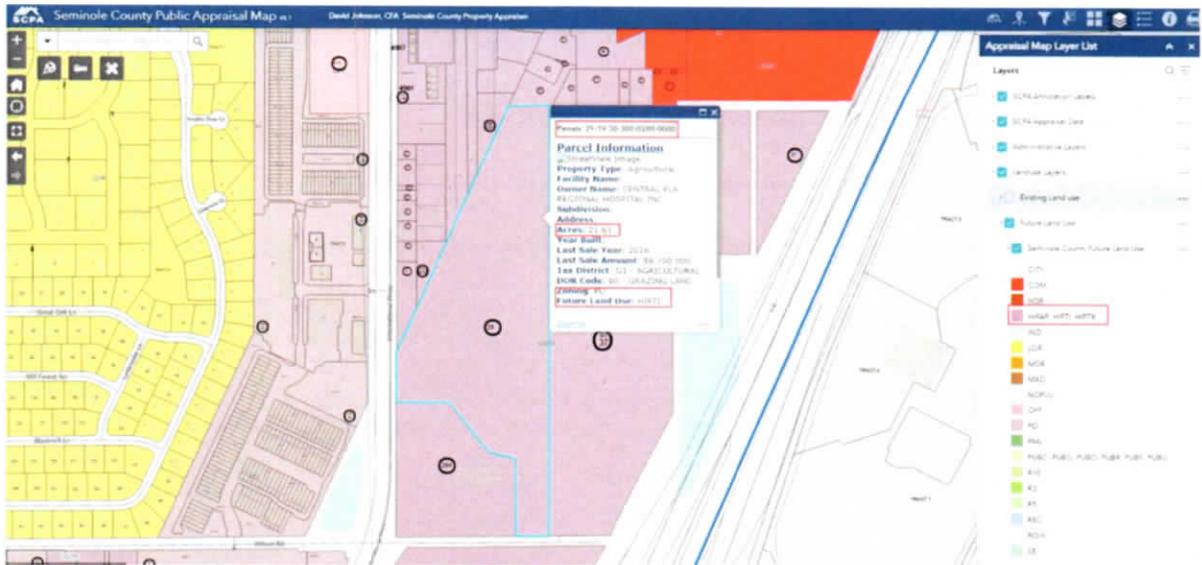


EXHIBIT D – ONE-MILE RADIUS SUMMARY

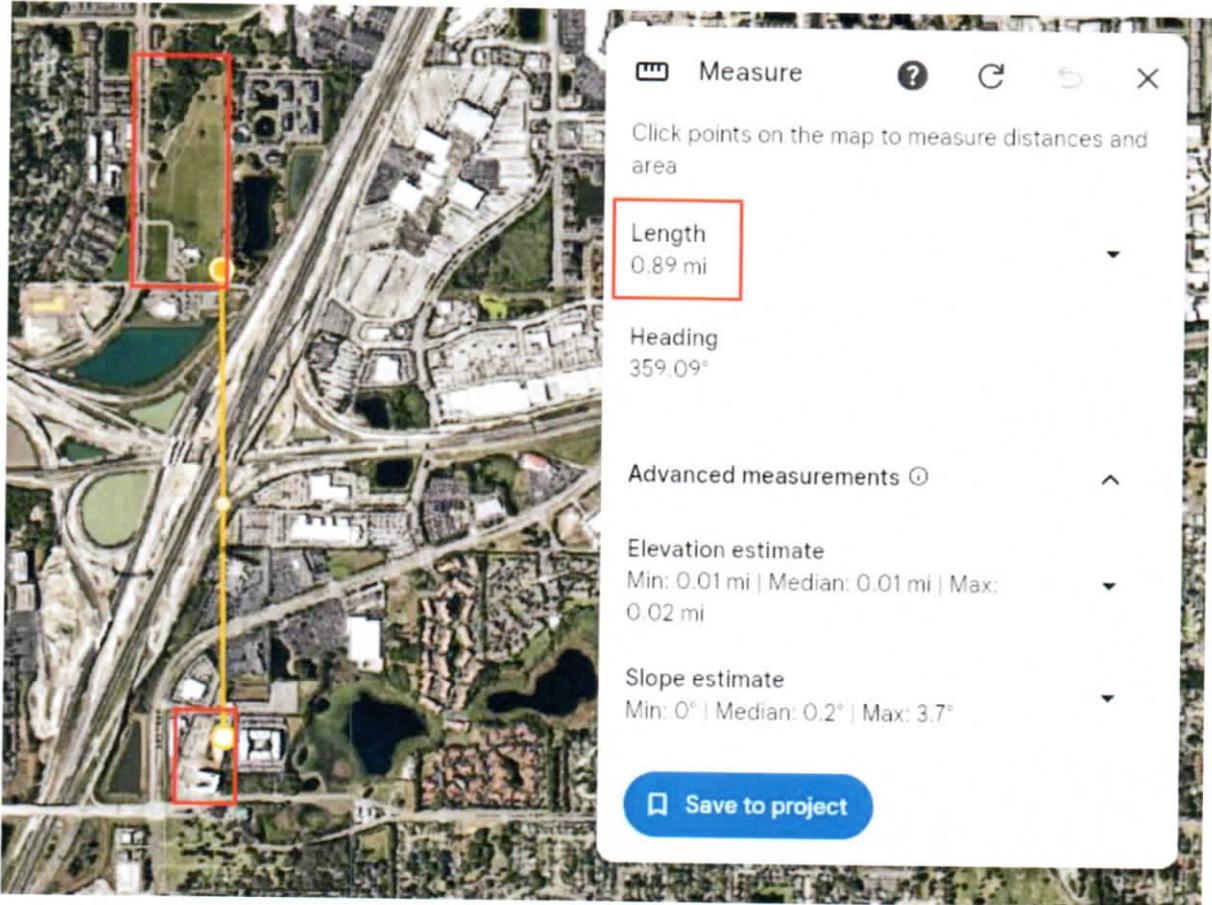
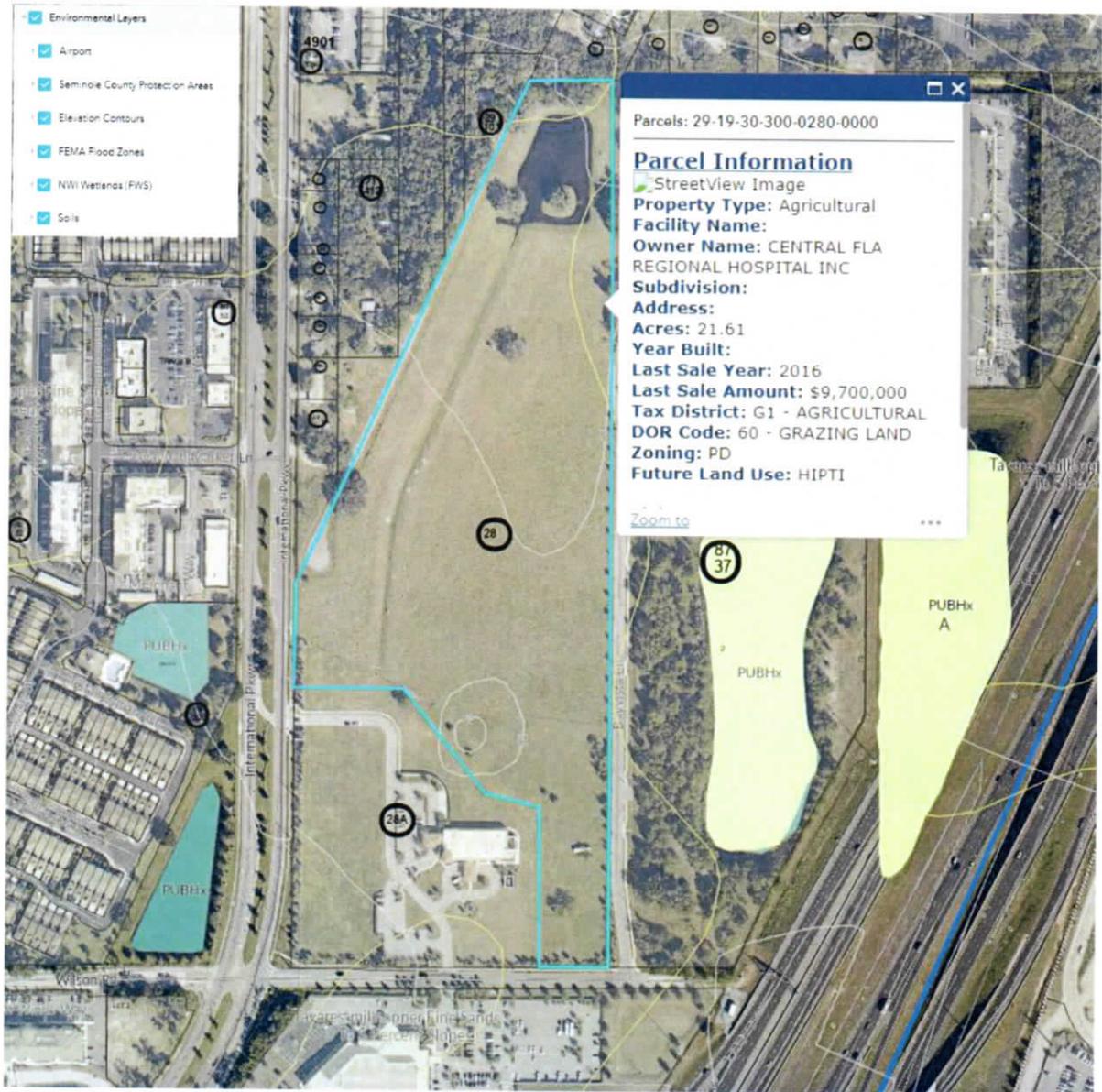


EXHIBIT E – EXISTING CONDITION SATELLITE IMAGE





Property Record Card



Parcel: **29-19-30-300-0280-0000**
 Property Address:
 Owners: **CENTRAL FLA REGIONAL HOSPITAL INC**
 2026 Market Value \$7,022,275 Assessed Value \$4,862 Taxable Value \$4,862
 2025 Tax Bill \$52.53 Tax Savings with Exemptions \$75,811.92
 Grazing Land property has a lot size of 21.61 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0280-0000
Property Address	
Mailing Address	1 PARK PLZ NASHVILLE, TN 37203-6527
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$7,022,275	\$7,022,275
Land Value Agriculture	\$4,862	\$4,862
Just/Market Value	\$7,022,275	\$7,022,275
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	\$4,862	\$4,862

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$75,864.45
Tax Bill Amount	\$52.53
Tax Savings with Exemptions	\$75,811.92

Owner(s)

Name - Ownership Type
 CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 25 FT N & 496.45 FT E OF SW COR RUN E
 163.99 FT N 2099.08 FT
 W 187.79 FT S 24 DEG 50 MIN 51 SEC W
 1127.83 FT S 151.01 FT W 66.38 FT
 S 25 DEG 17 MIN 44 SEC W 79.36 FT S 186.70
 FT E 263.26 FT
 S 38 DEG 42 MIN 25 SEC E 318.33 FT S 76 DEG
 34 MIN 57 SEC E 135.10 FT
 S 385.53 FT TO BEG & VACD ST ADJ ON N & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,862	\$0	\$4,862
Schools	\$4,862	\$0	\$4,862
SJWM(Saint Johns Water Management)	\$4,862	\$0	\$4,862

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2019	\$100	09304/1399	Vacant	No
SPECIAL WARRANTY DEED	9/1/2016	\$9,700,000	08771/0611	Vacant	Yes
TRUSTEE DEED	9/1/2007	\$16,750,000	06823/0581	Vacant	No
SPECIAL WARRANTY DEED	9/1/1999	\$100	03735/0181	Improved	No
WARRANTY DEED	7/1/1989	\$100	02095/0680	Vacant	No
WARRANTY DEED	2/1/1988	\$1,498,500	01931/1189	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Improved	No

Land

Units	Rate	Assessed	Market
21.61 Acres	\$325,000/Acre Market, \$225/Acre AG	\$4,862	\$7,022,275

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
18233	WALL SIGN	\$15,300		11/27/2018
14556	GENERATOR	\$94,000		10/29/2018
11961	FIRE ALARM	\$24,985		9/27/2018
04429	SITE LIGHTING	\$35,000		7/16/2018
08742	FIRE SPRINKLER	\$59,102		6/15/2018
01364	DUMPSTER ENCLOSURE	\$6,800		5/17/2018
16689	FREE STANDING EMERGENCY ROOM	\$8,502,000		5/9/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

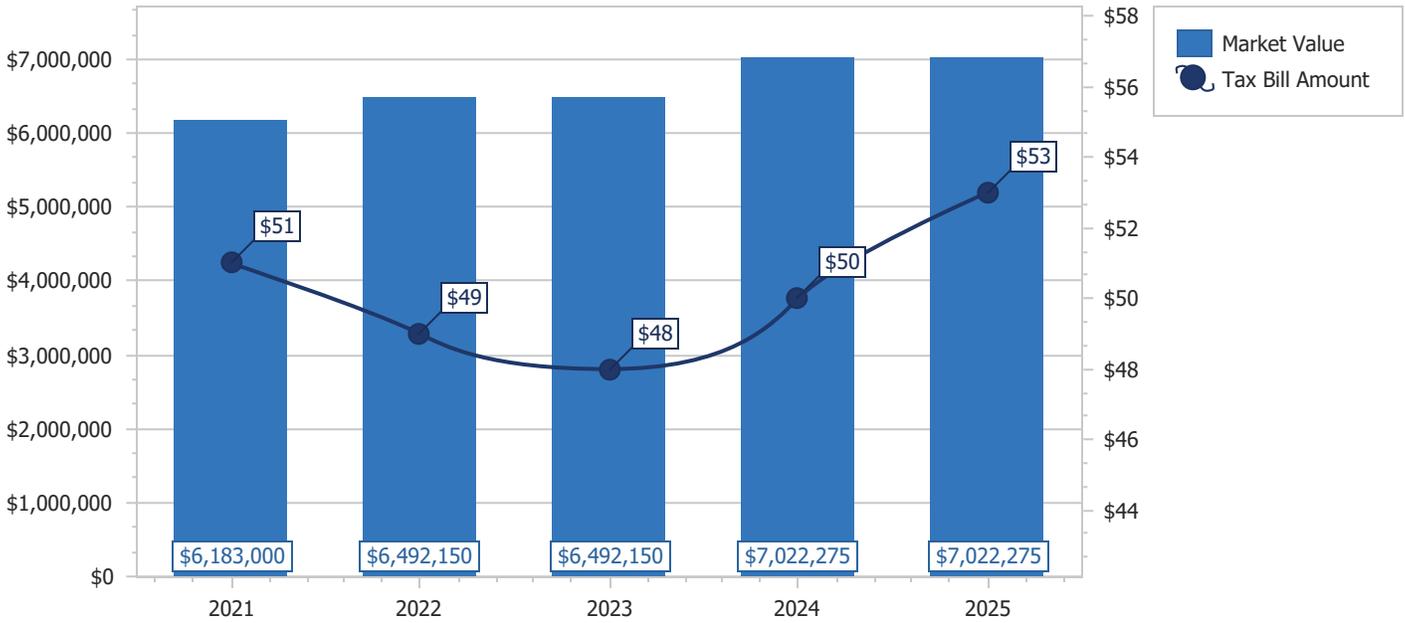
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 2/17/2026 3:36:57 PM
Project: 26-80000022
Credit Card Number: 37*****1008
Authorization Number: 288186
Transaction Number: 170226C1A-335BBDC3-E734-49F4-AC8C-7CFA5179983A
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	ALTON SEMINOLE - PRE-APPLICATION	PROJ #: 26-8000022
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/17/26	
RELATED NAMES:	EP BRANDON SANDARICQ	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, NORTH OF WILSON RD	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, NORTH OF WILSON RD	
FUTURE LAND USE-	HIPTI	
APPLICANT:	CONSULTANT:	
JEFF KRUSE THE KOLTER GROUP 300 2ND ST S SAINT PETERSBURG FL 33701 (727) 493-5225	BRANDON SANDARICQ KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 898-1511	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

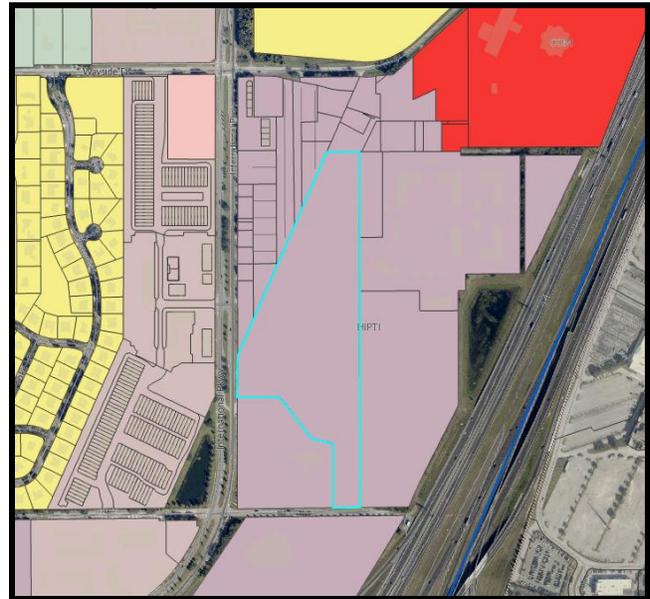
- The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is in the International Parkway Medical Center PD (Planned Development).
- The entitlements in the International Parkway Medical Center PD permit a twenty-four (24) hour hospital, Emergency Room, Office and Medical Office, OP (Office) uses, and supportive commercial uses. Based on the definition of Commercial in the Florida State Statutes, the site would qualify for the Live Local Act based on the permitted uses.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Building Division Daniel Losada	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
4.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
5.	Building Division Daniel Losada	-All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
6.	Building Division Daniel Losada	- The proposed buildings meet the definition of a threshold building and therefore require a threshold inspection plan in accordance with the Florida Building Code (2023) and Florida Statute 553.71. A detailed schedule of structural inspections, including all required special inspections, must be provided. The threshold plan shall outline inspection procedures, identify the Special Inspector of Record, and include all shoring, reshoring, and structural observation requirements as mandated by the code.	Info Only
7.	Comprehensive Planning David German	Site has HIPTI Future Land Use (High Intensity Planned Development Target Industry).	Info Only
8.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Bayvista Lane. There is also 20" PVC potable water main running along the east side of International Parkway as well as what appears to be an 8" PVC water main stub out on the northside of parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000 in the future.	Info Only
9.	Environmental Services James Van Alstine	This development is within Seminole County's sewer service area and is required to connect. There is a sewer manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way (this is the preferred connection). There is also a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a private pump station to	Info Only

		pressurize the sanitary sewer flow to connect to our force main system.	
10.	Environmental Services James Van Alstine	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane as well as a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
11.	Environmental Services James Van Alstine	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
12.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
13.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
14.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC	Info Only

		60.10(b)(1)	
15.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
16.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
21.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
22.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
23.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
24.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative	Info Only

		departments or agencies. SCLDC 60.10(d)	
25.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
26.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
27.	Natural Resources Sarah Harttung 2/20/26 9:06 AM	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
28.	Planning and Development Annie Sillaway	Per Florida Statute 125.01055 (7)(a) - Multifamily development shall be permitted as an allowable use in any area zoned for commercial, industrial, or mixed use, and in portions of any flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use, if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years.	Info Only
29.	Planning and Development Annie Sillaway	The maximum allowable building height for live local development shall not be less than the highest currently allowed height for commercial or residential building located in its jurisdiction within 1 mile of the proposed development, or a maximum of 3 stories, whichever is higher. The term "highest currently allowed height" does not include the height of any building that has received any bonus, variance, or other special exception for height provided in the countys land development regulations as an incentive for development.	Info Only
30.	Planning and Development Annie Sillaway	Seminole County Land Development Code Definition: Building, height of: The vertical distance from the grade to the highest point of a flat roof or a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.	Info Only
31.	Planning and Development Annie Sillaway	The development must provide a minimum of twenty-five (25) percent open space. The development is not limited to a maximum impervious ratio.	Info Only
32.	Planning and Development Annie Sillaway	Off- Street Parking Requirements in the Seminole County Land Development Code. Per Sec. 30.11.3 (Table 11.3-A) - Residential Unit: 1,000 SF or greater - 2 spaces / dwelling unit, Less than 1,000 SF - 1.5	Info Only

		spaces / dwelling unit, Studio Apartment / Efficiency - 1 space / dwelling unit.	
33.	Planning and Development Annie Sillaway	The maximum floor area ratio in Seminole County is 1.5 Floor Area Ratio (F.A.R.) or 50 dwelling units per net buildable area.	Info Only
34.	Planning and Development Annie Sillaway	The subject property has a Future Land Use designation of Higher Intensity Planned Development Target Industry and is in the International Parkway Medical Center PD (Planned Development).	Info Only
35.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
37.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
38.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
39.	Public Works -	Based on FEMA FIRM Map and best available	Info Only

	Engineering Stephanie Morales	information portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	
40.	Public Works - Engineering Stephanie Morales	The proposed project is located within the Lake Monroe drainage basin.	Info Only
41.	Public Works - Engineering Stephanie Morales	Based on SCS Soil Survey GIS overlays, the site generally has "well drained" class soils.	Info Only
42.	Public Works - Engineering Stephanie Morales	Based on preliminary review, the site appears to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
43.	Public Works - Engineering Stephanie Morales	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
44.	Public Works - Engineering Stephanie Morales	A detailed drainage analysis will be required at final engineering.	Info Only
45.	Public Works - Engineering Stephanie Morales	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
46.	Public Works - Engineering Stephanie Morales	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
47.	Public Works - Engineering Stephanie Morales	ROADWAY CONDITIONS: The property is adjacent to International Parkway and Wilson Road which are classified as a County road. International Parkway ave/rd/st is/not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
48.	Public Works - Engineering Stephanie Morales	The site would be limited only right in and right out only through International Parkway.	Info Only
49.	Public Works - Engineering Stephanie Morales	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on International Parkway and 200' on Wilson Road. Woodruff Springs Road would not be allowed to serve as access.	Info Only

50.	Public Works - Engineering Stephanie Morales	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
51.	Public Works - Engineering Stephanie Morales	The relocated drainage pond included the existing Emergency Room located south of the property, which will need to be included in the revised stormwater system.	Info Only
52.	Public Works - Engineering Stephanie Morales	Due to the intensity of the project, off-site improvements may be required and payment towards the Wilson Road traffic signal will be required.	Info Only
53.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project since the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov 407-665-7386
Public Works - Engineering	Review Complete	Stephanie Morales 407-665-5572 smorales02@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov

Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0219

Title:

LAND ROVER ORLANDO - SSFLUA & REZONE

Project Number: 25-20000011

Project Description: Proposed SSFLUA from Mixed-Use Development to Industrial and a Rezone from C-2 to C-3 on the east side of S US HWY 17-92, southeast of Obrien Rd

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

Parcel ID: 19-21-30-501-0000-004A+

BCC District: 4-Lockhart

Applicant: Jake Dohm

Consultant: Lauren Layrer (305) 777-9177



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

PROJ. #: 25-80000095

RECEIVED 12/17/2025
 PAID 12/18/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES) LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input checked="" type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES) SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ (\$1,750) _____ = _____ (\$5,250) _____ TOTAL SSFLUA AND REZONE FEE \$3,500 + \$3,250/2 = \$5,125	\$3,500 + 50% OF REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75*10 Acres = \$3,250 \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K 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 type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* ^{^^} (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

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

PROJECT

PROJECT NAME: Lithia Motors Land Rover Orlando	
PARCEL ID #(S): 19-21-30-501-0000-004A, 19-21-30-501-0000-004C	
LOCATION: 8575 S US HWY 17-92	
EXISTING USE(S): MXD	PROPOSED USE(S): IND
TOTAL ACREAGE: 10 acres	BCC DISTRICT: 4
WATER PROVIDER: City of Casselberry	SEWER PROVIDER: City of Casselberry
CURRENT ZONING: C-2 /C-3	PROPOSED ZONING: C-3
CURRENT FUTURE LAND USE: MXD	PROPOSED FUTURE LAND USE: IND

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Jake Dohm	COMPANY: Lithia Motors	
ADDRESS: 150 North Bartlett		
CITY: Medford	STATE: OR	ZIP: 97501
PHONE:	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Lauren Leyrer, PE	COMPANY: Ware Malcomb	
ADDRESS: 8750 NW 36th Street		
CITY: Doral	STATE: Florida	ZIP: 33178
PHONE: 305-777-9177	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Roger Judski Living Trust		
ADDRESS: N/A 953 VERSAILLES CIRCLE		
CITY: MAITLAND	STATE: FLORIDA	ZIP: 32751
PHONE: 407 256-8300	EMAIL: [REDACTED]	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

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

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

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

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

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



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

11-26-2025
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: ROGER JUDSKI LIVING TRUST

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
DAVID JUDSKI	TRUSTEE	2019 S. RIVERSIDE DR EDGEWATER FL 32141	100%

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

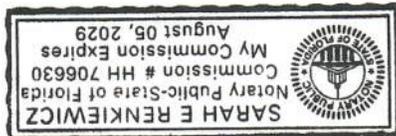
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

12-1-2025
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 15th day of December, 2025, by Roger Judski, who is personally known to me, or has produced J320723472300 as identification.



[Signature]
Signature of Notary Public

Sarah Renkiewicz
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Roger Judski, the owner of record for the following described property [Parcel ID Number(s)] 19-21-30-501-0000-004A, 19-21-30-501-0000-004C hereby designate Ware Malcomb 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.

12-01-2025
 Date

[Signature]
 Property Owner's Signature
Roger Judski
 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Roger Judski (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced 5326723472300 as identification, and who executed the foregoing instrument and sworn an oath on this 1st day of December, 2025.



[Signature]
 Notary Public

Property Record Card



Parcel: **19-21-30-501-0000-004A**
 Property Address: **8675 S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2026 Market Value \$2,405,379 Assessed Value \$2,246,783 Taxable Value \$2,246,783
 2025 Tax Bill \$29,594.56 Tax Savings with Non-Hx Cap \$2,657.62
 Used Car Sales property w/1st Building size of 16,640 SF and a lot size of 5.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-501-0000-004A
Property Address	8675 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$690,697	\$693,874
Depreciated Other Features	\$175,990	\$125,222
Land Value (Market)	\$1,538,692	\$1,538,692
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,405,379	\$2,357,788
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$158,596	\$315,258
P&G Adjustment	\$0	\$0
Assessed Value	\$2,246,783	\$2,042,530

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,252.18
Tax Bill Amount	\$29,594.56
Tax Savings with Exemptions	\$2,657.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 ROGER JUDSKI LIVING TRUST

Legal Description

LOTS 4 5 & 6 (LESS NLY 1/2 OF
 LOT 4 & BEG 86.38 FT S 53 DEG
 50 MIN E OF SW COR LOT 4 RUN S 26
 DEG 20 MIN W 39.55 FT S 54 DEG
 38 MIN E 210 FT N 38 DEG 53 MIN E
 117.81 FT N 49 DEG 47 MIN W
 240 FT S 26 DEG 20 MIN W 100.05 FT
 TO BEG & RD)
 LAKE OF THE WOODS SUBD
 PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,246,783	\$0	\$2,246,783
Schools	\$2,405,379	\$0	\$2,405,379
FIRE	\$2,246,783	\$0	\$2,246,783
ROAD DISTRICT	\$2,246,783	\$0	\$2,246,783
SJWM(Saint Johns Water Management)	\$2,246,783	\$0	\$2,246,783

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$100	08479/0177	Improved	No
SPECIAL WARRANTY DEED	11/1/1996	\$850,000	03167/0090	Improved	Yes
WARRANTY DEED	3/1/1994	\$1,086,600	02771/0818	Improved	No
WARRANTY DEED	7/1/1982	\$420,000	01420/0895	Improved	No
WARRANTY DEED	1/1/1973	\$33,500	00996/0347	Improved	Yes

Land

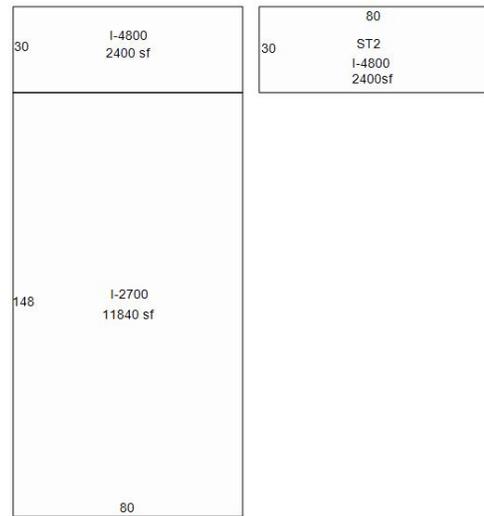
Units	Rate	Assessed	Market
172,497 SF	\$11.15/SF	\$1,538,674	\$1,538,674
1.79 Acres	\$10/Acre	\$18	\$18

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	16640
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$883,476
Assessed	\$353,390

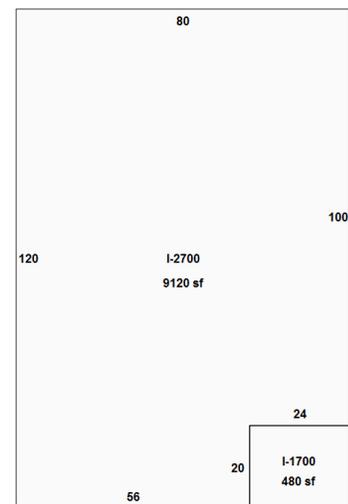
* Year Built = Actual / Effective

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1974
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	9600
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$469,196
Assessed	\$187,678

* Year Built = Actual / Effective



Building 1

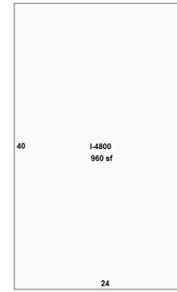


Sketch by Apex Sketch

Building 2

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$73,435
Assessed	\$47,366

* Year Built = Actual / Effective



Building 3

Search by Area Search

Building Information	
#	4
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1056
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$109,889
Assessed	\$70,878

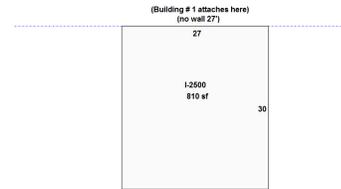
* Year Built = Actual / Effective



Building 4

Search by Area Search

Building Information	
#	5
Use	MASONRY PILASTER
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	810
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$51,663
Assessed	\$31,385



Building 5

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04190	SIGN; PAD PER PERMIT 8695 S US HWY 17-92	\$10,375		5/25/2010
05393	MECHANICAL & CONDENSOR; CONTRACTOR - DIDDEN, BART RICHARD	\$700		6/12/2000
05863	400 X 6 BLOCK FENCE	\$6,600		7/1/1999
01946	MISC ELECT ROGERS VET	\$1,000		3/1/1999
01021	FIRE SYSTEM; PAD PER PERMIT 8625 ORLANDO AVE N	\$1,900		2/1/1999
10116	SPRAY PAINT BOOTH	\$14,000		12/1/1998
08267	REAR RETAINING WALL	\$20,000		10/1/1998
07942	CANOPY; ROGER'S CORVETTE	\$7,000		10/1/1998
02751	SPRINKLER SYSTEM; BUDGET RENT-A-CAR; PAD PER PERMIT 8695 HWY 17-92 S	\$2,800		4/1/1998
00874	ROGER'S CORVETTE CARWASH	\$29,000	5/14/1998	2/1/1998
01113	NEW OFFICE; ROGER'S CORVETTE	\$69,836	5/14/1998	2/1/1998
00963	INTERIOR ALTERATION; ROGER'S CORVETTE; PAD PER PERMIT 8615 HWY 17-92 S	\$28,000		2/1/1998
05043	REPLACE X (3) 10 TON UNITS; PAD PER PERMIT 8675 HWY 17-92 S; ROGER'S CORVETTE CENTER	\$23,000		7/1/1997
03983	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8605 HWY 17-92 S	\$0		6/1/1997
02401	MANSARD FACADE ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$9,000		4/1/1997
01318	INT DEMO WALL COVERINGS ONLY; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,400		3/1/1997

01588	ELECTRIC; ROGERS CORVETTE SHOWROOM; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,499	3/1/1997
01726	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$1,180	3/1/1997
01720	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$2,500	3/1/1997
04888	COATING ROOF	\$7,231	7/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1998	35752	\$96,530	\$57,918
COMMERCIAL CONCRETE DR 4 IN	1982	4375	\$23,800	\$14,280
6' CHAIN LINK FENCE - LIN FT	1998	383	\$5,933	\$3,560
COMMERCIAL ASPHALT DR 2 IN	1979	24248	\$65,470	\$39,282
6' CHAIN LINK FENCE - LIN FT	1971	1860	\$28,811	\$17,287
POLE LIGHT 1 ARM	1998	3	\$5,562	\$5,562
POLE LIGHT 1 ARM	1982	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1982	4	\$14,420	\$14,420
BLOCK WALL - SF	1999	2400	\$33,288	\$19,973

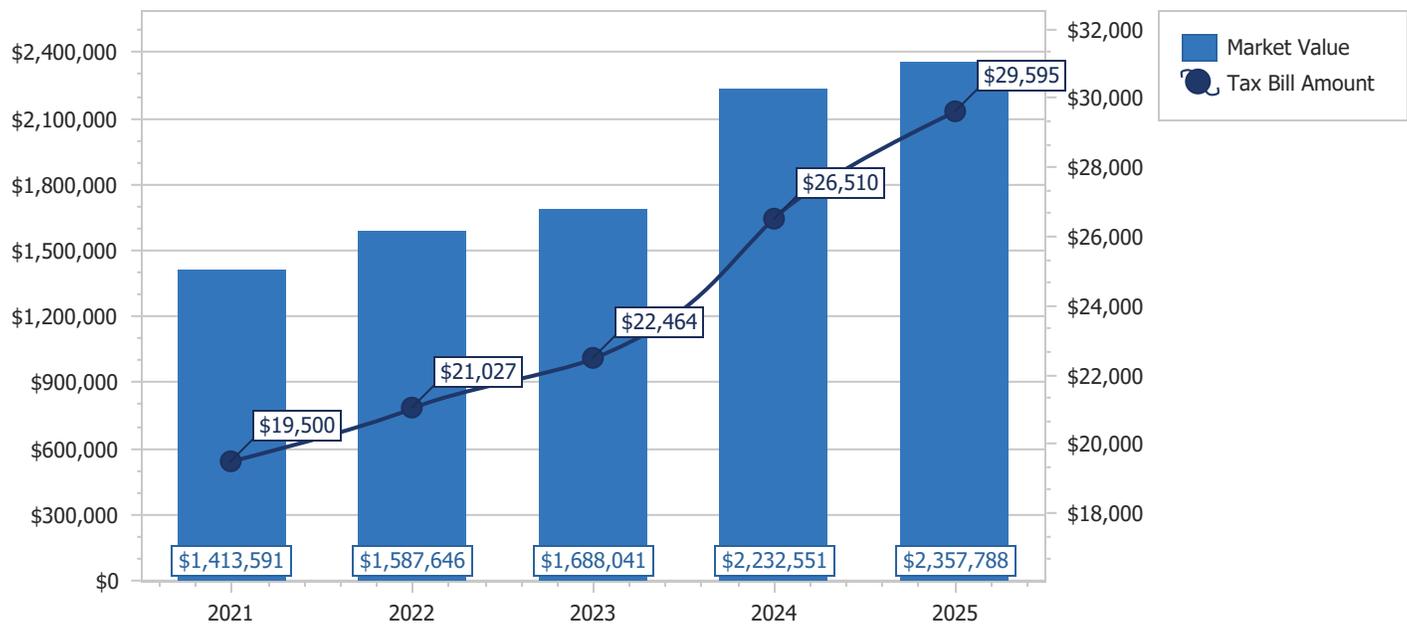
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **19-21-30-501-0000-004C**
 Property Address: **8575 S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2026 Market Value \$740,496 Assessed Value \$740,496 Taxable Value \$740,496
 2025 Tax Bill \$10,022.58

Stores General-One Story property w/1st Building size of 4,932 SF and a lot size of 0.67 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-501-0000-004C
Property Address	8575 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$321,593	\$321,393
Depreciated Other Features	\$22,793	\$15,195
Land Value (Market)	\$396,110	\$396,110
Land Value Agriculture	\$0	\$0
Just/Market Value	\$740,496	\$732,698
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	\$740,496	\$732,698

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,022.58
Tax Bill Amount	\$10,022.58
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

Legal Description

BEG 86.38 FT S 53 DEG 50 MIN E OF SW COR
 LOT 4 RUN S 26 DEG 20 MIN W 39.55 FT S 54
 DEG 38 MIN E 210 FT N 38 DEG 53 MIN E
 117.81 FT N 49 DEG 47 MIN W 240 FT S 26
 DEG 20 MIN W 100.05 FT TO BEG LAKE OF THE
 WOODS SUBD PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$740,496	\$0	\$740,496
Schools	\$740,496	\$0	\$740,496
FIRE	\$740,496	\$0	\$740,496
ROAD DISTRICT	\$740,496	\$0	\$740,496
SJWM(Saint Johns Water Management)	\$740,496	\$0	\$740,496

Sales

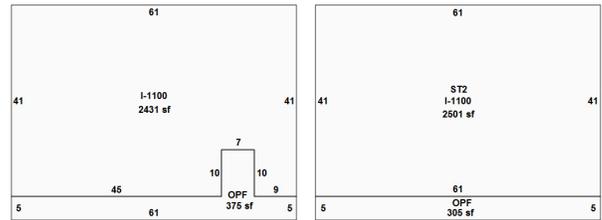
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	11/4/2024	\$100	10738/1524	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0807	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0803	Improved	No
WARRANTY DEED	3/1/1995	\$43,800	02899/0799	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0795	Improved	No
WARRANTY DEED	3/1/1994	\$100	02733/0523	Improved	No
WARRANTY DEED	10/1/1988	\$36,000	02006/0117	Improved	No
WARRANTY DEED	2/1/1984	\$32,500	01524/1813	Improved	No
WARRANTY DEED	1/1/1984	\$325,000	01519/0629	Improved	Yes
QUIT CLAIM DEED	9/1/1978	\$100	01194/0175	Improved	No
WARRANTY DEED	1/1/1971	\$85,000	00857/0371	Improved	Yes

Land

Units	Rate	Assessed	Market
24,376 SF	\$16.25/SF	\$396,110	\$396,110

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4932
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$354,404
Assessed	\$141,762

* Year Built = Actual / Effective



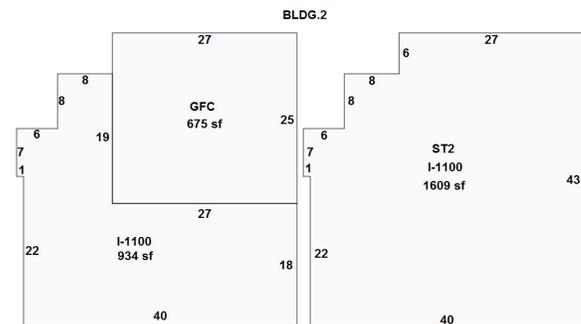
Sketch by Apex/Sketch

Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	375
OPEN PORCH FINISHED	305

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2543
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$223,324
Assessed	\$89,330

* Year Built = Actual / Effective



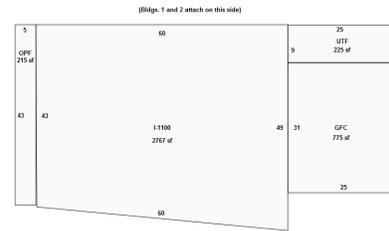
Sketch by Apex/Sketch

Building 2

Appendages	
Description	Area (ft ²)
GARAGE FINISHED C.B.S.	675

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2767
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$226,253
Assessed	\$90,501

* Year Built = Actual / Effective



Building 3

Appendages

Description	Area (ft ²)
GARAGE FINISHED C.B.S.	775
OPEN PORCH FINISHED	215
UTILITY FINISHED	225

Permits

Permit #	Description	Value	CO Date	Permit Date
04173	REROOF	\$6,000		5/23/2013
09311	CHAIN-LINK & VINYL FENCE - ROGER'S CORVETTE - #101	\$1,500		8/11/2006
06266	DEMOLISH SHED, FENCE, SIGN, & INTERIOR WALLS - #101	\$1,000		5/26/2006
05270	4 FIXTURES 1 EX LIGHT WIRE REC	\$250		8/1/1997
02239	ALL LIFE STYLES STE 109	\$2,000		4/1/1996
01276	ALL LIFE STYLES STE 109 INTERI	\$500	3/5/1996	2/1/1996
06342	BODY SCRUB UNIT 205	\$3,000	3/27/1996	9/1/1995

Extra Features

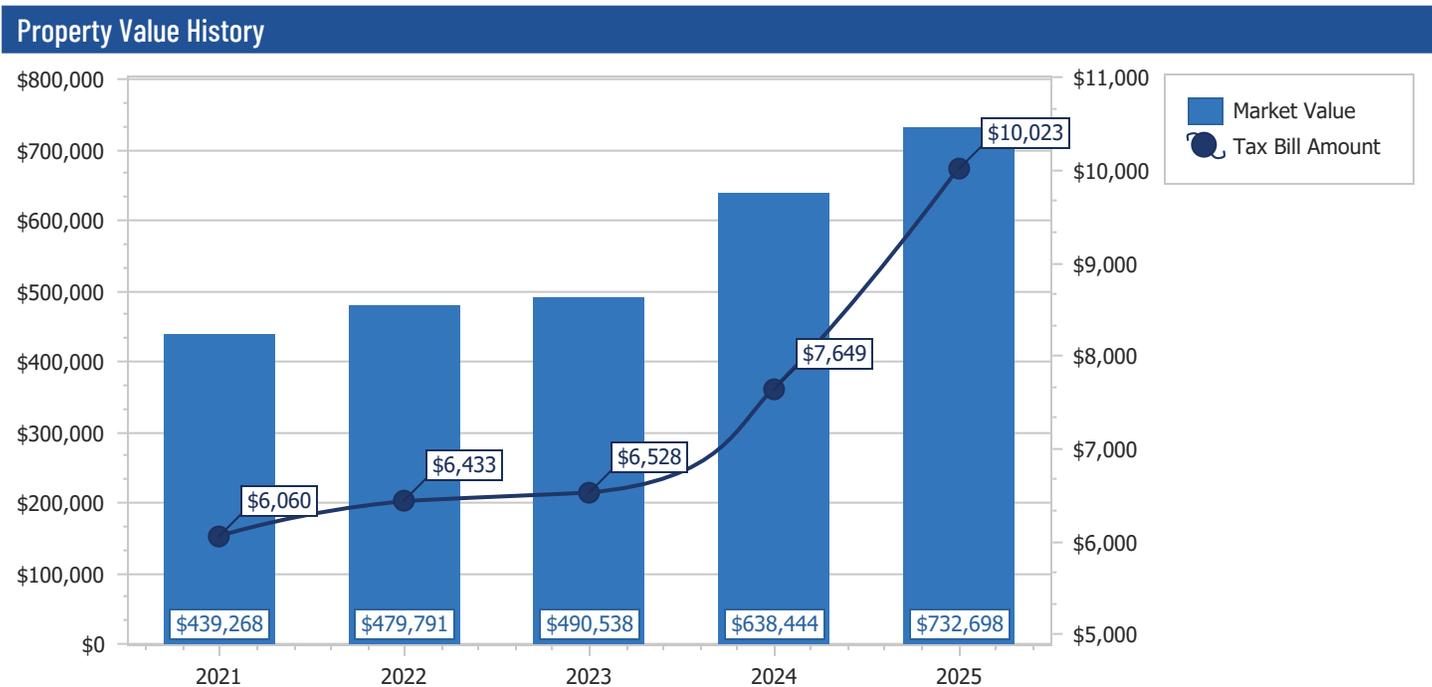
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	8571	\$23,142	\$13,885
WOOD UTILITY BLDG	1979	720	\$10,555	\$6,333
6' CHAIN LINK FENCE - LIN FT	2006	277	\$4,291	\$2,575

Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

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

Utilities	
Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Prepared by and Return to:
Randy C. Bryan, Esquire
Hoyt & Bryan, LLC
254 Plaza Drive
Oviedo, FL 32765
Telephone: (407) 977-8080
Facsimile: (407) 977-8078



(Space above this line reserved for recording office use only)

DEED TO TRUST

KNOW ALL MEN BY THESE PRESENTS that STINGRAY, INC., a Florida corporation, formerly known as Tony Coppola Associates, Inc., a Florida corporation, whose principal place of business is 8575 North Orlando Avenue, Maitland, FL 32751, hereinafter called the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto ROGER JUDSKI, Trustee or his successors in interest, of the ROGER JUDSKI LIVING TRUST dated May 13, 2015, and any amendments thereto, ("Grantee"), whose mailing address is 953 Versailles Circle, Maitland, Florida 32751, all of the interest in that certain land situate in Seminole County, Florida, to wit:

Commence at the Northwest corner of Lot 5, THE LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida; run thence South 53 degrees 50 minutes 12 seconds East along the North line of said Lot 5, 86.38 feet to the P.O.B. continue thence South 53 degrees 50 minutes 12 seconds East along the said North line, 218.43 feet; thence South 38 degrees 52 minutes 26 seconds West 36.10 feet; thence North 54 degrees 37 minutes 56 seconds West 210 feet; thence North 26 degrees 19 minutes 44 seconds East, 39.55 feet to the P.O.B. AND ALSO commence at the Southwest corner of Lot 4, run thence South 53 degrees 50 minutes 12 seconds East along the South line of said Lot 4, 86.38 feet to the P.O.B.; continue thence South 53 degrees 50 minutes 12 seconds East along South line 218.43 feet; thence North 38 degrees 52 minutes 26 seconds East 81.71 feet; thence North 49 degrees 47 minutes 16 seconds West 240 feet; thence South 26 degrees 19 minutes 44 seconds West 100.05 feet to the P.O.B.

Subject to an easement of the South 10 feet.

Parcel Identification Number is: 19-21-30-501-0000-004C

FROM data and description supplied by Grantor.
NO title examination made nor title insurance requested or given.

SUBJECT TO: All easements, restrictions, declarations and all other matters of record, however reference hereby shall not cause the same to be reimposed; taxes for 2023 and after.



MARYANNE MORSE, SEMINOLE COUNTY
 CLERK OF CIRCUIT COURT & COMPTROLLER
 BK 8479 Pgs 177-179 (3Pgs)
 CLERK'S # 2015058420
 RECORDED 06/02/2015 09:34:01 AM
 DEED DOC TAX \$0.70
 RECORDING FEES \$27.00
 RECORDED BY hdevore

Prepared by and Return to:
 Randy C. Bryan, Esquire
 Hoyt & Bryan, LLC
 254 Plaza Drive
 Oviedo, FL 32765
 Telephone: (407) 977-8080
 Facsimile: (407) 977-8078

(Space above this line reserved for recording office use only)

DEED TO TRUST

KNOW ALL MEN BY THESE PRESENTS that ROGER JUDSKI, an unmarried man ("Grantor"), whose mailing address is 953 Versailles Circle, Maitland, Florida 32751, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto ROGER JUDSKI, Trustee of the ROGER JUDSKI LIVING TRUST dated May 13, 2015, and any amendments thereto ("Grantee"), whose mailing address is 953 Versailles Circle, Maitland, Florida 32751, all of her interest in that certain land situate in Seminole County, Florida, to wit:

Lot 6, The Lake of the Woods Subdivision, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida excepting that part used for Highway 17-92.

Also: Lot 5 and the South ½ of Lot 4, THE LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida; except that part described in Book 1194, Page 0175, being: Commence at the Northwest corner of Lot 5, THE LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida; run thence South 53°50'12" East along the North line of said Lot 5 86.38 feet to the point of beginning; continue thence S 53°50'12" E along the said North line 218.43 feet; thence S 38°52'26" W 36.10 feet; thence N 54°37'56" W 210 feet; thence N 26°19'44" E 39.55 feet to the P.O.B. and also commence at the Southwest corner of Lot 4, run thence S 53°50'12" E along the South line of said Lot 4, 86.38 feet to the P.O.B.; continue thence S 53°50'12" E along said South line 218.43 feet; thence N 38°52'26" E 81.71 feet; thence N 49°47'16" W 240 feet; thence S 26°19'44" W 100.05 feet to the P.O.B. (subject to an easement of the South 10 feet).

Also: Begin at a point on the Easterly right-of-way line of U.S. Highway 17 & 92, N 26°47'30" E (N 26°19'44" E) 150 feet (150.14 feet actual) from a point on the Southerly line of Lot 5, LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida, where it intersects the Easterly right-of-way line of U.S. Highway 17 & 92; run thence S 54°37'56" E 210.0 feet to the point of beginning of the following described easement; thence N 38°39'06" E (N 38°52'26" E actual) a distance of 9.89 feet to the North line of said easement; thence S 54°37'56" E a distance of 187.64 feet; thence Southwesterly (S 26°19'44" W) and parallel to the right-of-way line of said U.S. Highway 17 & 92 a distance of 20.0 feet; thence N 54°37'56" W along the South line of said easement a distance of 191.92 feet; thence N 38°39'06" E (N 38°52'26" E actual) a distance of 9.89 feet to the point of beginning.

Together with all right, title and interest to that certain easement as delineated in Official Records Book 214, Pages 236 and 237, Public Records of Seminole County, Florida.

Parcel Identification Number is: 19-21-30-501-0000-004A

**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: 12/18/2025 1:52:35 PM
Project: 25-20000011
Credit Card Number: 55*****1002
Authorization Number: 06040Z
Transaction Number: 181225C2B-5DE5D073-9EE0-460B-AAE1-13F8F24EB4FD
Total Fees Paid: 5229.00

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	104.00
REZONE WITH LUA (50% OF FEE)14	5125.00
Total Amount	5229.00

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	LAND ROVER ORLANDO - SSFLUA & REZONE	PROJ #: 25-20000011
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	12/19/25	
RELATED NAMES:	Z2025-026; 12.25SS.01	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	19-21-30-501-0000-004A+	
NO OF ACRES	10	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE EAST SIDE OF S US HWY 17-92, SOUTHEAST OF OBRIEN RD	
FUTURE LAND USE-	MXD	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
JAKE DOHM LITHIA MOTORS 150 NORTH BARTLETT MEDORD OR 97501 [REDACTED]	LAUREN LAYRER WARE MALCOMB 8750 NW 36TH ST MIAMI FL 33178 (305) 777-9177 [REDACTED]	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
5.	Buffers and CPTED Annie Sillaway	<p>At the time of site plan review, the Applicant will be required to provide the following information to complete a landscape buffer analysis on site: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.</p> <p>F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>Net Buildable Definitions: Within the area described as the Urban Core, defined as the lands bounded by I4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land within a mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.</p>	Info Only
6.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of the existing structures.	Info Only
7.	Building Division Daniel Losada	Permitting Requirements for Future Construction- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

	Daniel Losada		
9.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
10.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
11.	Planning and Development Annie Sillaway	The Applicant needs to provide a capacity letter from the City of Casselberry. The subject site is located within the City of Casselberry Utility service area; please contact the City at 407-262-7700.	Unresolved
12.	Planning and Development Annie Sillaway	Please provide a separate legal description in pdf format of all of the parcel that are shown on the boundary survey to be Rezoned.	Unresolved
13.	Planning and Development Annie Sillaway	Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
14.	Planning and Development Annie Sillaway	The Application is for a Small-Scale Future Land Use Amendment. Please fill in the information listed below in a separate document and uploaded into ePlan. STANDARDS OF REVIEW - CATEGORY I All proposed amendments shall address these criteria, and staff shall evaluate the material submitted by the applicant: A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.	Unresolved

		<p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p> <p>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	
15.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
17.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be	Info Only

		made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
19.	Public Safety - Fire Marshal Matthew Maywald	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
20.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
21.	Public Safety - Fire Marshal Matthew Maywald	Additional comments may be generated based on actual site plan submittal.	Info Only
22.	Public Works - County Surveyor Raymond Phillips	Please provide both sheets of the survey, i cannot review just the one. There are errors and omissions on Page one to include no north arrow or graphic scale. It appears that there is no border shown on that plan which makes me think its an incomplete but signed copy. Also, none of the existing buildings are tied to the boundary which also doesn't meet the requirements of an ALTA survey. While i understand that all of the existing buildings are to be torn down the surveyor should review ALTA standards again. Technically what is required is a Boundary survey and this survey doesn't meet the requirements laid out in 5J-17 to meet one.	Unresolved
23.	Public Works - Engineering Stephanie	No objections to the rezone, however, at final engineering site will have to meet current drainage requirements.	Info Only

	Morales		
24.	Public Works - Engineering Stephanie Morales	No objections with the rezone in regard to traffic, at final engineering access locations will have to be evaluated.	Info Only
25.	Public Works - Impact Analysis Arturo Perez	The Traffic Impact Study (TIS) Report is missing analysis needed per our TIS Guidelines and PW Engineering Manual (07/24/2023). The impact area for intersection and roadway segment analysis was not based on the guidelines. A methodology document was never submitted for review and approval prior to starting the TIS Analysis and report preparation. This report cannot be reviewed or approved at this time. Please revise the TIS report to include the missing analysis that is needed.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete Recommend Approval	Stephanie Morales 407-665-5572 smorales02@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	Corrections Required	Arturo Perez 407-665-5716 Aperez07@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway
Comprehensive Planning	Approved	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Building Division	Approved	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
3/12/26	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Raymond, Arturo,

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.scpafil.org



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0227

Title:

CHULUOTA SPORTSMAN CLUB - PRE-APPLICATION

Project Number: 26-80000024

Project Description: Proposed Special Exception and Site Plan for a steel accessory structure for storage at an existing gun range on 5.07 acres in the A-5 zoning district located on the northeast corner of Willingham Rd

Project Manager: David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

Parcel ID: 17-21-32-300-0070-0000

BCC District: 1-Dallari

Applicant: Randy Shaw (321) 231-1211

Consultant: N/A



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

PROJ. #: 26-80000024
 PM: David German
 REC'D: 02/23/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Chuluota Sportsman Club
 PARCEL ID #(S): 17-21-32-300-0070-0000
 TOTAL ACREAGE: 5.07 BCC DISTRICT: 1: DALLARI
 ZONING: A-5 FUTURE LAND USE: R5

APPLICANT

NAME: Randy Shaw COMPANY:
 ADDRESS: 1666 Warner Dr
 CITY: Chuluota STATE: FL ZIP: 32766
 PHONE: 321-231-1211 EMAIL: [REDACTED]

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: See Att. Sheet
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>03/06</u>	COM DOC DUE: <u>03/12</u>	DRC MEETING: <u>03/18/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION: <u>on the northeast corner of Willingham Rd</u>
W/S: <u>N/A</u>	BCC: <u>1: DALLARI</u>	

To Whom it may concern:

The purpose of this Pre-Application submittal is to determine whether the proposed improvement (described below) to the property located at 1447 Willingham Road, Chuluota, FL 32766, is permitted under the current Special Exception applicable to the property.

Proposed Improvement:

Construction of a steel accessory structure to be used for the storage of non-flammable, non-combustible, and non-hazardous materials, including clay targets (clay birds), assorted targets, and trailers.

Accessory Structure Specifications:

70x70x14 Steel Accessory Structure (Non-Inhabitable)

- Structure only, No offices, Bathrooms, Kitchens, etal.

4,900 SQ/FT Concrete Foundation for 70x70x14 Steel Accessory Structure

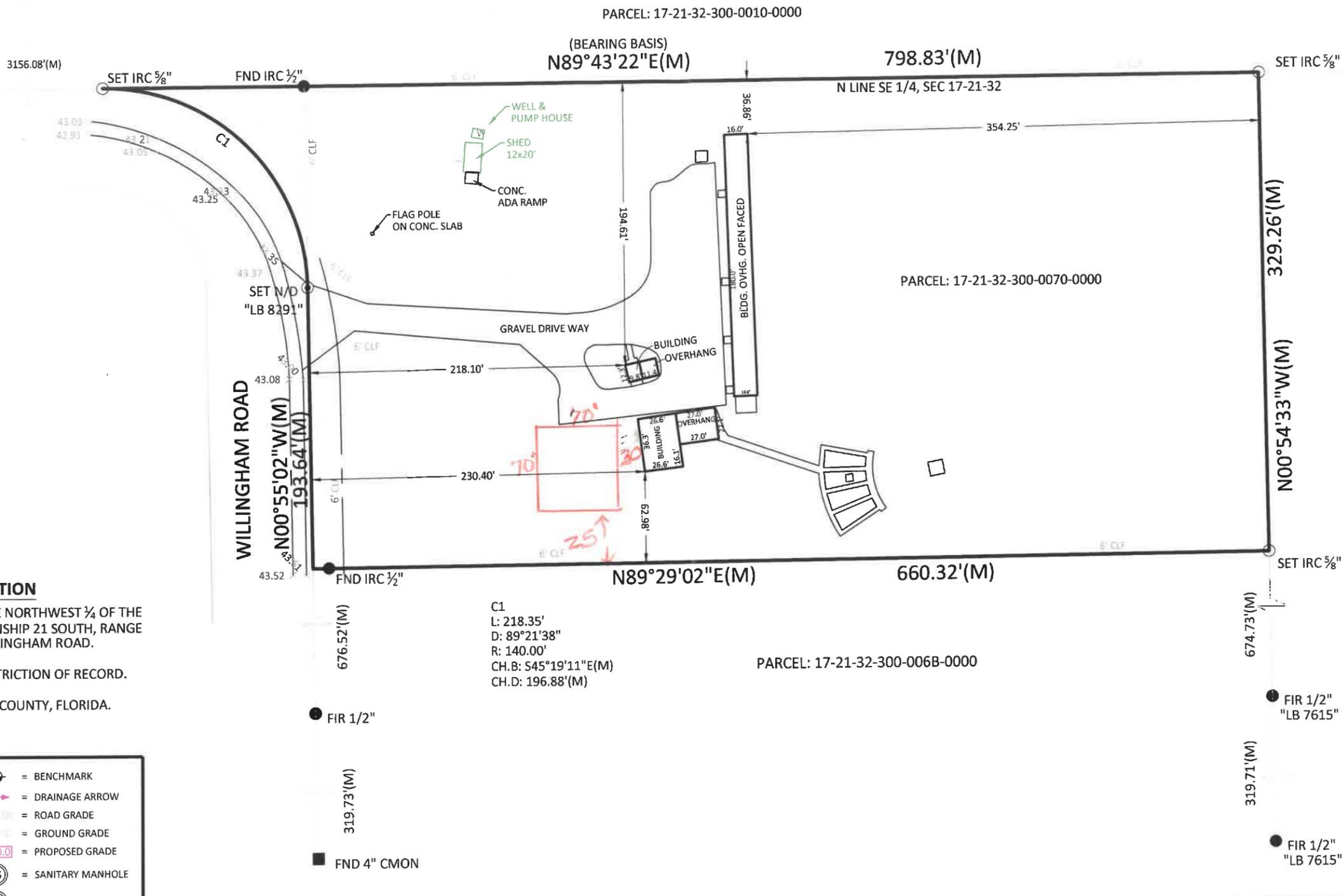
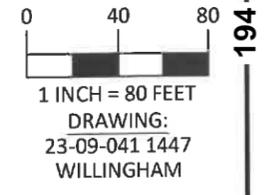
Sincerely,

A handwritten signature in black ink that reads "Randy Shaw". The signature is written in a cursive, flowing style.

Randy Shaw



BOUNDARY SURVEY



PARCEL: 17-21-32-300-0080-0000

LEGAL DESCRIPTION

THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 32 EAST, LYING EAST OF WILLINGHAM ROAD.

SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

C1
L: 218.35'
D: 89°21'38"
R: 140.00'
CH.B: S45°19'11"E(M)
CH.D: 196.88'(M)

LEGEND & SYMBOLS	
PSM = PROFESSIONAL SURVEYOR & MAPPER	= BENCHMARK
LB = LICENSED BUSINESS	= DRAINAGE ARROW
LS = LICENSED SURVEYOR	= ROAD GRADE
FND = FOUND	= GROUND GRADE
SET = SET "LB 8291"	= PROPOSED GRADE
IR[C] = IRON ROD [& CAP]	= SANITARY MANHOLE
NL[D] = NAIL [& DISK]	= WELL
CM = CONCRETE MONUMENT	= WATER METER
TYP = TYPICAL	= ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION	= LIGHTPOLE
BFE = BASE FLOOD ELEVATION	= ELECTRICAL RISER
BSL = BUILDING SETBACK LINE	= TELEPHONE RISER
BM = BENCHMARK	= CABLE RISER
PP = POWER POLE	= VALVE
CONC = CONCRETE	= IR[C] FOUND
SW = SIDEWALK	= 5/8" IRC SET
EP = EDGE OF PAVEMENT	= NL[D] FOUND
CMP = CORRUGATED METAL PIPE	= NLD SET
INV = INVERT	= CM FOUND
R/W = RIGHT-OF-WAY	= CM SET
A/C = AIR CONDITIONER	
D.E. = DRAINAGE EASEMENT	
U.E. = UTILITY EASEMENT	
WBF = WOOD BOARD FENCE	
CLF = CHAIN LINKED FENCE	
WVF = WHITE VINYL FENCE	
HWF = HOG WIRE FENCE	
BWF = BARBED WIRE FENCE	
(P) = PLAT (M) = MEASURED (C) = CALCD	
12"x18" CMP UTILITIES	EXISTING
SEPTIC / SEWER	PROPOSED

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): TTVL, ORL1, & SNFD.

HORIZONTAL DATUM
NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SE 1/4, BEING N89°43'22"E, AS MEASURED.

FIELD DATE: 11/21/2023
FIELD CREW: GP
LOT SIZE: 222,499 SQ. FT ~ 5.11 AC

PRINT DATE: 02/23/2024
DRAFTER: EH
MODEL: N/A

FEMA FIRM INFORMATION:
BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL No. 12117C0195F WITH AN EFFECTIVE DATE OF 09/28/2007, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" DEFINED IN FEMA STANDARDS.

LOT ADDRESS:
1447 WILLINGHAM RD,
CHULUOTA, FLORIDA 32766.

CERTIFICATIONS:
. CHULUOTA SPORTSMEN'S CLUB
. MARK FRANZ

SURVEYOR'S NOTES
ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.
PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCE OR BUILDING TIES.
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.
NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

REV	DATE	COMMENT

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.

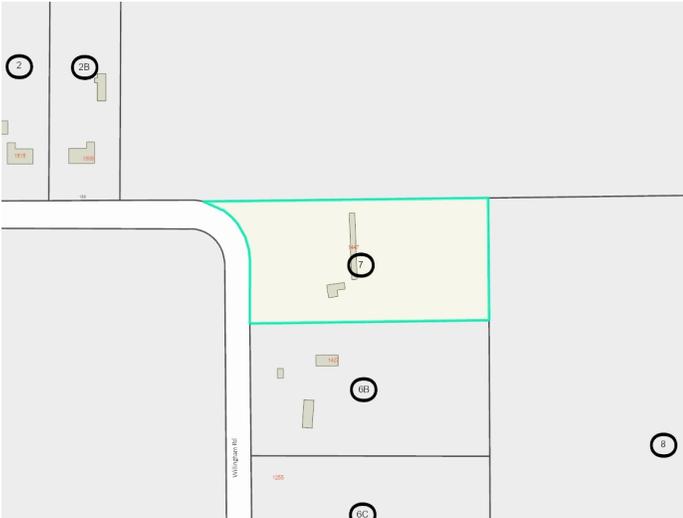
Digitally signed by Faun Hoffmeier
Date: 2024.02.23 06:19:22 -05'00'
FAUN M. HOFFMEIER, PSM LS 6552
H & H SURVEY CONSULTANTS LB 8291
AN EXACTA LAND SURVEYING COMPANY
OFFICE: (407) 542-4977

Property Record Card



Parcel: **17-21-32-300-0070-0000**
 Property Address: **1447 WILLINGHAM RD CHULUOTA, FL 32766**
 Owners: **CHULUOTA SPORTSMENS CLUB INC**
 2026 Market Value \$578,154 Assessed Value \$498,408 Taxable Value \$498,408
 2025 Tax Bill \$6,331.44 Tax Savings with Non-Hx Cap \$214.41
 Clubs/Lodges/Union Halls property w/1st Building size of 910 SF and a lot size of 5.07 Acres

Parcel Location



Site View

Parcel Information

Parcel	17-21-32-300-0070-0000
Property Address	1447 WILLINGHAM RD CHULUOTA, FL 32766
Mailing Address	1447 WILLINGHAM RD CHULUOTA, FL 32766-9557
Subdivision	
Tax District	01:County Tax District
DOR Use Code	77:Clubs/Lodges/Union Halls
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$121,641	\$123,312
Depreciated Other Features	\$41,513	\$34,221
Land Value (Market)	\$415,000	\$321,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$578,154	\$478,533
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$79,746	\$25,435
P&G Adjustment	\$0	\$0
Assessed Value	\$498,408	\$453,098

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,545.85
Tax Bill Amount	\$6,331.44
Tax Savings with Exemptions	\$214.41

Owner(s)

Name - Ownership Type

CHULUOTA SPORTSMENS CLUB INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 32E N 1/2 OF NE 1/4 OF
NW 1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$498,408	\$0	\$498,408
Schools	\$578,154	\$0	\$578,154
FIRE	\$498,408	\$0	\$498,408
ROAD DISTRICT	\$498,408	\$0	\$498,408
SJWM(Saint Johns Water Management)	\$498,408	\$0	\$498,408

Sales

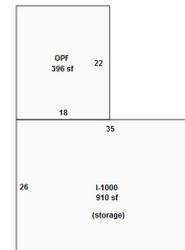
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/1987	\$50,000	01844/1911	Improved	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$83,000/Acre	\$415,000	\$415,000

Building Information

#	1
Use	WOOD BEAM/COLUMN
Year Built*	1984/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	910
Total Area (ft ²)	
Constuction	SMOOTH LAP SIDING
Replacement Cost	\$18,971
Assessed	\$13,564



Sketch by Apen-Sketch

Building 1

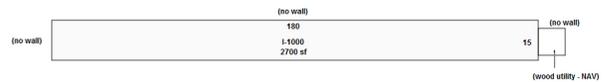
* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	396

Building Information	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2700
Total Area (ft ²)	
Constuction	SELECT LAP SIDING
Replacement Cost	\$118,441
Assessed	\$108,077

* Year Built = Actual / Effective



Sketch by Apen-Sketch

Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
07638	ACCESS CONTROL	\$14,700		7/13/2018
06376	REMOVE EXISTING FIRING RANGE BUILDING & BUILD A NEW ONE IN THE SAME LOCATION	\$148,950		6/3/2016
05151	ELECTRICAL	\$1,700		6/24/2011

Extra Features					
Description	Year Built	Units	Cost	Assessed	
WALKS CONC COMM	2016	1670	\$9,085	\$7,041	
CONC UTILITY BLDG	1979	88	\$4,400	\$2,640	
POLE LIGHT 2 ARM	1979	2	\$7,210	\$7,210	
6' CHAIN LINK FENCE - LIN FT	2000	1760	\$27,262	\$16,357	
POLE LIGHT 2 ARM	1979	2	\$7,210	\$7,210	
WOOD UTILITY BLDG	2004	120	\$1,759	\$1,055	

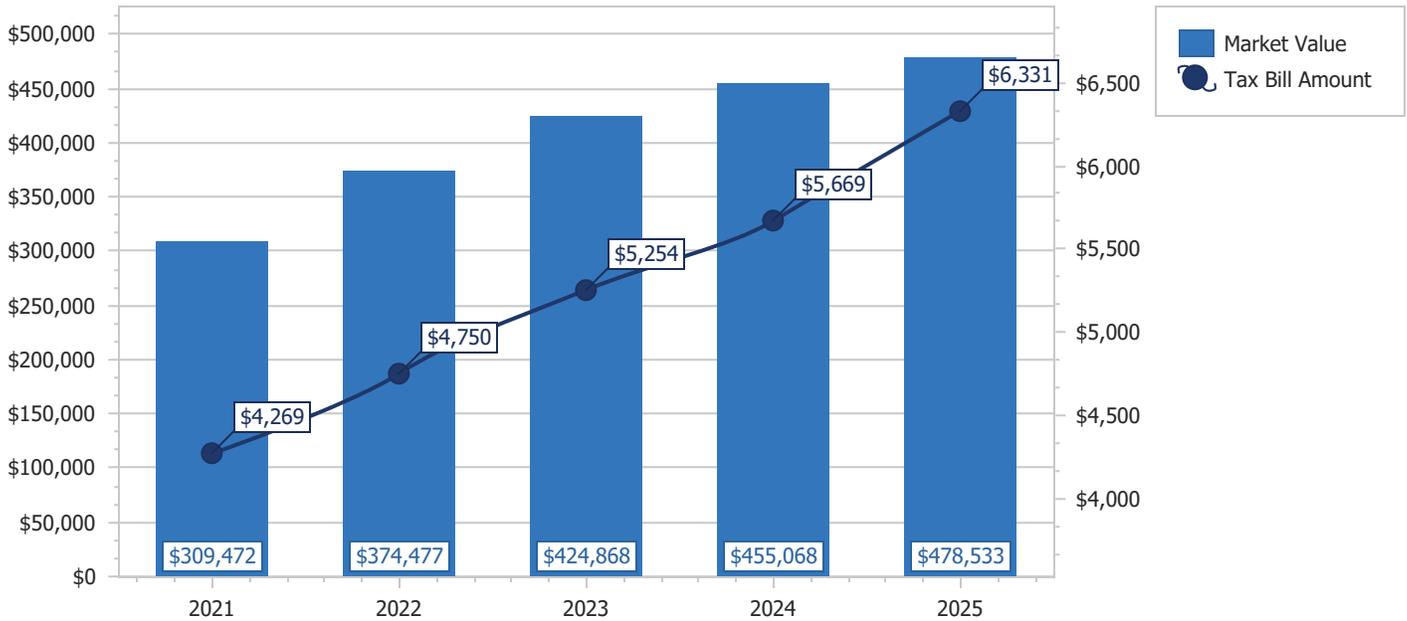
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Walker
Middle	Chiles
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 73

Utilities	
Fire Station #	Station: 48 Zone: 481
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 2/23/2026 10:56:24 AM
Project: 26-80000024
Credit Card Number: 44*****3733
Authorization Number: 06161D
Transaction Number: 230226O3B-B8003B6A-9F64-463E-AF77-89793487E55B
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	CHULUOTA SPORTSMAN CLUB - PRE-APPLICATION	PROJ #: 26-8000024
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/23/26	
RELATED NAMES:	EP RANDY SHAW	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	17-21-32-300-0070-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A STEEL ACCESSORY STRUCTURE FOR STORAGE AT AN EXISTING GUN RANGE ON 5.07 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF WILLINGHAM RD	
NO OF ACRES	5.07	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-5	
LOCATION	ON THE NORTHEAST CORNER OF WILLINGHAM RD	
FUTURE LAND USE-	R5	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
RANDY SHAW 1666 WARNER DR CHULUOTA FL 32766 (321) 231-1211 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- Site has been a gun club since 1962. Special Exception was withdrawn in 1992 after a determination was made that the use could continue.
- Site exists as a legal nonconformance and requires a special exception based on the current use of Outdoor recreation uses, extensive – gun club.
- Special Exception and Site Plan are needed for a proposed expansion of legal nonconforming use and to bring it into conformity with the code.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: A-5



Future Land Use: R-5



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of Special Exception and/or Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
3.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the following link for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
5.	Buffers and CPTED	For reference in calculating buffers, Willingham Road is considered an local road. The land use intensity calculated for this site will yield a buffer against the roadway.	Info Only
6.	Building Division	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered	Info Only

		plans to meet the current 8th ed (2023) Florida Building Codes.	
8.	Building Division	All site alterations and upgrades may need to comply with the Florida accessibility code.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	<p>Site has a Future Land Use of R-5, Per Policy FLU 3.5.2 Rural-5:</p> <p>The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:</p> <ul style="list-style-type: none"> a. Maintain the rural character of the area by developing at a very low intensity, by encouraging large areas to be left in a natural or open state, by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of rural community; b. Permit horses and other livestock on large residential lots; c. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and d. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.). <p>Based on this, the use appears consistent with the Rural-5 FLU and needs to also be consistent with the underlying zoning.</p>	Info Only
11.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
12.	Comprehensive Planning	<p>Policy FLU 3.2.1 Recognition of East Rural Area</p> <p>The Rural Boundary is delineated on the map titled "Rural Boundary Map" and dated August 10, 2004 and the legal description titled "Legal Description for Rural Areas" and dated August 10, 2004, both of which are on file in the official records of the Clerk of the Board of County Commissioners and in the FLU Exhibit of this Plan. "East Rural Area" for the purpose of this Element, is those lands contained within the area depicted in the above referenced legal description. The County shall continue to</p>	Info Only

		enforce Land Development Code (LDC) provisions and implement existing land use strategies and those adopted in 2008 that were based on the Rural Character Plan of 2006 and that recognize East Seminole County as an area with specific rural character, rather than an area anticipated to be urbanized. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and LDC enforcement consistent with the rural character of such areas.	
13.	Environmental Services	Seminole County Utilities has no objection to the proposed work. Site is serviced by well and septic.	Info Only
14.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
15.	Planning and Development	(Parking Requirements) Per Table 11.3-A: Minimum Parking Required: Recreation and Entertainment: 1 space / 7 rated patron capacity	Info Only
16.	Planning and Development	Community Meeting Procedures Section 30.49. (1) Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. (2) Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
17.	Planning and Development	Per Land Development Code Sec. 30.9.8. - Gun clubs. 30.9.8.1 The Board of County Commissioners shall not place any restriction or condition on a gun club that in any way regulates or affects the purchase, sale, transfer, taxation, manufacture,	Info Only

		ownership, possession, storage, or transportation of firearms or ammunition nor shall the Board of County Commissioners take any action that is prohibited by Section 790.33, Florida Statutes (2020), as this statute may be amended from time to time.	
18.	Planning and Development	<p>Staff recommended Special Exception to be brought to the Board of Adjustment for this site in 1992.</p> <p>Special Exception was withdrawn by the BOA for this site later in 1992 following the use being deemed permitted in A-1 when the club first located on the property in 1967.</p> <p>On March 23, 1992, a determination was made that the gun club was allowed to continue after the County's code had changed in 1972.</p> <p>The applicant applied for the special exception but due to the terms above, it was deemed that no special exception was needed at that time, and no special exception was granted in 1992, however a determination was made that the use could continue at that time.</p>	Info Only
19.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
20.	Planning and Development	<p>SETBACKS:</p> <p>The setbacks for the A-5 zoning district are: 50ft Front Yard, 30ft Rear yard, 10ft Side Yard, and 50ft Side Street.</p>	Info Only
21.	Planning and Development	The proposed use is not permitted in current Zoning District designation and requires a Special Exception.	Info Only
22.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.shtml	
23.	Planning and Development	The subject property is located in the East Rural Area (FLU GOAL 3: MAINTAIN RURAL PLACES and Element Exhibit-28). Please also note Section 5.2 - Rural Boundary and Rural Area. of the Code of Ordinances for information related to the East Rural Area.	Info Only
24.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
25.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
26.	Planning and Development	Per Sec. 30.3.10. - Nonconforming uses. (b)Buildings or structures or uses of land which are nonconforming shall not be extended or enlarged. Based on this, if the proposed use is operating on a legal nonconforming status of buildings, structures and uses, they shall not be extended or enlarged.	Info Only
27.	Planning and Development	The East Rural Area intent, per Seminole County Comprehensive Plan, is to maintain the rural character of the area by developing at a very low intensity to allow for residential/agricultural uses primarily. Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.	Info Only
28.	Planning and Development	The proposal will be evaluated in accordance with all criteria for the Special Exception (please see the link to our code https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SEC_OLADECO_CH30ZORE_PT3AD_S30.3.1PLZ OCO for Special Exception Criteria, please also see additional criteria for A-3, A-5, or A-10 zoning under Sec. 30.3.1.5) and all	Info Only

		aforementioned/applicable code sections. The evaluation of the development proposal will be used in staff's recommendation of approval/denial when presented.	
29.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Pre-Application Review 2. Staff Review of Special Exception. 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception. 	Info Only
30.	Public Safety - Fire Marshal	<p>Type and use of building may require fire sprinklers and fire alarm. Verification of code compliance will be required during site plan submittal process (Note - type of commodity, ceiling height, storage height, and storage method and arrangements to comply with NFPA 1, Chapter 34.</p> <p>Note: storage facilities may be required to provide additional fire protection.) (NFPA 1, Section 13.3.2.27.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft² (232 m²) for the high-piled storage of combustibles)</p>	Info Only
31.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
32.	Public Safety - Fire Marshal	If water supply cannot be met by the typical fire hydrant, no municipal water supply is available, onsite water storage will be required for fire protection per NFPA 1142 and NFPA 22.	Info Only
33.	Public Safety - Fire Marshal	Fire Department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provide access to the interior of building	Info Only
34.	Public Safety - Fire Marshal	Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 feet (450 feet if equipped with an automatic fire sprinkler system) from fire department access roads as measured by an approved route around the	Info Only

		exterior of the building or facility (Section 18.2.3.2.2 NFPA 1)	
35.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
36.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 	Info Only
37.	Public Safety - Fire Marshal	<p>Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1)</p> <p>Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp</p> <p>Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7</p>	Info Only

		in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	
38.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered	Info Only
39.	Public Safety - Fire Marshal	Additional comment may be generated after a formal site plan is submitted.	Info Only
40.	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
41.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils in the area of the building.	Info Only
42.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
43.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally east.	Info Only
44.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland that eventually gets to the Big Econlockhatchee River	Info Only
45.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Please note that it appears that there has been some increase in gravel on the site over the last few years. The site will have to be evaluated for the retention and new impervious (gravel). Additional retention would be required.	Info Only
46.	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	Info Only

		impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	
47.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
48.	Public Works - Impact Analysis	No Review Required, non-traffic generating improvement.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Brenda Paz	bpaz@seminolecountyfl.gov	407-665-7061
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, March 13, 2026, in order to place you on the Wednesday, March 18, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0241

Title:

LONGWOOD HILLS - PRE-APPLICATION

Project Number: 26-80000025

Project Description: Proposed Subdivision for 10-12 single family residential lots on 4.16 acres in the A-1 zoning district located on south side of Longwood Hills Rd, west of Ronald Reagan Blvd

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

Parcel ID: 29-20-30-5AT-0000-0050

BCC District: 4-Lockhart

Applicant: Shane Davis (850) 485-4338

Consultant: Jamin Poe (850) 373-0488



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

PROJ. #: 26-80000025
 Received & paid: 2/27/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: LONGWOOD HILLS ACREAGE SUBDIVISION	
PARCEL ID #(S): 29-20-30-5AT-0000-0050	
TOTAL ACREAGE: 4.15 ACRES	BCC DISTRICT: DISTRICT 4
ZONING: A-1 (AGRICULTURE – 1 ACRE MINIMUM)	FUTURE LAND USE: LDR – LOW DENSITY RESIDENTIAL

APPLICANT

NAME: SHANE J. DAVIS	COMPANY: DAVIS ENDEAVORS LLC	
ADDRESS: 250 LONGWOOD HILLS RD		
CITY: LONGWOOD	STATE: FLORIDA	ZIP: 32750
PHONE: (850) 485-4338	EMAIL: [REDACTED]	

CONSULTANT

NAME: JAMIN POE, C.G.C.	COMPANY: JB CUSTOM HOMES, LLC	
ADDRESS: 6901-A N. 9th AVE #116		
CITY: PENSACOLA	STATE: FLORIDA	ZIP: 32504
PHONE: 850-373-0488	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____

STAFF USE ONLY

COMMENTS DUE: 3/6	COM DOC DUE: 3/12	DRC MEETING: 3/18
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Longwood Hills Rd, west of Ronald Reagan Blvd
W/S: Longwood	BCC: 4: Lockhart	

Agenda: 3/13

PRE-APPLICATION NARRATIVE

Project Name: Davis Development – Longwood Hills
Parcel ID: 29-20-30-5AT-0000-0050
Address: 250 Longwood Hills Road, Longwood, FL
Total Acreage: ±4.15 Acres
Current Zoning: A-1 (Agriculture – 1 Acre)
Future Land Use: Low Density Residential (LDR)

1. Project Overview

The applicant is requesting preliminary staff feedback regarding the potential redevelopment of the existing 4.15-acre parcel into a small-scale residential infill subdivision consisting of approximately ten (10) to twelve (12) detached single-family homes. The concept reflects a density range of approximately 2.4 to 2.9 dwelling units per acre, which remains below the maximum density permitted under the Low Density Residential (LDR) Future Land Use designation. The intent is to create a well-designed neighborhood consistent with surrounding residential development along Longwood Hills Road.

2. Concept Plan Summary

The preliminary concept includes a single controlled access point from Longwood Hills Road, an internal private roadway with a turnaround for emergency access, and detached single-family residential lots arranged along both sides of the roadway. Lot widths are anticipated in the 70–80 foot range. Existing wooded areas will be preserved where feasible. Stormwater facilities will be designed in accordance with Seminole County and SJRWMD requirements. The final number of lots will be determined based on environmental constraints, utility availability, and staff input.

3. Compatibility with Surrounding Area

The surrounding area is characterized by low-density residential development and estate-style properties. The proposed concept maintains detached single-family housing, remains within LDR density limitations, provides internalized access to minimize traffic impacts, and will incorporate buffering, landscaping, and architectural consistency. The applicant seeks staff guidance regarding the most appropriate zoning classification to implement the concept (e.g., Planned Development or compatible residential district).

4. Environmental & Site Considerations

The property contains natural topography and wooded areas. A wetlands evaluation and detailed stormwater analysis will be conducted during the formal application phase to determine net buildable acreage and required buffers. The applicant requests preliminary feedback regarding wetland buffer expectations, stormwater design considerations, tree preservation standards, and floodplain or drainage constraints.

5. Utilities & Infrastructure

The applicant requests confirmation regarding public water and sewer availability, fire access requirements and turnaround standards, private road right-of-way expectations, and any required off-site improvements.

6. Purpose of Pre-Application

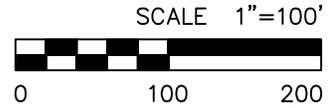
This submission is intended to obtain staff feedback regarding the appropriate zoning pathway, feasible lot count within LDR density, subdivision design standards, and environmental and infrastructure considerations. The applicant intends to refine the layout based on staff direction prior to submitting a formal rezoning and subdivision application.

[REDACTED]



PROPOSED PLAT

DATE: 2/26/26
 DAVIS DEVELOPMENT
 250 LONGWOOD HILLS RD
 29-20-30-SAT-0000-0050

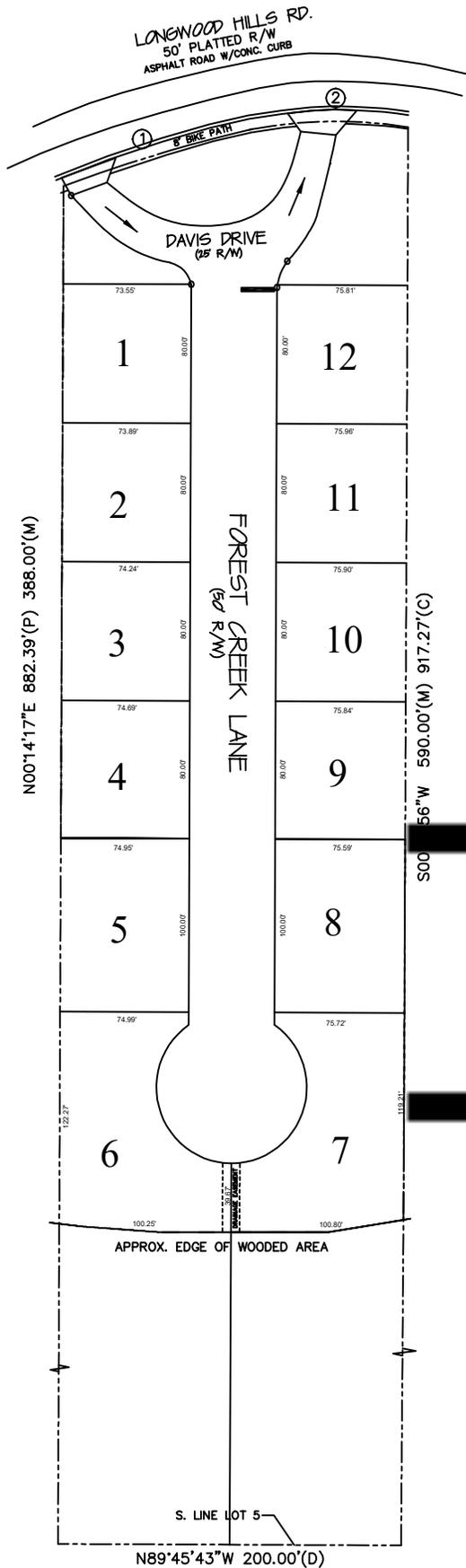


①
 Central Angle=07°42'18"(C)
 Radius=851.16'(P)
 Arc=114.46'(C)
 Chord=N73°20'53"E 114.37'(M)

②
 Central Angle=19°54'39"(C)
 Radius=264.00'(C)
 Arc=91.74'(C)
 Chord=N89°12'10"E 91.28'(M)

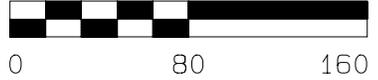
LOT 4

LOT 6



ELEVATIONS BASED ON 1988 NAVD (North American Vertical Datum)

SCALE 1"=80'



LONGWOOD HILLS RD.

50' FLATTED R/W
ASPHALT ROAD W/CONC. CURB



①
 Central Angle=07°42'18"(C)
 Radius=851.16'(P)
 Arc=114.46'(C)
 Chord=N73°20'53"E 114.37'(M)

②
 Central Angle=19°54'39"(C)
 Radius=264.00'(C)
 Arc=91.74'(C)
 Chord=N89°12'10"E 91.28'(M)

BENCHMARK REFERENCE:
 SEMINOLE COUNTY REF # 4090601
 ELEV=59.44' 1988 NAVD

INSUFFICIENT PLAT GEOMETRY TO
 ACCURATELY CALCULATE R/W FOR
 LONGWOOD HILLS ROAD.
 LINE BASED ON EXISTING ROAD.

500°14'17"E 882.39'(P) 388.00'(M)

LOT 4

LOT 6

E. LINE LOT 5

200' (DEED)

590.00'(M) 917.27'(C)

WEST 200' OF LOT 5

REMAINDER OF LOT 5 (Not Included)

APPROX. EDGE OF FILL

APPROX. EDGE OF WOODED AREA

S. LINE LOT 5

120.45' (P)

SHEET 2 OF 2

CORNER NOT FOUND

N89°45'43"W 200.00'(D)

CORNER NOT FOUND

NOT A PART OF THIS PLAT

This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown herein, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

THIS DRAWING IS THE SOLE PROPERTY OF LANGFORD SURVEYING CFL, INC. AND CANNOT BE EDITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. OTHER THAN THE ORIGINAL CLIENT. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. ©

Langford Surveying CFL, Inc.
 5415 Lake Howell Rd. #160
 Winter Park, FL 32792
 407-332-7202 Fax 800-654-2339
 www.langfordsurveying.com
 jim@langfordsurveying.com

NOTE: Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

DATE SIGNED: 5/11/2014
 James P. Langford, P.L.S. 3992 LB7803
 VALID ONLY WITH AN AUTHENTICATED ELECTRONIC OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey: 5/10/2014	Drawn by: JPL	Checked by: JPL	Scale: 1"=80'	File name/no. 14-05/06	218
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February 20, 2026

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be consulted in accordance with the layer metadata found on the Mapper web site.

Property Record Card



Parcel: **29-20-30-5AT-0000-0050**
 Property Address: **250 LONGWOOD HILLS RD LONGWOOD, FL 32750**
 Owners: **DAVIS, SHANE J**
 2026 Market Value \$376,723 Assessed Value \$355,849 Taxable Value \$304,438
 2025 Tax Bill \$4,180.88 Tax Savings with Exemptions \$914.48
 The 1 Bed/1 Bath Single Family property is 465 SF and a lot size of 4.16 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-20-30-5AT-0000-0050
Property Address	250 LONGWOOD HILLS RD LONGWOOD, FL 32750
Mailing Address	250 LONGWOOD HILLS RD LONGWOOD, FL 32750-3328
Subdivision	LONGWOOD HILLS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$26,910	\$27,582
Depreciated Other Features	\$14,700	\$9,800
Land Value (Market)	\$335,113	\$335,113
Land Value Agriculture	\$0	\$0
Just/Market Value	\$376,723	\$372,495
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$20,874	\$26,001
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$355,849	\$346,494

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,095.36
Tax Bill Amount	\$4,180.88
Tax Savings with Exemptions	\$914.48

Owner(s)

Name - Ownership Type
 DAVIS, SHANE J

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 200 FT OF LOT 5
LONGWOOD HILLS
PB 6 PG 15

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$355,849	\$51,411	\$304,438
Schools	\$355,849	\$25,000	\$330,849
FIRE	\$355,849	\$51,411	\$304,438
ROAD DISTRICT	\$355,849	\$51,411	\$304,438
SJWM(Saint Johns Water Management)	\$355,849	\$51,411	\$304,438

Sales

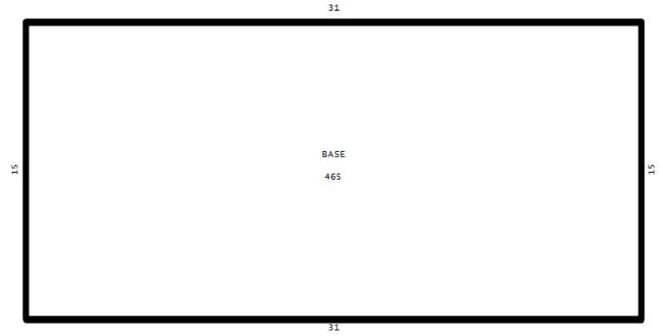
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/2/2020	\$100	09655/0022	Improved	No
SPECIAL WARRANTY DEED	12/1/2013	\$92,000	08187/0372	Improved	No
CERTIFICATE OF TITLE	10/1/2013	\$100	08152/1678	Improved	No
WARRANTY DEED	10/1/1999	\$170,000	03738/0549	Improved	Yes
WARRANTY DEED	12/1/1998	\$30,000	03565/1346	Improved	No
WARRANTY DEED	11/1/1994	\$100	02860/1104	Improved	No
WARRANTY DEED	11/1/1980	\$80,000	01305/0461	Improved	Yes

Land

Units	Rate	Assessed	Market
4.15 Acres	\$95,000/Acre	\$335,113	\$335,113

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	465
Total Area (ft ²)	465
Constuction	CONC BLOCK
Replacement Cost	\$53,819
Assessed	\$26,910

* Year Built = Actual / Effective



Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
11314	250 LONGWOOD HILLS RD: REROOF RESIDENTIAL- [LONGWOOD HILLS]	\$2,300		6/14/2021
01009	DEMOLITION	\$0		2/1/2000

Extra Features					
Description	Year Built	Units	Cost	Assessed	
ACCESSORY BLDG 3	1970	1	\$15,000	\$9,000	
ACCESSORY BLDG 2	1995	1	\$5,000	\$3,000	
CARPORT 2	1970	1	\$4,500	\$2,700	

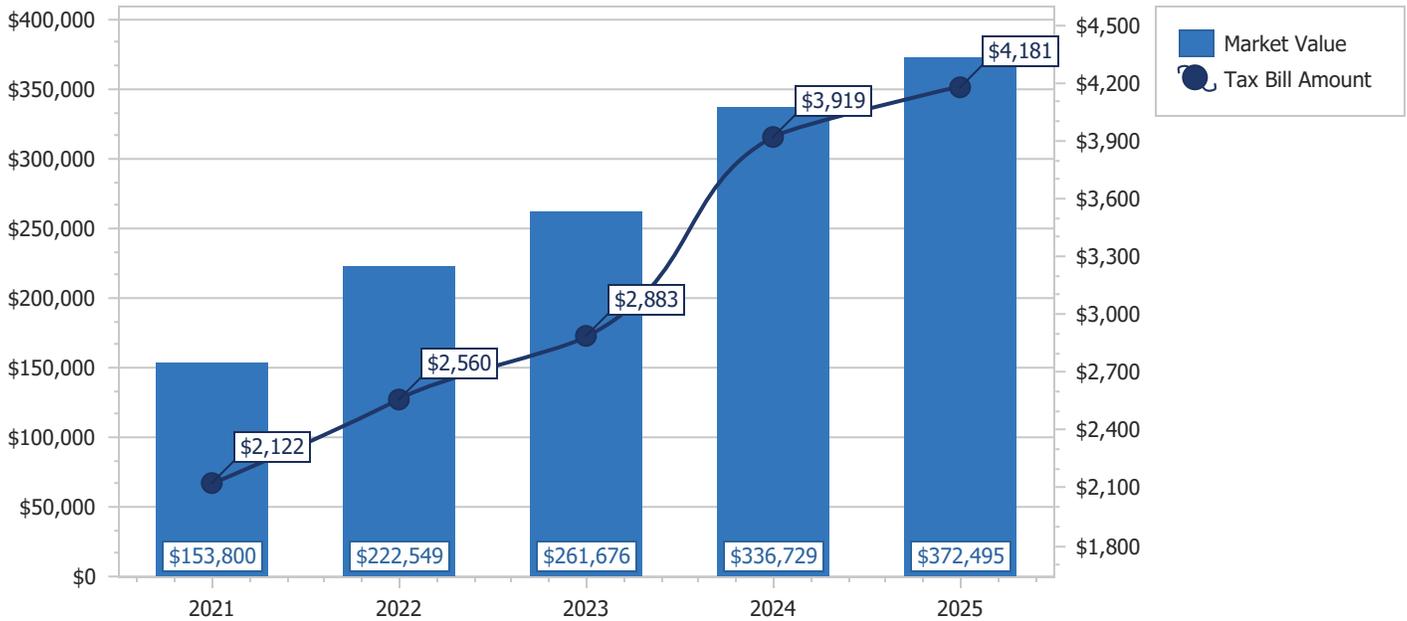
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Longwood
Middle	Greenwood Lakes
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 26

Utilities	
Fire Station #	Station: 15 Zone: 154
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Longwood
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/27/2026 3:42:12 PM
Project: 26-80000025
Credit Card Number: 55*****0570
Authorization Number: 99777J
Transaction Number: 270226C1A-5FCB5FD7-0730-4F76-8B6D-9A7AB64526F9
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	LONGWOOD HILLS - PRE-APPLICATION	PROJ #: 26-8000025
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/27/26	
RELATED NAMES:	EP JAMIN POE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-20-30-5AT-0000-0050	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 10-12 SINGLE FAMILY RESIDENTIAL LOTS ON 4.16 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON SOUTH SIDE OF LONGWOOD HILLS RD, WEST OF RONALD REAGAN BLVD	
NO OF ACRES	4.16	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF LONGWOOD HILLS RD, WEST OF RONALD REAGAN BLVD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
SHANE DAVIS DAVIS ENDEAVORS LLC 250 LONGWOOD HILLS RD LONGWOOD FL 32750 (850) 485-4338	JAMIN POE JB CUSTOM HOMES LLC 6901-A N 9TH AVE STE 116 PENSACOLA FL 32504 (850) 373-0488	

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.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and A- 1 (Agriculture) zoning.
- The subject property is located within the Rural Enclaves Small Area Study in the Lazy Acres subarea, and staff supports the study.

PROJECT AREA ZONING AND AERIAL MAPS

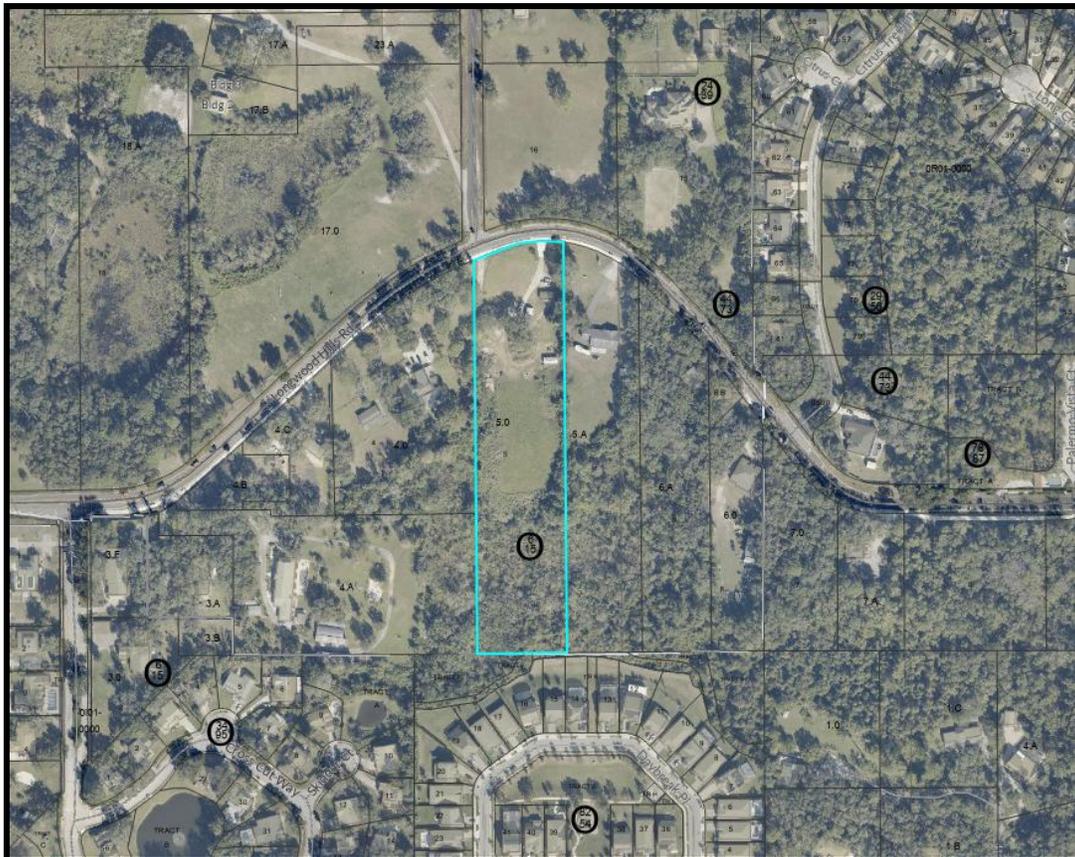
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
4.	Building Division Daniel Losada	Separate demolition permits are required for the demolition of the existing structures.	Info Only
5.	Building Division Daniel Losada	Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
6.	Building Division Daniel Losada	Permitting Requirements for Future Construction- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
7.	Comprehensive Planning David German	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
8.	Comprehensive Planning David German	Site is located in the <u>Rural Enclaves Small Area Study in the Lazy Acres subarea</u> . This area was reviewed by staff and multiple community meetings were conducted. The study found that the maximum recommended density in the Lazy Acres subarea should not exceed 2 units per acre. Based on this, staff would not support a rezone and the proposed density of 2.4 to 2.9 dwelling units per acre is not consistent with the study's maximum recommended density.	Info Only
9.	Comprehensive Planning David German	Please note Policy FLU 3.1.3 Recognition of Rural Enclaves: The County shall continue to support rural neighborhoods by addressing local compatibility	Info Only

		<p>challenges while promoting context-sensitive community planning solutions.</p> <p>A The purpose of preserving the rural enclaves throughout the County include:</p> <p>1 To maintain a lifestyle preference for residents currently living in designated communities.</p> <p>2 To slow or limit the need for expansion of urban services.</p> <p>3 To create a transition or buffer to existing natural conservation areas.</p>	
10.	Environmental Services James Van Alstine		Info Only
11.	Environmental Services James Van Alstine	<p>This development is not within any sanitary sewer service areas, which defaults it to Seminole County's sanitary sewer area. The City of Longwood may have sewer lines nearby capable of servicing this development. If they were to service sewer to this development, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Longwood to determine how best to service sewer to this development.</p>	Info Only
12.	Environmental Services James Van Alstine	<p>If this development is unable to connect to City of Longwood sewer, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service it instead. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on development limitations, septic system sizing, standards, and any other questions/concerns that you may have.</p>	Info Only
13.	Natural Resources Sarah Harttung	<p>According to the county wetland maps, wetlands are possibly located at the southern end of 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. **</p>	Info Only

14.	Natural Resources Sarah Harttung	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
15.	Natural Resources Sarah Harttung	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
16.	Natural Resources Sarah Harttung	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
17.	Natural Resources Sarah Harttung	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
18.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
21.	Natural Resources	Tree removal on this property requires an arbor permit. Developed single-family lots of three (3) acres or less	Info Only

	Sarah Harttung	which lie outside of the Wekiva River Protection Area are exempt from arbor regulations. SCLDC 60.2	
22.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
25.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
26.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
28.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
29.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
30.	Natural Resources Sarah Harttung	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
31.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered	Info Only

		under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	
32.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
33.	Natural Resources Sarah Harttung	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
34.	Planning and Development Annie Sillaway	<u>Net Buildable Definitions:</u> Within the area described as the "Urban Core," defined as the lands bounded by I-4 on the west, and within a ¼ mile boundary of U.S. 17/92 on the east, and all land within a ¼ mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.	Info Only
35.	Planning and Development Annie Sillaway	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us	Info Only
36.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
37.	Planning and Development Annie Sillaway	The subject site has an A-1 (Agriculture) zoning classification; the building setbacks for A-1 are as follows: Front Yard – Fifty (50) feet; Side Yard – Ten (10) feet; Side Street – Fifty (50) feet, Rear Yard – Thirty (30) feet	Info Only
38.	Planning and Development Annie Sillaway	The subject site is located within the City of Longwood Utility service area; please contact the City at 407-260-3440 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only

39.	Planning and Development Annie Sillaway	<u>Subdivision Process:</u> 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. 2nd step is approval of the Final Engineering Plans. 3rd step is approval of the Final Plat, which may be submitted once Final Engineering Plans are in review.	Info Only
40.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
42.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
43.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
44.	Public Safety - Fire Marshal Matthew	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters:	Info Only

	Maywald	Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	
45.	Public Works - Engineering Jim Potter	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
46.	Public Works - Engineering Jim Potter	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
47.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
48.	Public Works - Engineering Jim Potter	Based on a preliminary review, the downstream system has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless sufficient capacity is demonstrated downstream.	Info Only
49.	Public Works - Engineering Jim Potter	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.	Info Only
50.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
51.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the onsite wetlands.	Info Only
52.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. The plan provided does not include stormwater ponds. A drainage system outside the wetlands and floodplains will be required at final engineering. Please note that the site was filled over the years with mulch and other organic material. A portion of the site may have to be excavated by as much as 5'-10' to be useable.	Info Only
53.	Public Works - Engineering Jim Potter	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
54.	Public Works - Engineering Jim Potter	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new	Info Only

		impervious surface. For more information see www.sjrwmd.com .	
55.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
56.	Public Works - Engineering Jim Potter	A left turn lane is required unless the site is limited to a right-in and right-out only. Note that the circular connection as shown would not be allowed.	Info Only
57.	Public Works - Engineering Jim Potter	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The access needs to be aligned with Lazy Acres Lane across the street as much as possible.	Info Only
58.	Public Works - Engineering Jim Potter	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
59.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering a sidewalk will be required within Seminole County ROW abutting property frontage and internal to the site.	Info Only
60.	Public Works - Engineering Jim Potter	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
61.	Public Works - Impact Analysis Arturo Perez	No Review Required. PM peak trips generated (11) are less than requirement (50) for a Traffic Impact Study.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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