



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, April 29, 2026

9:00 AM

TEAMS

This meeting will be held remotely via Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

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 (TEAMS) WALMART DRONE PROJECT - PRE-APPLICATION

[2026-0364](#)

Project Number: 26-80000040

Project Description: Proposed Site Plan for a drone delivery operation at an existing Walmart on 9.67 acres in the PD zoning district located on the south side of SR 426, east of Deep Lake Rd

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

Parcel ID: 31-21-31-517-0000-0030

BCC District: 1-Dallari

Applicant: Audrey Rivera (407) 322-1169

Consultant: N/A

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

**9:20 AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PD FDP AS
ENGINEERED SITE PLAN**[2026-0337](#)**Project Number:** 26-20500001**Project Description:** Proposed PD Final Development as an Engineered Site Plan for a 55 plus residential development on 7.47 acres located on the north side of W SR 46, east of Orange Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-0200-0000**BCC District:** 5-Herr**Applicant:** Raul Ramirez (786) 202-7572**Consultant:** Bill Barbaro (954) 884-5262**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) SKYWATER - PSP**[2026-0338](#)**Project Number:** 26-55100002**Project Description:** Proposed Preliminary Subdivision for 3 single family home development on 25.33 acres in the A-1 zoning district on the west side of Lake Markham Dr, north of S Sylvan Lake Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-19-29-300-0150-0000++**BCC District:** 5-Herr**Applicant:** Gilbert Miller (407) 595-1566**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ST CLEMENT ORTHODOX CHRISTIAN ACADEMY - PRE-APPLICATION**[2026-0340](#)**Project Number:** 26-80000037**Project Description:** Proposed Special Exception for a K-12 academy on 2.2 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Dodd Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0190-0000**BCC District:** 1-Dallari**Applicant:** Rami Sadrack (407) 947-0843**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

SANFORD RAISING CANES - PRE-APPLICATION[2026-0362](#)**Project Number:** 26-80000038**Project Description:** Proposed Site Plan for a quick service restaurant on 5.17 acres in the PD zoning district located on the north side of SR 46, east of Hickman Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0020-0000**BCC District:** 5-Herr**Applicant:** Kobe Swope (772) 301-0216**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**7 BREW COFFEE - PRE-APPLICATION**[2026-0363](#)**Project Number:** 26-80000039**Project Description:** Proposed Site Plan for a drive thru restaurant on 0.99 acres in the PD zoning district located on the northwest corner of E SR 46 and S Hunt Club Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016E-0000**BCC District:** 3-Constantine**Applicant:** Bruno Porto (561) 997-6002**Consultant:** Eduardo Carcache (305) 558-4124**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0364

Title:

9:00 AM (TEAMS) WALMART DRONE PROJECT - PRE-APPLICATION

Project Number: 26-80000040

Project Description: Proposed Site Plan for a drone delivery operation at an existing Walmart on 9.67 acres in the PD zoning district located on the south side of SR 426, east of Deep Lake Rd

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

Parcel ID: 31-21-31-517-0000-0030

BCC District: 1-Dallari

Applicant: Audrey Rivera (407) 322-1169

Consultant: N/A



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

PROJ. #: 26-80000040

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: Walmart # 5894 Oviedo, FL Drone Poject	
PARCEL ID #(S): 31-21-31-517-0000-0030	
TOTAL ACREAGE: 9.67	BCC DISTRICT: Seminole County
ZONING: PD	FUTURE LAND USE: HIPTR

APPLICANT

NAME: Audrey Rivera	COMPANY: CPH Consulting, LLC	
ADDRESS: 500 W Fulton St		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-322-6841x1169	EMAIL: [REDACTED]	

CONSULTANT

NAME: same as above	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

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: <u>proposal of a drone nest installation to support and house the drone operation</u>				

STAFF USE ONLY

COMMENTS DUE: 4/17	COM DOC DUE: 4/23	DRC MEETING: 4/24
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: Hiptr	LOCATION: on the south side of SR 426, east of Deep Lake Rd
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 4/29



500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

April 9, 2026

Seminole County
Development Services
1101 E. 1st St.
Sanford, FL 32771
407-665-7393

RE: Pre- App Meeting

Project Description Narrative

This project consists of providing all improvements necessary to support drone delivery operations at Walmart Store #5894. The scope of work includes the installation of a drone nest designed to house and support drone operations. The drone nest will feature a container unit for secure drone storage during non-operational hours and will be equipped with a battery-powered generator to support drone charging.

The drone nest area will be fully enclosed with an 8-foot-tall security fence to ensure safety and restricted access. Additional site improvements will include the installation of project-specific signage and pavement striping to facilitate safe and efficient operations.

Upon completion, Walmart Store #5894 will be equipped with a fully functional, enclosed drone delivery support system designed to provide secure storage, reliable charging capabilities, and efficient merchandise loading for last-mile delivery operations.

Sincerely,
CPH, Consulting, LLC.

Audrey Rivera
Senior Project Coordinator

Property Record Card



Parcel: **31-21-31-517-0000-0030**
 Property Address: **5511 DEEP LAKE RD OVIEDO, FL 32765**
 Owners: **WALMART STORES EAST LP**
 2026 Market Value \$11,326,995 Assessed Value \$11,064,175 Taxable Value \$11,064,175
 2025 Tax Bill \$137,588.05
 Discount Warehouse property w/1st Building size of 99,621 SF and a lot size of 9.67 Acres

Parcel Location



Site View



Parcel Information

Parcel	31-21-31-517-0000-0030
Property Address	
Mailing Address	C/O PROPERTY TAX DEPT 8013 1301 SE 10TH ST #5894-00 BENTONVILLE, AR 72712-7998
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	1	1
Depreciated Building Value	\$5,260,151	\$5,320,283
Depreciated Other Features	\$1,797,964	\$1,741,305
Land Value (Market)	\$4,268,880	\$2,996,753
Land Value Agriculture	\$0	\$0
Just/Market Value	\$11,326,995	\$10,058,341
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$262,820	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$11,064,175	\$10,058,341

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$137,588.05
Tax Bill Amount	\$137,588.05
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 WALMART STORES EAST LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 3 & 4
 SHOPPES AT CLAYTONS CROSSING
 PB 73 PGS 55 - 59

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$11,064,175	\$0	\$11,064,175
Schools	\$11,326,995	\$0	\$11,326,995
FIRE	\$11,064,175	\$0	\$11,064,175
ROAD DISTRICT	\$11,064,175	\$0	\$11,064,175
SJWM(Saint Johns Water Management)	\$11,064,175	\$0	\$11,064,175

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2011	\$4,825,500	07554/1480	Vacant	Yes

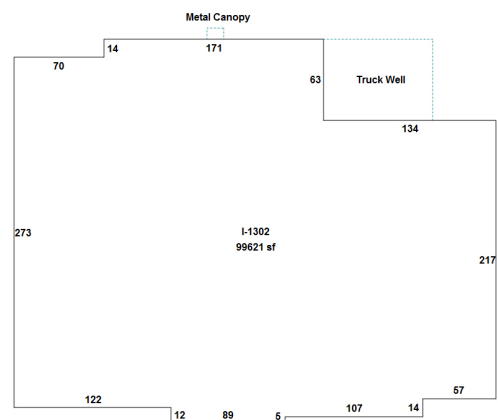
Land

Units	Rate	Assessed	Market
426,888 SF	\$10/SF	\$4,268,880	\$4,268,880

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	2012
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	99621
Total Area (ft ²)	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$6,280,777
Assessed	\$5,260,151

* Year Built = Actual / Effective



Sketch by Aspen-Clanah

Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
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03934	5511 DEEP LAKE RD: ALTERATION COMMERCIAL-WALMART STORE [SHOPPES AT CLAYTONS CROSS] BREAK ROOM	\$20,000		5/27/2025
10671	5511 DEEP LAKE RD: ELECTRIC - GENERATOR-existing Walmart store; grocery store [SHOPPES AT CLAYTONS CROSS]	\$179,000		4/3/2024
15113	5511 DEEP LAKE RD: MECHANICAL - COMMERCIAL-Condenser Replacement for Refrigeration [SHOPPES AT CLAYTONS CROSS]	\$112,280		10/6/2023
20152	5401 DEEP LAKE RD: SIGN (POLE,WALL,FACIA)-BUILDING WITH ELECTRICAL [SHOPPES AT CLAYTONS CROSS]	\$500		3/31/2023
10040	5511 DEEP LAKE RD: SIGN (POLE,WALL,FACIA)-WALL SIGNS [SHOPPES AT CLAYTONS CROSS]	\$9,000		7/3/2021
08695	5511 DEEP LAKE RD: CONSTRUCTION TRAILER-Temporary Office Trailer [SHOPPES AT CLAYTONS CROSS]	\$2,345		5/28/2021
08640	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL- [SHOPPES AT CLAYTONS CROSS]	\$46,800		5/18/2021
07440	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL-Walmart Remodel [SHOPPES AT CLAYTONS CROSS]	\$10,329		5/11/2021
05479	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL-Existing discount retail store (Walmart) [SHOPPES AT CLAYTONS CROSS]	\$2,489		5/6/2021
01050	5511 DEEP LAKE RD: ALTERATION COMMERCIAL-WALMART REMODEL, NO C/O [SHOPPES AT CLAYTONS CROSS]	\$500,000	10/15/2021	4/26/2021
14384	5511 DEEP LAKE RD: ELECTRICAL - COMMERCIAL [SHOPPES AT CLAYTONS CROSS]	\$3,826		9/27/2018
00319	WALK IN COOLER	\$5,813		3/16/2018
02379	ELECTRICAL	\$26,000		3/12/2018
02000	FIRE ALARM INSTALL	\$5,000		2/2/2018
00966	6 ANALOG CAMERAS- 5511 DEEP LAKE RD	\$24,525		1/17/2018
17463	FIRE SPRINKLER	\$5,375		12/12/2017
17387	SIGN	\$7,000		12/11/2017
12870	INTERIOR ALTERATION - NEEDS C C	\$500,000	5/1/2018	9/25/2017
09598	CASH REGISTER CHECKOUT LAYOUT INCLUDING SELF CHECKOUT	\$10,000	7/13/2017	8/15/2016
00461	ELECTRICAL	\$2,610		1/23/2013
05864	INTERIOR ALTERATIONS	\$25,000	12/7/2012	8/2/2012
04070	INSTALL WALL SIGN FOR WALMART PHARMACY	\$400		5/31/2012
03129	INSTALL ILLUMINATED WALL SIGN ON THE REAR ELEVATION	\$4,500		4/27/2012
09593	INSTALL ILLUMINATED WALL SIGN & FACE CHANGE ON EXISTING MONUMENT SIGN	\$6,000		12/19/2011

08978	INSTALL 1 KITCHEN HOOD W/ASSOC METAL FAB UL LISTED 0" ,CLEARANCE GREASE DUCT AND FAN	\$3,500		11/18/2011
08234	WET CHEMICAL FIRE SUPPRESSION SYSTEM	\$800		10/20/2011
07387	MECHANICAL	\$180,000		9/14/2011
06781	FIRE SPRINKLER SYSTEM INSTALLATION	\$114,500		8/22/2011
06158	ELECTRICAL	\$2,500		7/29/2011
05785	INSTALLING FIRE ALARM SYSTEM	\$35,000		7/18/2011
05009	ELECTRICAL	\$64,500		6/21/2011
04182	ELECTRICAL	\$1,000		5/25/2011
09756	NEW WALMART	\$7,962,390	3/9/2012	12/20/2010

Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2012	3356	\$18,257	\$12,323
COMMERCIAL CONCRETE DR 4 IN	2012	36753	\$229,706	\$155,052
COMMERCIAL ASPHALT DR 2 IN	2012	213665	\$715,778	\$483,150
CANOPY AVG COMM	2012	117	\$2,106	\$1,422
FACE BLOCK WALL - SF	2012	99621	\$1,535,160	\$1,036,233
4' CHAIN LINK FENCE - LIN FT	2012	344	\$3,698	\$2,496
10' CHAIN LINK FENCE - LIN FT	2012	360	\$9,090	\$6,136
ALUM FENCE - LIN FT	2012	579	\$8,685	\$5,862
POLE LIGHT 1 ARM	2012	9	\$16,686	\$16,686
POLE LIGHT 2 ARM	2012	15	\$54,075	\$54,075
POLE LIGHT 3 ARM	2012	3	\$16,995	\$16,995
LOAD WELL	2012	5418	\$11,161	\$7,534

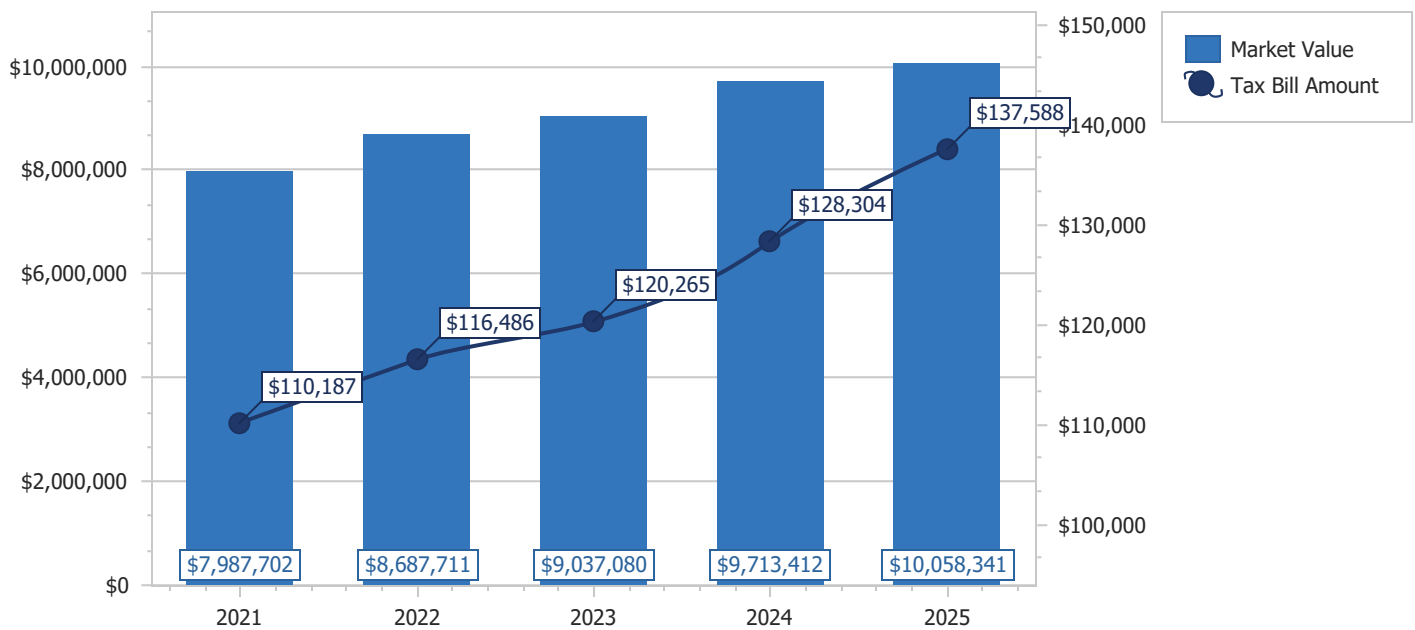
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTR
Description	Higher Intensity Planned Development

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

Utilities	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 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: 4/9/2026 2:54:19 PM
Project: 26-80000040
Credit Card Number: 44*****8769
Authorization Number: 059841
Transaction Number: 090426018-76F3C4C4-9CF4-43D1-A51F-12ACBC38398E
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:	WALMART DRONE PROJECT - PRE-APPLICATION	PROJ #: 26-80000040
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/09/26	
RELATED NAMES:	EP AUDREY RIVERA	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	31-21-31-517-0000-0030	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRONE DELIVERY OPERATION AT AN EXISTING WALMART ON 9.67 ACRES IN THE PD ZONIG DISTRICT LOCATED ON THE SOUTH SIDE OF SR 426, EAST OF DEEP LAKE RD	
NO OF ACRES	9.67	
BCC DISTRICT	1-DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SR 426, EAST OF DEEP LAKE RD	
FUTURE LAND USE-	HIPTR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
AUDREY RIVERA CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-1169 [REDACTED]	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.

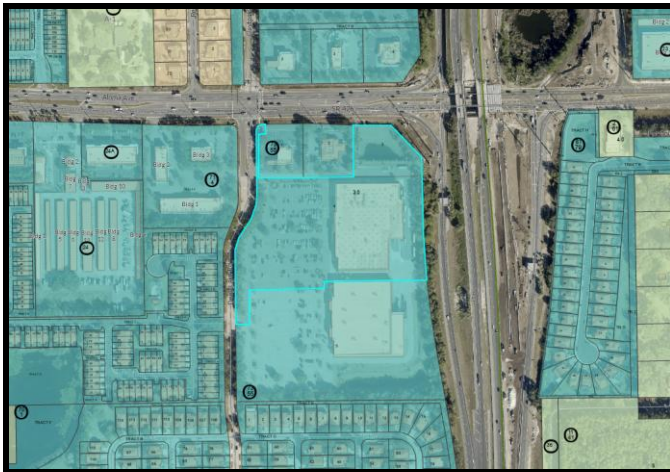
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Higher Intensity Planned Development Transitional and is in the Greenway South PD (Planned Development) zoning district.
- The existing grocery store is permitted within the PD. The addition of the drone delivery operation is permitted per Florida Statute 330.41.
- A site plan will be required in compliance with Chapter 40 of the Seminole County Land Development Code (SCLDC).

PROJECT AREA ZONING AND AERIAL MAPS

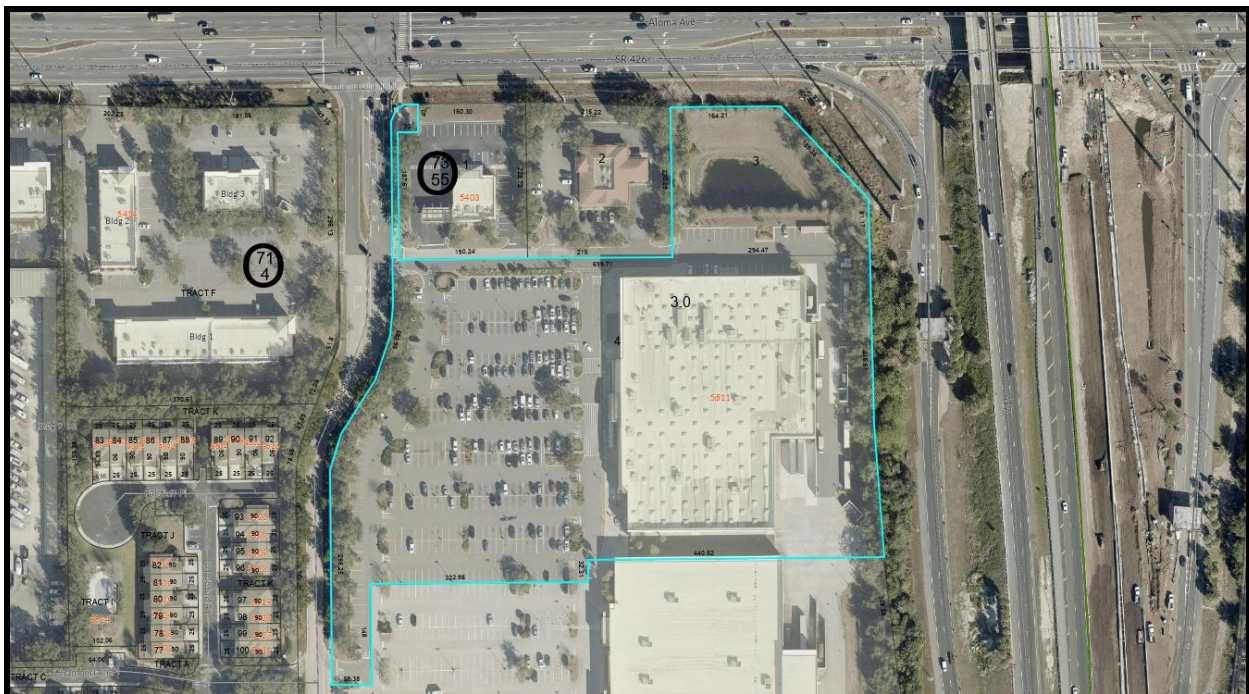
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/gate systems, access control, retaining walls, etc....
2	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.
3	Building Division	- Separate demolition permits are required for the demolition of each existing structure.
4	Building Division	- Any necessary or proposed modifications must be properly permitted.
5	Comprehensive Planning	Future Land Use of HIPTR (High Intensity Planned Development - Transitional) has a Maximum residential density of 20 DU/AC and a Maximum FAR of 0.35.
6	Environmental Services	Seminole County Utilities does not have any objection to the proposed development. However, please note there may be a 2" PVC potable water service pipe located below the northwestern corner of the proposed drone nest and caution may be required for construction. This can be viewed through a GIS map of the area.
7	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. 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.
8	Planning and Development	The subject property has a Future Land Use designation of Higher Intensity Planned Development Transitional and is in the Greenway South PD (Planned Development) zoning district.
9	Planning and Development	The existing grocery store is permitted within the PD. The addition of the drone delivery operation is permitted per Florida Statute 330.41.
10	Planning and Development	A site plan will be required in compliance with Chapter 40 of the Seminole County Land Development Code (SCLDC). https://www.seminolecountyfl.gov/docs/default-source/pdf/site-plan-dredge-and-or-fill-02-2025433dc637-9d6e-424a-8c21-6dc7d4f3a76e.pdf?sfvrsn=f3ca1278_3

11	Planning and Development	The Applicant must demonstrate that the parking requirements for the site are met as a parking reduction would not be supported by staff. Staff's calculation shows a parking requirement of 308 parking spaces, but the site plan provided 296 spaces. Staff recommends placing the drone nest area on the northeastern corner of the property by the online pickup area covering no more than twelve (12) spaces to meet this requirement. If the Applicant cannot meet the off-street parking requirements, then a PD Amendment would be required.
12	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. Retail off-street parking requires 4 spaces for every 1,000 square feet for the first 10,000 square feet and 3 spaces for every 1,000 feet above 10,000 square feet. Based on a 99,084 square foot retail store would require 308 parking spaces. https://library.municode.com/fl/seminole_county/codes/land_development_code?no_deld=SECOLADECO_CH30ZORE_PT11PALORE
13	Planning and Development	The building setbacks for building A in this PD are 50 feet along the southern and western property lines.
14	Planning and Development	The maximum allowable building height is 35 feet.
15	Planning and Development	Per the Greenway South PD, all mechanical units shall be located and/or screened to avoid off-site view from SR 426 or abutting residential uses.
16	Planning and Development	This Planned Development requires that lighting be installed in accordance with Seminole County Ordinance 2004-2 or the Lake Mary Boulevard Overlay Ordinance, whichever is more restrictive. If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit.
17	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"
18	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.

19	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.
20	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
21	Public Safety - Fire Marshal	Generator will require a minimum 5 ft from any structures per NFPA 110.
22	Public Works - Engineering	A marked access path is required to ensure safe transit of employees to and from the drone nest.
23	Public Works - Impact Analysis	No Review Required.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Maliha Rahman (407) 665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Andrew Broxton (407) 665-7334 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

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, April 24, 2026, in order to place you on the Wednesday, April 29, 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: 2026-0337

Title:

9:20 AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PD FDP AS ENGINEERED SITE PLAN

Project Number: 26-20500001

Project Description: Proposed PD Final Development as an Engineered Site Plan for a 55 plus residential development on 7.47 acres located on the north side of W SR 46, east of Orange Blvd

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

Parcel ID: 30-19-30-300-0200-0000

BCC District: 5-Herr

Applicant: Raul Ramirez (786) 202-7572

Consultant: Bill Barbaro (954) 884-5262



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

PROJ. #: 26-20500001

Received: 12/22/25

Paid: 2/20/26

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 (>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
<hr/>	
<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
<hr/>	
<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
<hr/>	
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<hr/>	
<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 checked="" 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 <u>194,806</u> /1,000 = <u>194.806</u>)^ x \$25 + \$2,500 = FEE DUE: <u>\$7,370.15</u>	
<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
<hr/>	
<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:	Sanford 55 Plus residential		
PARCEL ID #(S):	30-19-30-300-0200-0000,		
LOCATION:	5642 W STATE ROAD 46, SANFORD, FL 32771		
EXISTING USE(S):	Vacant PD	PROPOSED USE(S):	55 plus residential
TOTAL ACREAGE:	7.671	BCC DISTRICT:	District 5 Andria Herr
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
CURRENT ZONING:	PD 2019-032	PROPOSED ZONING:	PD 2019-032
CURRENT FUTURE LAND USE:	PD 2019-033	PROPOSED FUTURE LAND USE:	PD 2019-033

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Raul Ramirez	COMPANY:	Aloha Sanford Senior Living LLC
ADDRESS:	1310 FERDINAND ST,		
CITY:	CORAL GABLES	STATE:	FL ZIP: 33134-2141
PHONE:	786-202-7572	EMAIL:	[REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Bill Barbaro	COMPANY:	Bowman Consulting Group
ADDRESS:	900 SE 3rd Avenue, Suite 300		
CITY:	Ft Lauderdale	STATE:	FL ZIP: 33316
PHONE:	(954) 884-5262	EMAIL:	[REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Raul Ramirez		
ADDRESS:	1310 FERDINAND ST,		
CITY:	CORAL GABLES	STATE:	FL ZIP: 33134-2141
PHONE:	786-202-7572	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.

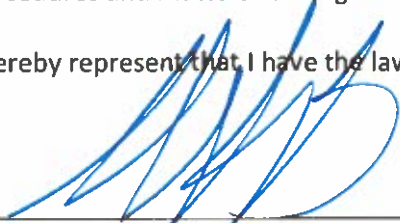
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

11/24/25
DATE

PD REZONE REVIEW CRITERIA

In accordance with Seminole County Land Development Code (SCLDC) Sec. 30.8.5.3 Review Criteria, the Applicant must demonstrate compliance with the review criteria below:

Per 30.8.5.3 Review Criteria – Please provide a narrative explaining how the proposed project meets the following review criteria:

- (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.
- (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.
- (c) In addition, 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.
- (d) The PD application shall include a narrative addressing the following:
 - (1) How the proposed development addresses the goals of the Comprehensive Plan?
 - (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district?
 - (3) How the proposed development provides an innovative approach to land development?
 - (4) Provide a description of benefits to the County that cannot be achieved under the existing provisions of this Code.

- (e) Residential PD Design Standards:
- (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.
 - (2) Front-facing garage doors must be set back a minimum of twenty (20) feet.
 - (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.
 - (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.
- (f) Required Neighborhood Improvements:
- (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:
 - a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.
 - b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.
 - c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.
 - d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas.
 - (2) Fifty (50) percent of pond frontage must be open to streets or community parks.
 - a. Where the 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).
- (g) Common Useable Open Space:
- (1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, 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 receptables 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.

29 August 2025

LETTER OF AUTHORIZATION

Project name: Sanford 55 plus Multifamily
Parcel number: PARCEL 1: 30-19-30-300-0200-0000, and PARCEL 2: 30-19-30-300-021C-0000
Project Address: 5642 W STATE ROAD 46, SANFORD, FL 32771

TO WHOM IT MAY CONCERN:

This letter serves to designate the following parties as authorized agent(s)/applicant(s) on behalf of the Property Owner, ALOHA SANFORD SENIOR LIVING LLC (hereinafter the "Property Owner"), for the purpose of making application submittals and securing permits.

Authorized agents are as follows:

Bowman Consulting Group, Ltd
William Barbaro, P.E., Connor Olness
900 SE Third Ave, Suite 300, Fort Lauderdale FL 33316

The Property Owner grants the above-mentioned party authorization to file applications, submit plans, and negotiate conditions in matters related to government regulations and permitting activities within the jurisdiction of the City of Seminole County, SJRWMD, FDOT, and any other applicable governmental entities.

Raul Ramirez
Signature

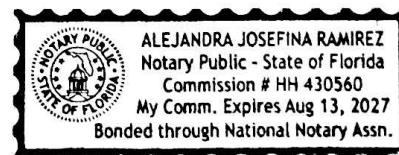
Raul Ramirez
ALOHA SANFORD SENIOR LIVING LLC
1310 FERDINAND ST CORAL GABLES, FL 33134-2141

786-202-7572

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence this 24 day of September, 2025, by Raul A. Ramirez as managing member of Aloha Sanford Senior Living, LLC who is personally known to me or has produced _____ as identification.

Notary Public: Alejandra J. Ramirez
Printed Name: Alejandra J. Ramirez
Commission No.: HH 430560
My Commission Expires: 8/13/2027



**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
Raul Ramirez	1310 Ferdinand St Coral Gables, FL 33134-2141	786-202-7572

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST
Raul Ramirez	Owner	1310 Ferdinand St Coral Gables, FL, 33134-2141	100%

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

11/24/25
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF ~~SEMINOLE~~ BROWARD

Sworn to and subscribed before me by means of physical presence or online notarization, this 24 day of November, 20 25, by William Barbaro, who is personally known to me, or has produced N/A as identification.



Shailah Giovanna Steck
Comm.: HH 354492
Expires: January 28, 2027
Notary Public - State of Florida

[Signature]
Signature of Notary Public

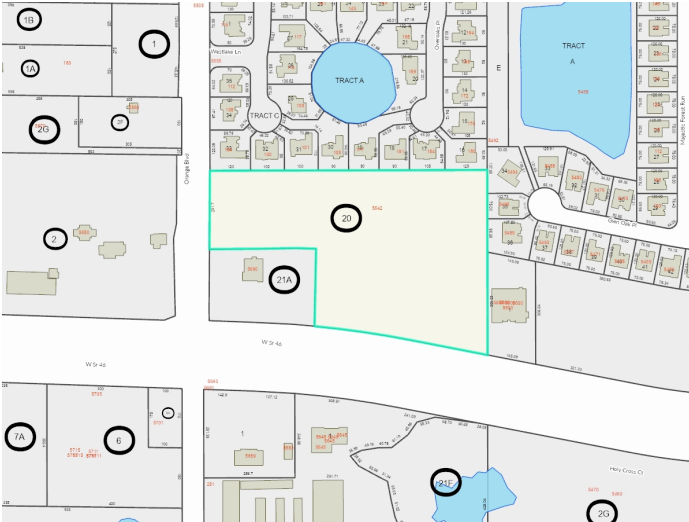
Shailah G. Steck
Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: 30-19-30-300-0200-0000
Property Address: W SR 46 SANFORD, FL 32771
Owners: ALOHA SANFORD SENIOR LIVING LLC
 2026 Market Value \$4,126,719 Assessed Value \$4,126,719 Taxable Value \$4,126,719
 2025 Tax Bill \$56,449.39
 Vac General-Commercial property has a lot size of 7.47 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0200-0000
Property Address	
Mailing Address	1310 FERDINAND ST CORAL GABLES, FL 33134-2141
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)	\$4,126,719	\$4,126,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,126,719	\$4,126,719
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	\$4,126,719	\$4,126,719

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$56,449.39
Tax Bill Amount	\$56,449.39
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
ALOHA SANFORD SENIOR LIVING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
 N 231.7 FT OF S 1881.7 FT OF W 880
 FT OF NW 1/4 (LESS RD)
 & THAT PT OF S 1650 FT OF W 880 FT OF
 NW 1/4 LYING N OF NEW ST RD 46
 (LESS W 351 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,126,719	\$0	\$4,126,719
Schools	\$4,126,719	\$0	\$4,126,719
FIRE	\$4,126,719	\$0	\$4,126,719
ROAD DISTRICT	\$4,126,719	\$0	\$4,126,719
SJWM(Saint Johns Water Management)	\$4,126,719	\$0	\$4,126,719

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/9/2024	\$2,000,000	10723/0740	Vacant	Yes
WARRANTY DEED	10/17/2019	\$4,106,900	09462/1206	Improved	Yes
WARRANTY DEED	5/1/2004	\$510,000	05321/1601	Improved	Yes
QUIT CLAIM DEED	9/1/1992	\$100	02906/1693	Improved	No
QUIT CLAIM DEED	9/1/1992	\$100	02906/1692	Improved	No

Land

Units	Rate	Assessed	Market
325,451 SF	\$12.68/SF	\$4,126,719	\$4,126,719

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
00322	DEMOLISH SFR	\$3,000		1/15/2009

Extra Features				
Description	Year Built	Units	Cost	Assessed

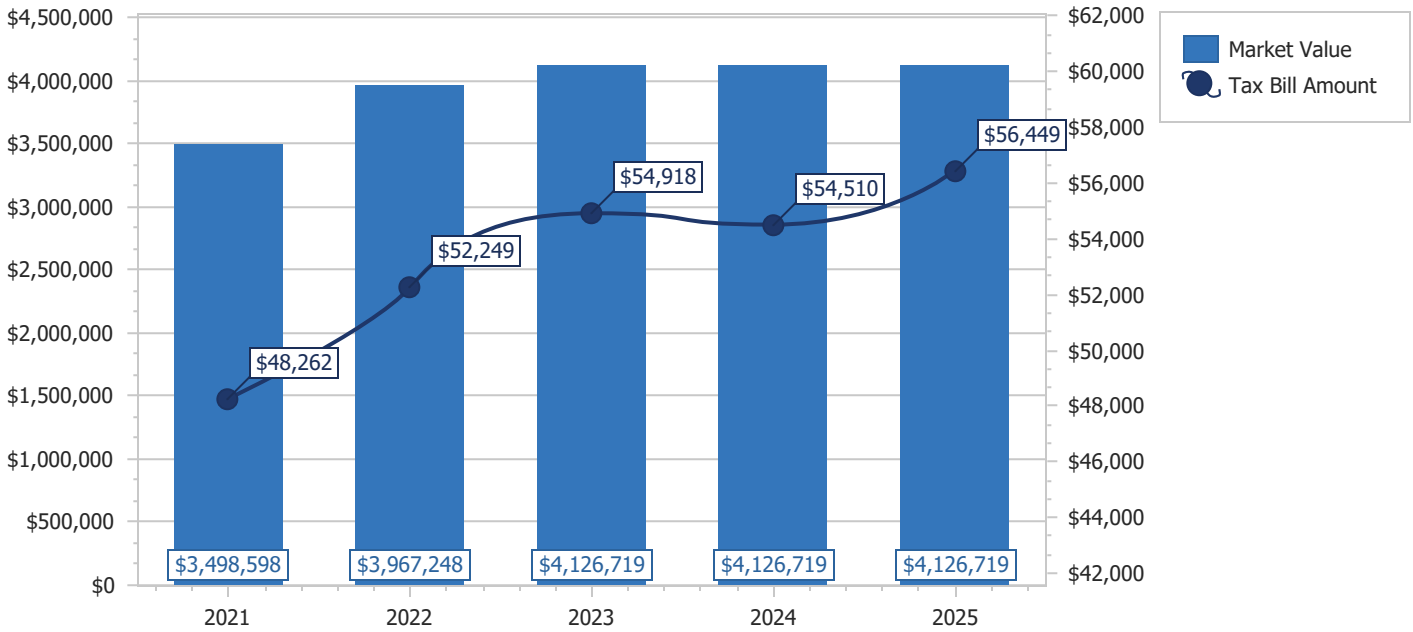
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
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

*

2/20/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:47:53
 PROJ # 26-20500001 RECEIPT # 0049462
 OWNER: SEMINOLE SPRINGS RETIREMENT CO
 JOB ADDRESS: 5642 W SR 46 LOT #: 0000

FINAL DEVEL PLAN PD WITH SP 14 7370.15 7370.15 .00

TOTAL FEES DUE.....: 7370.15

AMOUNT RECEIVED.....: 7370.15

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

COLLECTED BY: DRHR01 BALANCE DUE.....: .00
 CHECK NUMBER.....: 000000108489
 CASH/CHECK AMOUNTS...: 7370.15
 COLLECTED FROM: RAUL RAMIREZ
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

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

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

Comment Document – Initial Submittal

PROJECT NAME:	SANFORD 55 PLUS RESIDENTIAL - PD FDP AS ENGINEERED SITE PLAN	PROJ #: 26-20500001
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	1/06/26	
RELATED NAMES:	Z2026-01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT AS AN ENGINEERED SITE PLAN FOR A 55 PLUS RESIDENTIAL DEVELOPMENT ON 7.47 ACRES LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES	7.47	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAUL RAMIREZ ALOHA SANFORD SENIOR LIVING LLC 1310 FERDINAND ST CORAL GABLES FL 33134 (786) 202-7572 [REDACTED]	BILL BARBARO BOWMAN CONSULTING GROUP 900 SE 3RD AVE STE 300 FT LAUDERDALE FL 33316 (954) 884-5262 [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.

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.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	FILENAME	STATUS
1.	Buffers and CPTED	There appears to be an inconsistent graphic in the landscape plans. Please see mark up on page L2.01.		Unresolved
2.	Buffers and CPTED	Please show parking island calculation in accordance with SCLDC Sec. 30.14.13. A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. In the landscaping breakdown, please show you are meeting these requirements. https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA		Unresolved
3.	Buffers and CPTED	Based on the nature of missing information, additional comments will be generated.		Unresolved
4.	Buffers and CPTED	On page L2.05, please categorize the plants as "Canopy", "Understory", "Shrubs", and "Groundcover" for consistency with the code.		Unresolved
5.	Buffers and CPTED	Please indicate the water use level of each plant in accordance with SCLDC Sec. Sec. 30.14.18. https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURRE		Unresolved
6.	Buffers and CPTED	Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. On page L2.03, the live oaks in the parking lot planting island as you enter the parking area are a bit close for visibility. Please move them back a bit or reorganize as needed to ensure visibility at the corners.		Unresolved
7.	Buffers and CPTED	Please ensure compliance with DO # 19-20500005 for buffers. If the DO is not explicit about the buffer or planting requirement, then it reverts to the Seminole County Land Development Code. It appears some of the references		Unresolved

		are either outdated or from a different landscaping code. The DO for reference is in the resources folder and link to the buffer/landscaping section of our code is as follows: https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP		
8.	Buffers and CPTED	Please provide irrigation plans in accordance with SCLDC Sec. 30.14.18 including the depiction of water use zones: https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURRE		Unresolved
9.	Buffers and CPTED	Please dimension the buffer widths on page C-5.0 Site Plan as well as on all of the Landscape plans.		Unresolved
10.	Buffers and CPTED	The proposed dog park is shown in different locations between the landscape plans and the site plan pages. Please clarify and change the applicable page. The dog park should not encroach into the required landscape buffers.		Unresolved
11.	Buffers and CPTED	Please indicate the plant unit group chosen for the North, East and West buffers. Please show the calculation per 100 linear feet on page L2.05. https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU		Unresolved
12.	Buffers and CPTED	The southern buffer should adhere to the SR 46 Gateway overlay buffer standard. The buffer area shall be planted with two (2) rows of trees (seventy-five (75) percent live oaks and twenty-five (25) percent of trees from the list of trees set forth in SCLDC Section 30.10.11.5(a)) with each tree having a minimum three (3) inch diameter measured one (1) foot above the ground at planting. The trees shall be planted every fifty (50) feet and staggered. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections. The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line. Please show		Unresolved

		compliance with this section and provide the calculations on page L2.05		
13.	Buffers and CPTED	Laurel oaks are not an approved tree. Please provide a different tree.		Unresolved
14.	Buffers and CPTED	Please depict the eastern 9.4 foot landscape buffer adjacent to the existing parking area. Please also choose a plant unit group for this section and show the calculation.		Unresolved
15.	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, pools, etc...		Info Only
16.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code		Info Only
17.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.		Info Only
18.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.		Info Only
19.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. Please contact Becky Noggle at 407-665-2143		Unresolved
20.	Environmental Services	On Sheet C-1.0: Cover Sheet, please add reclaim to the utility service providers. Copy/paste Seminole County Utilities' contact information.		Unresolved
21.	Environmental Services	On Sheet C-8.1: Utility Plan, please specify that the PVC WM within the ROW is DR 18. Specify that the FM within the ROW is DR 18 PVC.		Unresolved
22.	Environmental Services	On Sheet C-8.1: Utility Plan, please relocate the proposed 4" master meter into the property (we do not allow master meters to reside in ROW). Please callout and draw-in the proposed utility easement for the master meter. Standard width is 15 ft along the centerline of the WM/master meter.		Unresolved
23.	Environmental Services	Please provide profile sheets for the portions of the WM and FM within the ROW. Show vertical separations between proposed pipe and all existing pipe conflicts.		Unresolved
24.	Environmental Services	On Sheet C-8.1: Utility Plan, please revise the gate valve on the 6" DIP fire line connection on the west side of the building to be a DDCVA or PIV. Dedicated fire lines are required to have an identified aboveground point of		Unresolved

		connection. The fire service connection could tee to the west instead, set the PV/DDCVA in the green space near the retention pond and then bend back towards the building.		
25.	Environmental Services	On Sheets C-8.1 and C-8.2: Utility Plan, please provide a pipe conflict callout or detail for the following conflicts: 8" PVC WM with 18" RCP storm (x2), 8" PVC WM with 8" PVC storm (x2), 8" PVC WM with 10" PVC storm (x4), 8" PVC WM with 6" PVC gravity sewer, 8" DIP fire line with 10" PVC storm (x2), 4" PVC WM with 10" PVC storm (x2), and 6" PVC gravity sewer with 18" RCP storm. The purpose of this to evaluate if minimum vertical separations will be met.		Unresolved
26.	Environmental Services	On Sheet C-8.2: Utility Plan, what is the purpose of the dead end 8" WM plug and valve? This seems unnecessary and should be removed. Revise the upstream tee to be a 90-degree bend instead.		Unresolved
27.	Environmental Services	On Sheet C-8.1: Utility Plan, please draw-in and callout a 4" plug valve at the ROW line to distinguish public/private ownership of the FM. FM material will transition to PVC on the public side of the 4" plug valve.		Unresolved
28.	Environmental Services	On Sheet C-8.1: Utility Plan, please clarify how the FM is proposed to cross the road. Will this be open-cut, directional drill, or jack and bore? If open-cut please callout the extents of the cut/repair. If directional drill/jack and bore, callout the locations and size of the proposed bore pits. For directional drill, draw-in and callout an aboveground CAV at the high point between the 4" plug valve and the road, vertical down bend fittings with HDPE MJ adapters on both sides of the road, and callout the pipe material as 4" DR 11 HDPE. Specify the method of connection to the 10" FM with a callout such as: wet tap existing 10" PVC FM with 4" tapping sleeve/valve and 4" plug valve. I would recommend doing a back tap (tap the 10" FM from the west), to minimize road impacts if doing directional drill/jack and bore.		Unresolved
29.	Environmental Services	Sheets C-8.3, C-8.4, and C-8.5: Utility Details have outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest		Unresolved

		<p>details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml. Please provide the following Seminole County standard details: SD 101, SD 104, SD 105, SD 108, SD 109, SD 111, SD 112, SD 113, SD 115, SD 201, SD 203, SD 204, SD 206, SD 208, SD 216, SD 301, SD 310, SD 314, SD 504, and SD 506.</p>		
30.	Environmental Services	Reclaim irrigation is required for this site. Please provide an irrigation plan showing the location of the proposed reclaim irrigation meter along with the required peak gpm to operate the irrigation system so I can verify the requested meter size is suitable.		Unresolved
31.	Environmental Services	Please provide calculations to justify that the size of the water meter requested is suitable for the water demand of the proposed development (4") and not oversized. Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type within the building. Please include separate water demands in the form of maximum operating flow (in gpm) for any continuous operating fixtures such as hose bibbs or air conditioning units proposed for the development as well.		Unresolved
32.	Environmental Services	On Sheet C-8.0: Utility Plan Key Map, please provide a small table or note listing the anticipated water, sewer, and reclaim irrigation demand (in GPD) for this development. This is used for water/sewer/reclaim capacity reservation purposes.		Unresolved
33.	Natural Resources	Changemark Plant list Laurel oaks may not be planted for buffer trees or as replacement trees. Please replace them with a different canopy species.	106_L2.05.pdf	Unresolved
34.	Natural Resources	Changemark Plant list Elaeagnus is considered invasive in Florida. Replace with a different large shrub species.	106_L2.05.pdf	Unresolved
35.	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

36.	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
37.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)		Info Only
38.	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)		Unresolved
39.	Natural Resources	Show the existing and proposed grades within the dripline of the preserved trees. 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)		Unresolved
40.	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
41.	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		Info Only

		protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)		
42.	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
43.	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
44.	Natural Resources	Please provide a tree mitigation table. SCLDC 60.10 (b)(2f) Contact the reviewer for assistance with calculations.		Unresolved
45.	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)		Unresolved
46.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)		Unresolved
47.	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)		Unresolved
48.	Natural Resources	Provide a table showing species, DBH, and remove/remain status of all existing trees on site, including invasive species and palms.		Unresolved
49.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on		Unresolved

		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)		
50.	Planning and Development	On pages 006-007 C5.1/5.2, under the site data, please clarify the use to be multi-family residential/independent living for persons fifty-five (55) years or older (or whatever the exact use of the property is) as opposed to the name of the development.		Unresolved
51.	Planning and Development	On pages 006-007 C5.1/5.2, please amend the parking stall size. The approved DO is silent on the parking stall size, therefore it reverts to our code requirements. Per SCLDC Sec. 30.11.6., up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width. Please specify the number of parking spots that will be 10 x 20 feet and denote on site plan.		Unresolved
52.	Planning and Development	Is the property technically still two properties or was there a legal combination to just one? Please remove reference to PID: 30-19-30-300-021C-0000 on all pages if the properties were combined. If they were not, please update the plans to show the property boundaries clearly and all setbacks should be taken from the property boundaries.		Unresolved
53.	Planning and Development	There are multiple drainage/access easements that have proposed infrastructure over them. These easements have to be vacated or amended prior to Site Plan approval.		Unresolved
54.	Planning and Development	On pages 006-007 C5.1/5.2, please indicate the proposed building height and maximum building height of forty-five (45) feet.		Unresolved
55.	Planning and Development	On pages 006-007 C5.1/5.2, please provide open space calculation and indicate what areas are being counted as open space. Open space required is 35%. Please advise, residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall		Unresolved

		have either an aesthetic or recreational function that shall not conflict with other site features.		
56.	Planning and Development	<p>Stormwater retention ponds may be counted toward the minimum open space requirement subject to the following criteria:</p> <p>(1)The pond shall be sodded or dressed with equivalent ground cover.</p> <p>(2)The pond shall have no greater than a 4:1 slope with no fencing.</p> <p>(3)The pond shall have a curvilinear shape simulating a natural water body.</p> <p>(4)Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.</p> <p>(5)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(6)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> <p>(7)The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features:</p> <p>a. Fountain b. Stabilized walking path c. Exercise equipment d. Benches for seating e. Tot lot or mini-park Please show compliance with this section if counting the stormwater pond as open space</p>		Unresolved
57.	Planning and Development	Per DO# 19-20500005, condition "O", open space shall be in compliance with the DO Exhibit C. Please provide basic amenity areas as depicted in Exhibit C inclusive of the four elements described:		Unresolved

		bocce courts trellis and seating, fire pit with seating, entry walk with gazebo or trellis structure, and raised garden beds with seating. It is noted that a community garden is being provided which can function as meeting the raised garden beds, please notate seating.		
58.	Planning and Development	Please provide dumpster enclosure details. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building. See SCLDC Sec. Sec. 30.14.15 for more information: https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC		Unresolved
59.	Planning and Development	On the site plan pages 006-007 C5.1/5.2,, please state proposed height of all structures and state the maximum height of forty-five (45) feet.		Unresolved
60.	Planning and Development	On pages 006-007 C5.1/5.2, please provide the Floor Area Ratio of the site.		Unresolved
61.	Planning and Development	If the proposed use is a fifty-five (55) and up community, please advise. If not, 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 407-320-0560 or jford@scps.k12.fl.us.		Unresolved
62.	Planning and Development	Is any signage being proposed? Please include signage plans to ensure compliance with DO condition "L". SR Gateway Corridor Overlay Standards can be found at the following link: https://library.municode.com/fl/seminole-county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10OVDI_S30.10.11CRSTRO46GACOOVS_TZOCLDECOPRAFAP		Unresolved
63.	Planning and Development	Please include the site lighting plans. This will require a separate building permit upon approval of the final engineering plans. The lighting is required to be compliance with Dark Sky Lighting as well as all provisions of the SCLDC. See the following link to the Dark Sky standards:		Unresolved

		https://darksy.org/app/uploads/2018/07//DSC-Guidelines-Jun2018.pdf The following link is to the SCLDC section for outdoor lighting: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE		
64.	Planning and Development	The parking space count in the row to the south of the west side of the building states eleven (11) parking spaces, but I can only count ten (10). Please amend and update total parking value.		Unresolved
65.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.		Info Only
66.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)		Info Only
67.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)		Info Only
68.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite		Info Only

		number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.		
69.	Public Safety - Addressing	(POSTING) Multi residential buildings such as apartments which have direct access to a common area or corridor will be assigned a main building number and further assigned three (3) digit unit numbers to be posted above all means of egress. The main building number shall be a minimum of six (6) inches in height and one-half () inch in width. Numbers shall be of contrasting colors so as to be readily identifiable. Unit numbers shall be a minimum of three (3) inches in height and one-half () inch in width. SCLDC 90.5 (2)		Info Only
70.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)		Info Only
71.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)		Info Only
72.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5		Info Only
73.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2		Info Only
74.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The assigned address for parcel 30-19-30-300-0200-0000 is 5642 W SR 46, Sanford, FL 32771.		Info Only
75.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at		Info Only

		permitting upon the approved site plan. SCLDC 90.4(A) (C)		
76.	Public Safety - Addressing	(Development Name) The facility name SEMINOLE SPRINGS has been approved for use. The property owner submitted this name and it was approved. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov)		Info Only
77.	Public Safety - Addressing	(Apartment Site Plans) Address fees are based on a tiered structure. There may be a cost savings if paying in advance, versus applying the address fee on the building permits. Final Addressing fees will be determined based on the floor plans submitted. If the address fee is paid prior to building permit submittal, the addressing fee is \$. This address fee includes a discount, if there are over 10 units. If the address fees are not paid prior to building permit submittal, then the amount applied on the building permit will be applied based on the number of units within the building permit submittal and will not take into account the total of addresses for the development. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)		Info Only

78.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plans for every occupied tenant space on every floor, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)		Info Only
79.	Public Safety - Addressing	On all sheets please change the current name 55-PLUS COMMUNITY to SEMINOLE SPRINGS in the title bars.		Unresolved
80.	Public Safety - Addressing	On all sheets please remove the reference to "City of Sanford" in the title bars.		Unresolved
81.	Public Safety - Addressing	On all Site Plan sheets please darken the street names Orange Boulevard and W State Road 46. The font is small and it is hard to see.		Unresolved
82.	Public Safety - Addressing	On C-5.0Site Plan1.pdf & C-5.2SitePlan.pdf correct the adjacent Lot 34 to Lot 35 (located to the east of the subject parcel). Currently, there are "two" Lot 34 labeled.		Unresolved
83.	Public Safety - Addressing	On C-5.0SitePlan.pdf please add the subject parcel number 30-19-30-300-0200-0000 within its respective lot and add the adjacent parcel number 30-19-30-300-021A-0000 (located southwest of the subject parcel).		Unresolved
84.	Public Safety - Addressing	On C-1.0 Cover Sheet change the current name 55-PLUS COMMUNITY to SEMINOLE SPRINGS in two places (Title Bar and in the upper middle of the sheet)		Unresolved
85.	Public Safety - Addressing	On C-5.1SitePlan.pdf please add the subject parcel number 30-19-30-300-0200-0000 within its respective lot and add the adjacent parcel number 30-19-		Unresolved

		30-300-021A-0000 (located southwest of the subject parcel).		
86.	Public Safety - Addressing	On C-5.2SitePlan.pdf please add the subject parcel number 30-19-30-300-0200-0000 within its respective lot		Unresolved
87.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.		Unresolved
88.	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		Unresolved

		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. – A separate permit and review is required for the installation of private fire mains.		
89.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft		Unresolved
90.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.		Unresolved
91.	Public Safety - Fire Marshal	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)		Unresolved
92.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.		Unresolved
93.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1		Unresolved
94.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to		Unresolved

		ensure they will meet the requirements for the needed fire flow calculations of the structure.		
95.	Public Safety - Fire Marshal	"NFPA 14-2019 ed 7.12.2 Number of Fire Department Connections. 7.12.2.1 A minimum of one fire department connection shall be required for any standpipe system. 7.12.2.2* Two fire department connections shall be provided for each zone, located either on opposite corners of the buildings where fire department apparatus access is provided or, where not possible, physically separated to the greatest extent possible for the following: (1)High-rise buildings (2)Buildings or multiple attached buildings exceeding 900 ft (274.3 m) perimeter distance" Please verify		Unresolved
96.	Public Safety - Fire Marshal	Per NFPA 24, All connections to private fire service mains shall be a minimum 40 ft from building or at least as far away from the wall they are facing. This includes - DDCVA, Hydrants, FDC, etc. Please ensure compliance.		Unresolved
97.	Public Safety - Fire Marshal	Due to a lot of missing fire information, additional comments may be generated based on resubmittal.		Unresolved
98.	Public Works - County Surveyor	I cannot review an unsigned and sealed boundary survey which by its own notes states its not valid without the signature and seal of a Florida licensed surveyor and mapper. Were the copy submitted be signed and sealed i would find no objection to it after review. It appears that construction of buildings and other infrastructure not compatible with easements recorded in OR 9462, page 1176. The easements will either have to be vacated or amended (not sure what the trigger for said amendment is i.e. prior to this approval or prior to Certificate of Occupancy.)		Unresolved
99.	Public Works - Engineering	Please detail the ADA spaces and use the correct County Fee Statute per Seminole County Public Works Engineering Manual detail T-19. F.S. 316.1955.		Unresolved
100	Public Works - Engineering	Staff has concerns with the offset at the internal intersection off of SR 46. Please align the intersection or provide a defined offset. Staff understands the concern with the structure in the ROW but that should be adjusted to have a better alignment.		Unresolved

101	Public Works - Engineering	The County requires a minimum 10-foot berm around the pond no steeper than 10 to 1 and sloped into the pond. The Grading along the property line of the pond does not seem to work and is steep. The back slope can be no steeper than 3 to 1. Please revise accordingly.		Unresolved
102	Public Works - Engineering	No stormwater report was found. A full stormwater analysis is required to be submitted. Note that the site is required to hold without discharge the entire 100-year, 24-hour storm event onsite.		Unresolved
103	Public Works - Engineering	Provide a hydraulic analysis of the storm sewer system. The pipes seem small and the lengths between inlets seem too far apart. Please see Seminole County Public Works Manual for maximum separation distances and other design criteria.		Unresolved
104	Public Works - Engineering	Only emergency overflow into the County ROW is allowed after the 100-year, 24-hour storm event is held.		Unresolved
105	Public Works - Engineering	Provide a geotechnical report for the site. It is staffs understanding that the water table may be fairly high and there may be a confining layer several feet down. The pond cannot be designed to be wet.		Unresolved
106	Public Works - Engineering	There is substantial landscaping shown in the pond. The landscaping cannot be in the pond slope or the steep back slope. The landscaping should not be in the pond berm due to the need for maintenance. The Pond Berm would need to be expanded to ensure room for maintenance. Please remove landscaping from the pond berm or widen the pond berm accordingly.		Unresolved
107	Public Works - Engineering	As much of the site needs to be collected and routed to the onsite drainage system. Where this is not possible there needs to be a retention swale along the property perimeter. Revise design accordingly. This is especially important along the residential lots.		Unresolved
108	Public Works - Engineering	There are some concerns with the culvert sizes in the FDOT ROW. Please verify the drainage flows in the swale and adjust the pipes accordingly.		Unresolved
109	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated once the plans are revised and all required reports are submitted.		Unresolved
110	Public Works - Engineering	There are one or more references to other municipalities. Please see Sheet C-		Unresolved

		4.0 General Erosion Control Notes number 20 for example. Please review all sheets and reports and adjust accordingly.		
111	Public Works - Engineering	Any sidewalks against the parking should be 6' to allow 2' of overhang. If the space is 20' deep and uses wheel stops it can be 5'. If the space is 18' deep it needs to have 6' sidewalk no matter what. Revise all accordingly.		Unresolved
112	Public Works - Engineering	Please specify the inbound and outbound Radii at the SR 46 access.		Unresolved
113	Public Works - Engineering	Please better dimension the pond. Please show slope, Outside Radii. Provide at least one preferably 2 sections.		Unresolved
114	Public Works - Engineering	Please revise the stop signs to minimum 30". Please revise per FDOT requirements.		Unresolved
115	Public Works - Engineering	There are more than one stop sign and stop bar needed. Please see specifically at the SR 46 access side at the internal intersection.		Unresolved
116	Public Works - Engineering	Please show the tree protection on the demolition plan.		Unresolved
117	Public Works - Engineering	There are multiple Utility Callouts for the sewer line that states Building Downspout Connection. Please verify all callouts and correct accordingly.		Unresolved
118	Public Works - Engineering	Seminole County does not allow open cut of its roads unless there is no other option. Please callout the sewer force main method of crossing Orange Boulevard. The crossing will have to have a carrier sleeve.		Unresolved
119	Public Works - Engineering	Please show sewer and stormwater conflict points. Please show conflict details showing the separation between the pipes. Please show the stormwater pipes shaded back on the utility sheets.		Unresolved
120	Public Works - Engineering	The Proposed Monument Sign shown on Orange Boulevard is not allowed. Please relocate it into the site. There is also a Monument Signs shown in the FDOT ROW. Please verify that they will allow this sign as well and move accordingly.		Unresolved
121	Public Works - Engineering	Seminole County has an Orange Boulevard roadway project. Please coordinate with Seminole County Public Works to ensure there are no modifications that need to be proposed for that construction.		Unresolved
122	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this project based on the new net external trip generation anticipated for		Info Only

		the site which will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition.		
--	--	--	--	--

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-	Approved
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Public Works-County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
------	---------------------	--

4/16/2026	<p>The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i></p>	<p>Raymond Phillips, Kaitlyn Apgar, Jim Potter, Amy Curtis, Matthew Maywald, Sarah Hartung, James Van Alstine, Becky Noggle</p>
<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
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafll.org



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0338

Title:

9:40 AM (TEAMS) SKYWATER - PSP

Project Number: 26-55100002

Project Description: Proposed Preliminary Subdivision for 3 single family home development on 25.33 acres in the A-1 zoning district on the west side of Lake Markham Dr, north of S Sylvan Lake Dr

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

Parcel ID: 26-19-29-300-0150-0000++

BCC District: 5-Herr

Applicant: Gilbert Miller (407) 595-1566

Consultant: Tom Faber (407) 595-1566



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

PROJ. #: 26-55100002
 RECEIVED AND PAID 03/26/2026
 PM Kaitlyn

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

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

PROPERTY

SUBDIVISION NAME: <u>Skywater</u>			
PARCEL ID #(S): <u>26-19-29-300-0150-0000, 27-19-29-300-028A-0000,26-19-29-300-0170-0000</u>			
NUMBER OF LOTS: <u>3</u>	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> TOWNHOMES	<input type="checkbox"/> COMMERCIAL
	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
WATER PROVIDER: <u>Seminole County</u>		SEWER PROVIDER: <u>Septic</u>	
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>	TOTAL ACREAGE: <u>25.33</u>	BCC DISTRICT: <u>5: HERR</u>

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>		
NAME: <u>GILBERT MILLER (OWNER)</u>	COMPANY:	
ADDRESS: <u>760 LAKE MARKHAM RD</u>		
CITY: <u>SANFORD</u>	STATE: <u>FL</u>	ZIP: <u>32771</u>
PHONE: <u>407-595-1566</u>	EMAIL: [REDACTED]	

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 3165 MCCRORY PL, SUITE 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: [REDACTED]

OWNER(S)

NAME(S): GILBERT MILLER (OWNER)

ADDRESS: 760 LAKE MARKHAM RD

CITY: SANFORD

STATE: FL

ZIP: 32771

PHONE: 407-595-1566

EMAIL: [REDACTED]

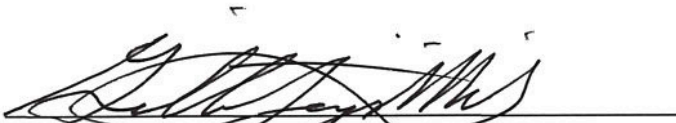
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



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

23rd of March, 2026

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).

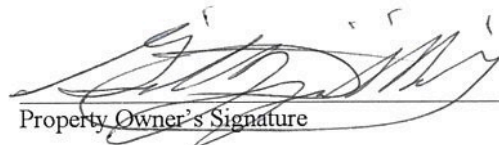
I, GILBERT MILLER, the owner of record for the following described property [Parcel ID Number(s) 26-19-29-300-0150-0000, 27-19-29-300-028A-0000, 26-19-29-300-0170-0000] hereby designates Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

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

24 March 2026
Date

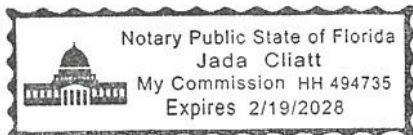

Property Owner's Signature

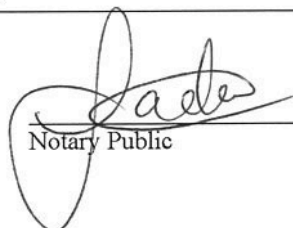
Gilbert Miller
Property Owner's Printed Name

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 Gilbert Miller (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 24 day of March, 2026.



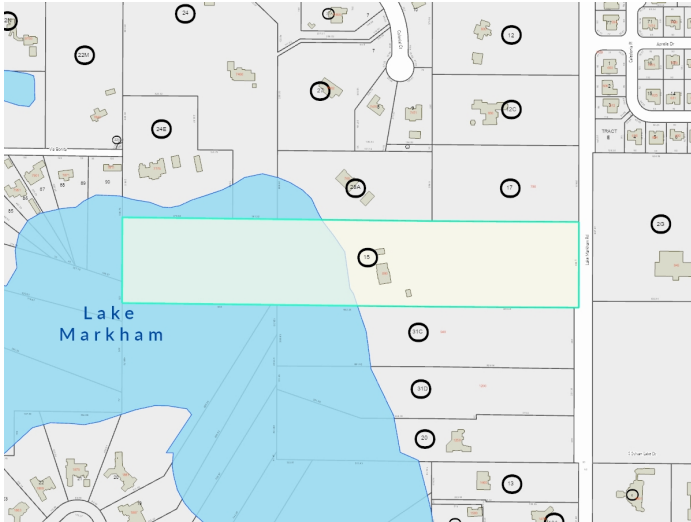

Notary Public

Property Record CardA



Parcel: **26-19-29-300-0150-0000**
 Property Address: **800 LAKE MARKHAM RD SANFORD, FL 32771**
 Owners: **MILLER, GILBERT; MILLER, JAMEE**
 2026 Market Value \$2,218,456 Assessed Value \$1,854,805 Taxable Value \$1,854,805
 2025 Tax Bill \$25,013.26 Tax Savings with Non-Hx Cap \$3,128.40
 The 4 Bed/3.5 Bath Single Family Waterfront property is 2,931 SF and a lot size of 16.49 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	26-19-29-300-0150-0000
Property Address	
Mailing Address	PO BOX 23024 COLUMBUS, GA 31902-3024
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$400,356	\$405,489
Depreciated Other Features	\$4,200	\$2,800
Land Value (Market)	\$1,813,900	\$1,649,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,218,456	\$2,057,289
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$363,651	\$371,103
P&G Adjustment	\$0	\$0
Assessed Value	\$1,854,805	\$1,686,186

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,141.66
Tax Bill Amount	\$25,013.26
Tax Savings with Exemptions	\$3,128.40

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

MILLER, GILBERT - Tenancy by Entirety
 MILLER, JAMEE - Tenancy by Entirety

Legal DescriptionA

SEC 26 TWP 19S RGE 29E
 S 366.5 FT OF NW 1/4 OF SW
 1/4 OF SW 1/4 & S 366.5 FT OF N 1/2 OF SE 1/4
 OF SE 1/4 OF 27-19-29

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,854,805	\$0	\$1,854,805
Schools	\$2,218,456	\$0	\$2,218,456
FIRE	\$1,854,805	\$0	\$1,854,805
ROAD DISTRICT	\$1,854,805	\$0	\$1,854,805
SJWM(Saint Johns Water Management)	\$1,854,805	\$0	\$1,854,805

SalesA

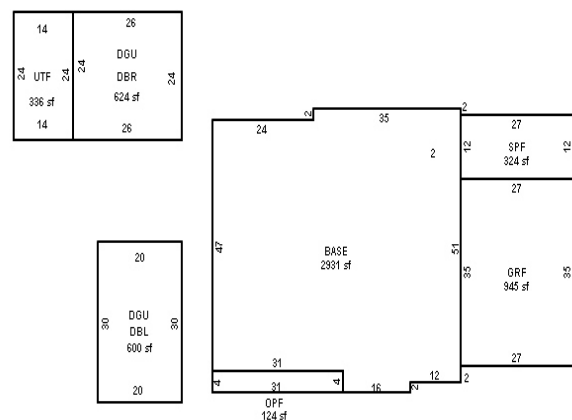
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$1,200,000	08496/0786	Improved	Yes
PROBATE RECORDS	10/1/2013	\$100	08144/0344	Improved	No
QUIT CLAIM DEED	3/1/2006	\$100	06175/1827	Improved	No
QUIT CLAIM DEED	2/1/1998	\$100	03386/0176	Vacant	No

LandA

Units	Rate	Assessed	Market
16.49 Acres	\$110,000/Acre	\$1,813,900	\$1,813,900

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1983
Bed	4
Bath	3.5
Fixtures	10
Base Area (ft ²)	2931
Total Area (ft ²)	5884
Constuction	SIDING GRADE 3
Replacement Cost	\$513,277
Assessed	\$400,356



Sketch by Apex Medina™

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
DETACHED GARAGE UNFINISHED	600
DETACHED GARAGE UNFINISHED	624
GARAGE FINISHED	945
OPEN PORCH FINISHED	124
SCREEN PORCH FINISHED	324
UTILITY FINISHED	336

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08054	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340		6/4/2020
16504	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-SFR	\$9,147		11/19/2019
02621	REROOF	\$4,500		4/12/2011

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1983	1	\$6,000	\$3,600
SHED	1983	1	\$1,000	\$600

ZoningA

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

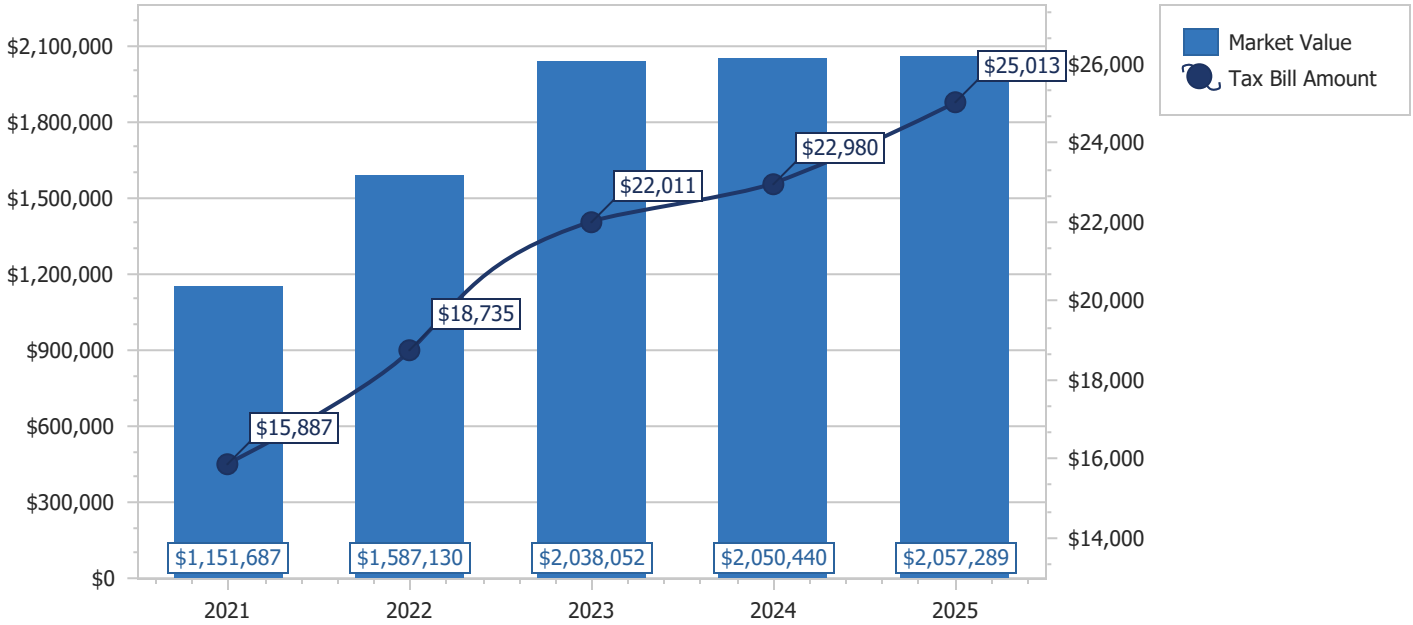
School DistrictsA

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 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 394
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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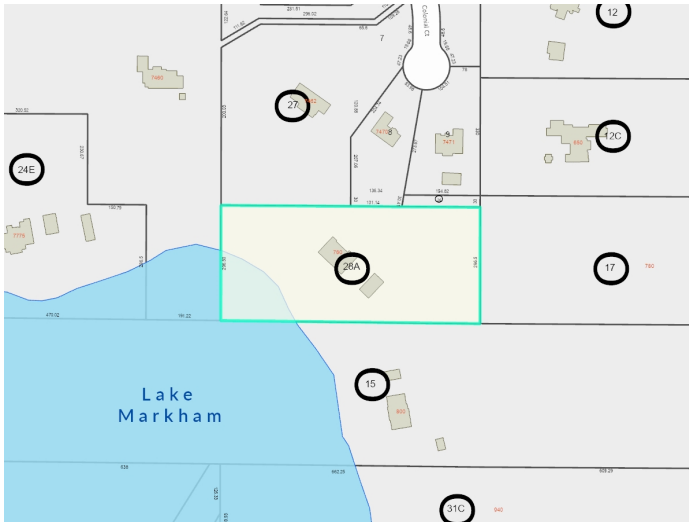
Property Record CardA



Parcel: 27-19-29-300-028A-0000
 Property Address: 760 LAKE MARKHAM RD SANFORD, FL 32771
 Owners: MILLER, JAMEE; MILLER, GILBERT
 2026 Market Value \$1,643,756 Assessed Value \$1,643,756 Taxable Value \$1,643,756
 2025 Tax Bill \$21,294.21

The 4 Bed/3 Bath Single Family Waterfront property is 3,776 SF and a lot size of 4.51 Acres

Parcel LocationA



Site ViewA

Parcel InformationA

Parcel	27-19-29-300-028A-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$504,016	\$508,389
Depreciated Other Features	\$59,740	\$58,319
Land Value (Market)	\$1,080,000	\$990,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,643,756	\$1,556,708
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	\$1,643,756	\$1,556,708

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,294.21
Tax Bill Amount	\$21,294.21
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 27 TWP 19S RGE 29E
W 377.8 FT OF N 296.5 FT OF NE 1/4 OF SE 1/4
OF SE 1/4

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,643,756	\$0	\$1,643,756
Schools	\$1,643,756	\$0	\$1,643,756
FIRE	\$1,643,756	\$0	\$1,643,756
ROAD DISTRICT	\$1,643,756	\$0	\$1,643,756
SJWM(Saint Johns Water Management)	\$1,643,756	\$0	\$1,643,756

SalesA

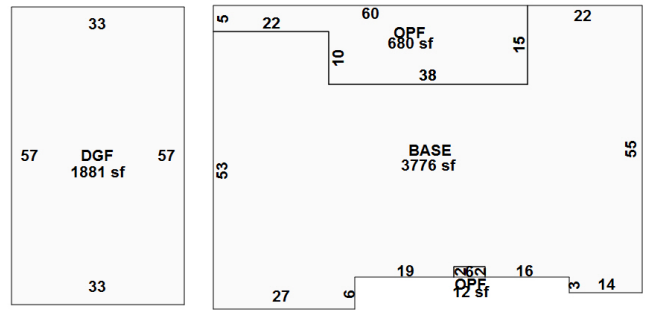
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Improved	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Improved	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Improved	No
WARRANTY DEED	5/1/2018	\$100	09360/0036	Improved	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1747	Improved	No
QUIT CLAIM DEED	7/1/2002	\$100	05039/1709	Improved	No

LandA

Units	Rate	Assessed	Market
4.50 Acres	\$240,000/Acre	\$1,080,000	\$1,080,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	3776
Total Area (ft ²)	6349
Constuction	BRICK
Replacement Cost	\$586,164
Assessed	\$482,120

* Year Built = Actual / Effective



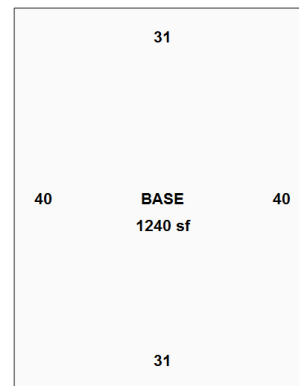
Sketch by Apes Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1881
OPEN PORCH FINISHED	680
OPEN PORCH FINISHED	12

Building InformationA	
#	2
Use	BARNS/SHEDS
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1240
Total Area (ft ²)	1240
Constuction	SIDING GRADE 1
Replacement Cost	\$30,839
Assessed	\$21,896

* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 2

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04600	760 LAKE MARKHAM RD: DOCK - BOATHOUSE-Miller Boathouse	\$24,000		4/6/2021

01151	760 LAKE MARKHAM RD: WINDOW / DOOR REPLACEMENT-	\$40,112	2/3/2021
08054	760 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340	6/4/2020
13543	POOL ENCLOSURE	\$10,290	12/11/2015
10614	SWIMMING POOL	\$61,000	9/18/2015
09688	MECHANICAL & CONDENSOR	\$7,450	12/14/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 2	2015	1	\$45,000	\$33,750
GAS HEATER - UNIT	2015	1	\$1,653	\$1,240
SCREEN ENCL 2	2015	1	\$9,000	\$6,750
FIREPLACE 2	1988	1	\$6,000	\$3,600
BOAT DOCK 2	2021	1	\$8,000	\$7,200
BOAT COVER 2	2021	1	\$8,000	\$7,200

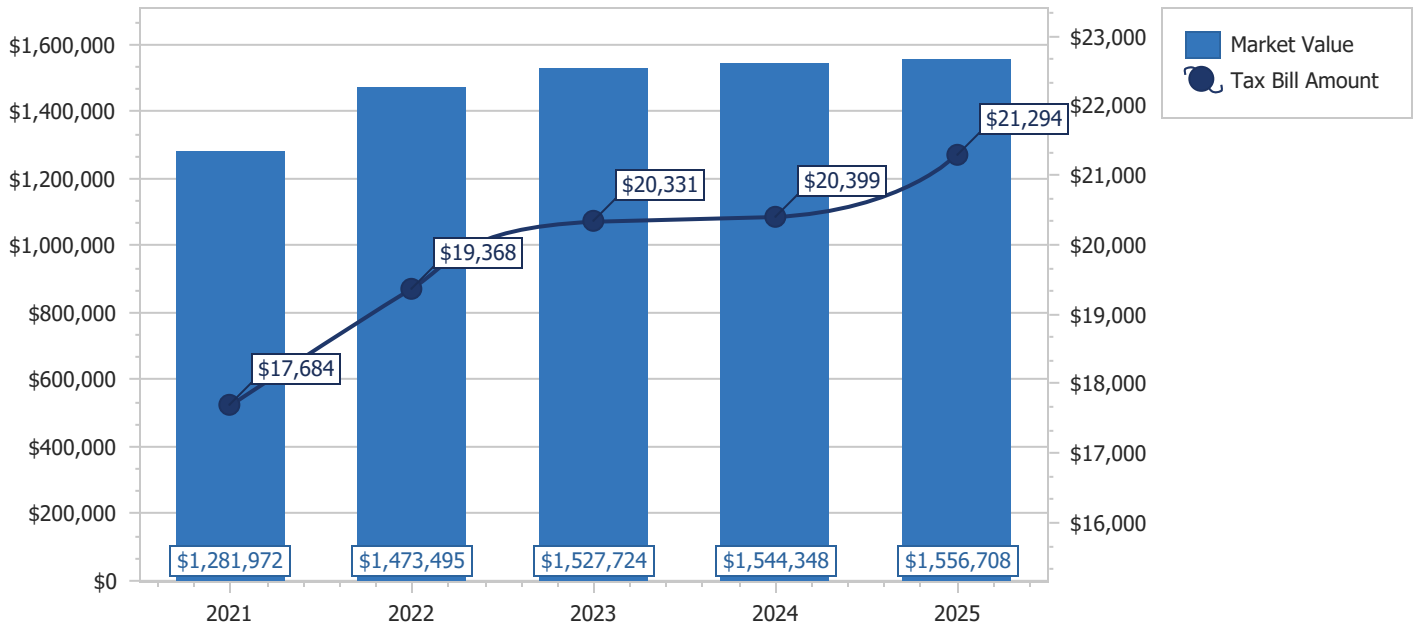
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 394
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 #	

Property Value HistoryA



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Property Record Card



Parcel: 26-19-29-300-0170-0000
Property Address: LAKE MARKHAM RD SANFORD, FL 32771
Owners: MILLER, JAMEE; MILLER, GILBERT
 2026 Market Value \$331,450 Assessed Value \$316,030 Taxable Value \$316,030
 2025 Tax Bill \$3,929.98
 Vacant Residential property has a lot size of 4.74 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-29-300-0170-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
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)	\$331,450	\$287,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$331,450	\$287,300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,420	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$316,030	\$287,300

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,929.98
Tax Bill Amount	\$3,929.98
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 19S RGE 29E
N 296.5 FT OF NW 1/4 OF SW
1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$316,030	\$0	\$316,030
Schools	\$331,450	\$0	\$331,450
FIRE	\$316,030	\$0	\$316,030
ROAD DISTRICT	\$316,030	\$0	\$316,030
SJWM(Saint Johns Water Management)	\$316,030	\$0	\$316,030

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Vacant	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Vacant	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Vacant	No
WARRANTY DEED	5/1/2019	\$100	09360/0036	Vacant	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1750	Vacant	No
QUIT CLAIM DEED	5/20/2011	\$100	07581/1812	Vacant	No

Land

Units	Rate	Assessed	Market
4.74 Acres	\$70,000/Acre	\$331,450	\$331,450

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

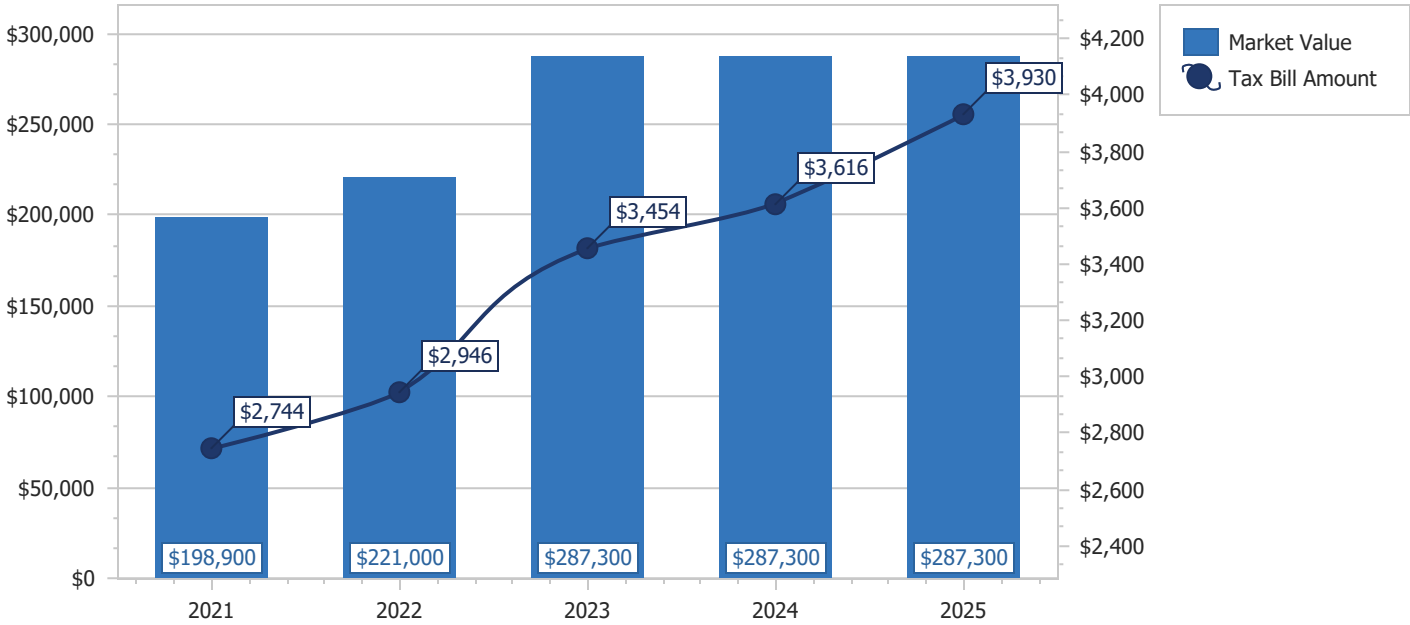
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 394
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 3/26/2026 4:31:38 PM
Project: 26-55100002
Credit Card Number: 37*****5000
Authorization Number: 282885
Transaction Number: 260326C18-C8E82B28-5EDA-4EDB-B609-0587E5B85280
Total Fees Paid: 1548.76

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	3.76
PRELIMINARY SUBDIVISION	1545.00
Total Amount	1548.76

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

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771
Comment Document – Initial Submittal

PROJECT NAME:	SKYWATER - PSP	PROJ #: 26-55100002
APPLICATION FOR:	DR - SUBDIVISIONS PSP	
APPLICATION DATE:	3/27/26	
RELATED NAMES:	EP TOM FABER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-19-29-300-0150-0000++	
PROJECT DESCRIPTION	PROPOSED PRELIMINARY SUBDIVISION FOR 3 SINGLE FAMILY HOME DEVELOPMENT ON 25.33 ACRES	
NO OF ACRES	25.33	
BCC DISTRICT	5 - ANDRIA HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF LAKE MARKHAM DR, NORTH OF S SYLVAN LAKE DR	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GILBERT MILLER 760 LAKE MARKHAM RD SANFORD FL 32771 (407) 595-1566 [REDACTED]	TOM FABER FABER ENGINEERING INC 3165 MCCRORY PL ORLANDO FL 32803 (407) 595-1566 [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.

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.

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please advise, use of sod within the forty-foot buffer shall be discouraged. Sod shall only be used for erosion control purposes and shall be of a drought tolerant variety.	Info Only
2.	Buffers and CPTED	Within the fort-foot buffer, no existing canopy trees shall be removed unless approved by the Planning Manager because the removal is necessary to provide access, the tree is diseased or removal is required to address public safety requirements.	Info Only
3.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
4.	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, pools, etc...	Info Only
5.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
6.	Comprehensive Planning	Please add the net buildable area for each proposed lot.	Unresolved
7.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
8.	Environmental Services	On Sheet C1.0: Cover Sheet, please update the utility provider contact information to be water and reclaim as well as update the phone number to be (407) 665-2024.	Unresolved
9.	Environmental Services	Seminole County Utilities has no objections with the proposed lot line configurations and utility easement(s).	Info Only
10.	Environmental Services	On Sheet C3.0: Preliminary Subdivision Plan, please update note 17 to the following: Reclaim irrigation to be provided by Seminole County.	Unresolved
11.	Environmental Services	Sheet C4.0: Utility and Drainage Plan, please remove the 2" PE from the water service connection callouts. These lots will actually be serviced by 1" service saddles, 1" PE tubing, and 5/8"x3/4" water meters which is typical for single-family residences. This level of detail/callouts can hold off for the final engineering plan.	Unresolved
12.	Environmental Services	Sheet C4.0: Utility and Drainage Plan, please draw-in and callout the 12" reclaim water main running along the east side of Lake Markham Rd. Similar to the water service connections, please draw-in and callout the reclaim irrigation connections for each lot. Since reclaim irrigation is readily available for each lot, they will be required to connect. Individual irrigation wells will not be acceptable.	Unresolved
13.	Planning and Development	The shed and boat ramp on Lot 2 cannot remain as a standalone structures on a lot by themselves. These are considered accessory structures and require a principal building. Please readjust to include the shed on Lot 1 or make a note that it will demolished. Please make a note that the boat ramp will be demolished/removed.	Unresolved
14.	Planning and Development	Please provide a School Impact Analysis (SIA). At the time of Final Plat submittal, an approved School Concurrency	Unresolved

		"SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us .	
15.	Planning and Development	On the Site Plan page, please show the net buildable acreage of each lot in accordance with the following that the definition of net buildable acreage; the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Unresolved
16.	Planning and Development	On the Site Plan page, please add a note that states the subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).	Unresolved
17.	Planning and Development	Please add a note on the Site Plan stating this property is located in the Lake Markham Scenic roadway corridor and will comply with code provisions of SCLDC Sec. Sec. 30.10.6.	Unresolved
18.	Public Safety - Addressing	(Development Name) SKYWATER has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email:addressing@seminolecountyfl.gov).	Info Only
19.	Public Safety - Addressing	Comments will be provided with future reviews.	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	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
22.	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 Future driveways shall be a minimum 12 ft wide.	Info Only
23.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
24.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
25.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the	Info Only

		structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	
26.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
27.	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18.	Info Only
28.	Public Works - County Surveyor	The boundary survey did not break down the section to let me know that they are in the right place. As the descriptions are fractional at a minimum the 1/4's must be run out.	Unresolved
29.	Public Works - County Surveyor	The county should not approve the use of the existing drive without an ingress egress easement as it encroaches over 3 separate properties.	Info Only
30.	Public Works - Engineering	It appears that the lot 1 existing driveway is partially off the property. Does this driveway have formal easements over it? if not the driveway either needs to be moved into the property or get easements.	Unresolved
31.	Public Works - Engineering	Please provide additional ROW along the property frontage. Per the Public Works Engineering Manual, a local Rural section is required to have 80' of ROW. Please match the ROW to the south and take it all the way to the north property line.	Unresolved
32.	Public Works - Engineering	The Lot 3 driveway will be too close to the park entrance. It will also not meet the 200' separation requirements. Please provide a common driveway at the lot line of lot 2 and lot 3.	Unresolved
33.	Public Works - Impact Analysis	No TIS Report is Required, PM peak trips generated (3) are less than requirement (50).	Info Only
34.	Public Works - ROW Review	The half right-of-way width for Lake Markham Road (adjacent to the subject parcels) as depicted on the topographical & tree survey from Ireland & Associates Surveying, Inc. and with the latest revision date of 3/26/2026 concurs with our records.	Resolved

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Approved
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Approved
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works- ROW Review	Neil Newton	nnewton@seminolecountyfl.gov	407-665-5711	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Approved

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
------	---------------------	--

4/16/2026	<p>The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i></p>	<p>Kaitlyn Apgar, Maya Athanas, James Van Alstine, Jim Potter, Raymond Phillips, Amy Curtis</p>
<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/urlt/ePlanApplicantUserGuide.pdf>

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0340

Title:

ST CLEMENT ORTHODOX CHRISTIAN ACADEMY - PRE-APPLICATION

Project Number: 26-80000037

Project Description: Proposed Special Exception for a K-12 academy on 2.2 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Dodd Rd

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

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

BCC District: 1-Dallari

Applicant: Rami Sadrack (407) 947-0843

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. #: 26-80000037
 PM: PM Annie
 REC'D 03/30/2026

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: **St Clement Orthodox Christian Academy**
 PARCEL ID #(S): **23-21-30-300-0190-000]** **23-21-30-300-0190-0000**
 TOTAL ACREAGE: **2.2** BCC DISTRICT: **1: DALLARI**
 ZONING: **A-1** FUTURE LAND USE: **LDR**

APPLICANT

NAME: **Rami Sadrack** COMPANY:
 ADDRESS: **370 S Triplet Lake Dr**
 CITY: **Casselberry** STATE: **FL** ZIP: **32707**
 PHONE: **407-947-0843** EMAIL: [REDACTED]

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: We like to confirm the 2 story building can be used for school to serve Elementary to High School

SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: **04/10** COM DOC DUE: **04/16** DRC MEETING: **04/29/2026**

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: **A-1** FLU: **LDR** LOCATION: **on the south side of Red Bug Lake Rd, west of Dodd Rd**
 W/S: **SEMINOLE COUNTY UTILITIES** BCC: **1: DALLARI**

Narrative for Pre-application St. Clement Orthodox Christian Academy:

We are requesting confirmation that the proposed Property for sale listed below, which includes 2 buildings and zoned as A-1 can be used to serve Elementary, Middle school and High School. Below is a description of the building and a note that Owner (Tuskawilla United Methodist Church) has been working with Seminole county on approval to split the property from the parcel.

DESCRIPTION

Educational building for sale that is currently part of a church campus, totaling 12,933± SF on 2.20± AC after split. Located in Casselberry, FL, the property is on the highly trafficked Red Bug Lake Rd. Excellent opportunity for a school with two buildings on the property. Buildings include 15± classrooms, multiple office spaces, a commercial kitchen, and a large assembly area, with a maximum student capacity of 100.

**Sale is contingent upon approval from Seminole County for a lot split and continued use of the property as a school. Sale is also contingent on shared parking and cross access agreements.*

BUILDING FEATURES

A PORTION OF PARCEL ID	23-21-30-300-0190-0000
TOTAL BUILDING SF	12,933 ± SF
ACREAGE	2.20± AC
ZONING	A-1(Seminole County)
NUMBER OF BUILDINGS	2
PARKING	86± spaces plus shared parking with church parcel
ASKING PRICE	\$1,495,000





EDUCATIONAL PROPERTY FOR SALE

3925 RED BUG LAKE RD, CASSELBERRY, FL 32707

12,933± SF ON 2.20± AC AVAILABLE



DESCRIPTION

Educational building for sale that is currently part of a church campus, totaling 12,933± SF on 2.20± AC after split. Located in Casselberry, FL, the property is on the highly trafficked Red Bug Lake Rd. Excellent opportunity for a school with two buildings on the property. Buildings include 15± classrooms, multiple office spaces, a commercial kitchen, and a large assembly area, with a maximum student capacity of 100.

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FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789
Vice President

Licensed Real Estate Broker

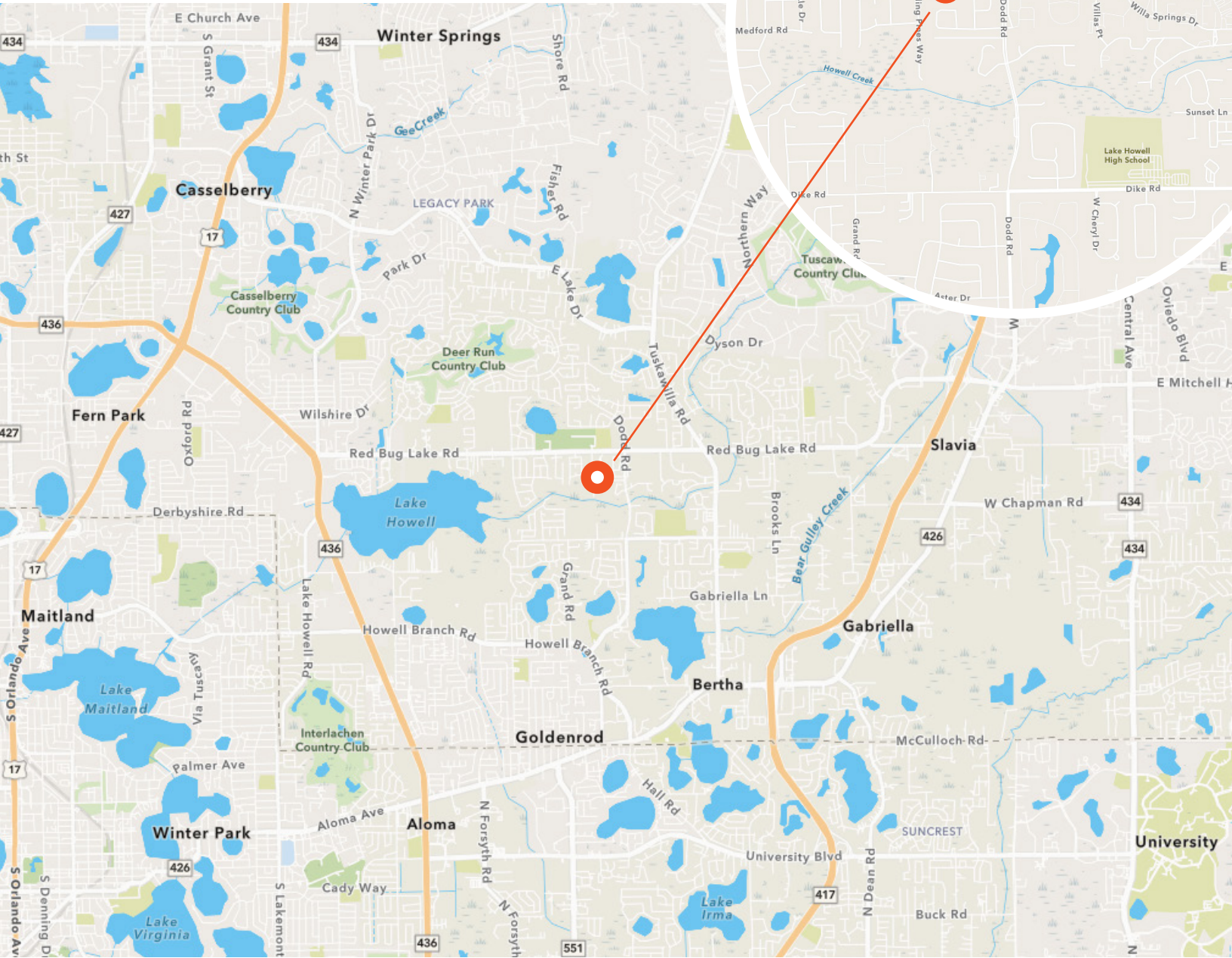
MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director

Licensed Real Estate Broker



LOCATION

Located across the street from Red Bug Elementary School, the property is less than 10 minutes from FL-417 and The Oviedo Mall to the east and 15 minutes from I-4 to the west. Additionally, Casselberry is centrally located, surrounded by the communities of Altamonte Springs, Longwood, Lake Mary, Winter Springs, Oviedo, Maitland, and Winter Park.



FOR MORE INFORMATION, PLEASE CONTACT:

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Vice President

Licensed Real Estate Broker

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Principal, Managing Director

Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

PHOTOS



ASSEMBLY SPACE



ASSEMBLY SPACE



KITCHEN



KITCHEN



CLASSROOM



OFFICE

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PHOTOS



CLASSROOM



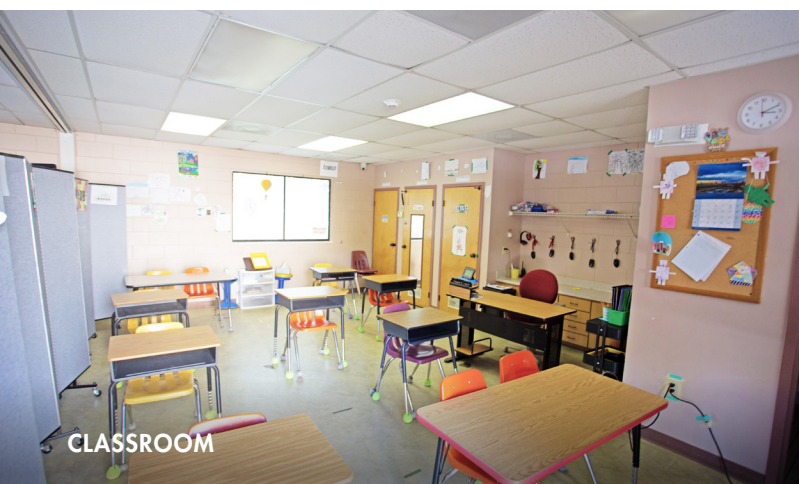
OFFICE



CLASSROOM



CLASSROOM



CLASSROOM



PARKING AREA

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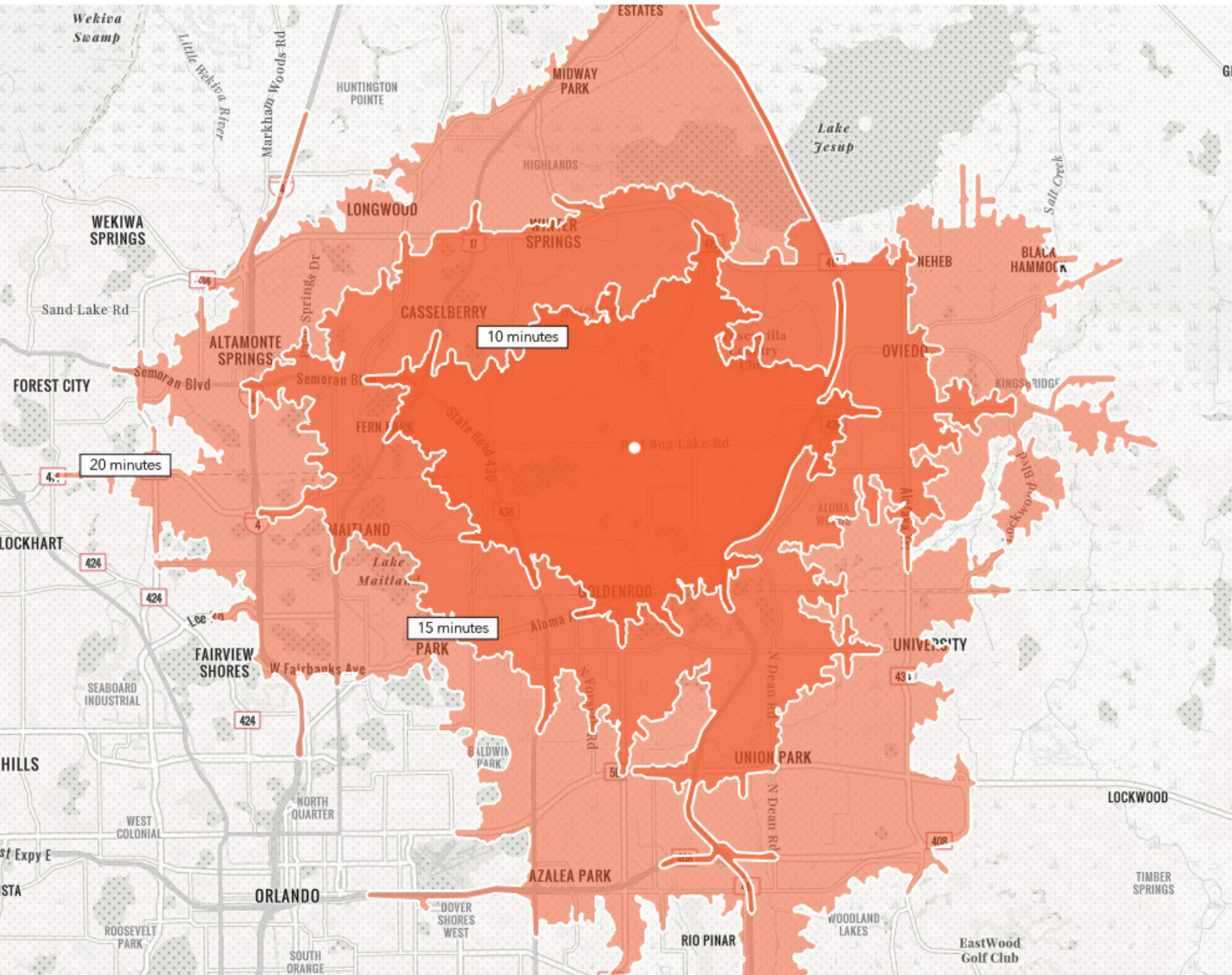
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DRIVE TIMES



36,500 VEHICLES

Red Bug Lake Road Annual Daily Traffic Count 2022

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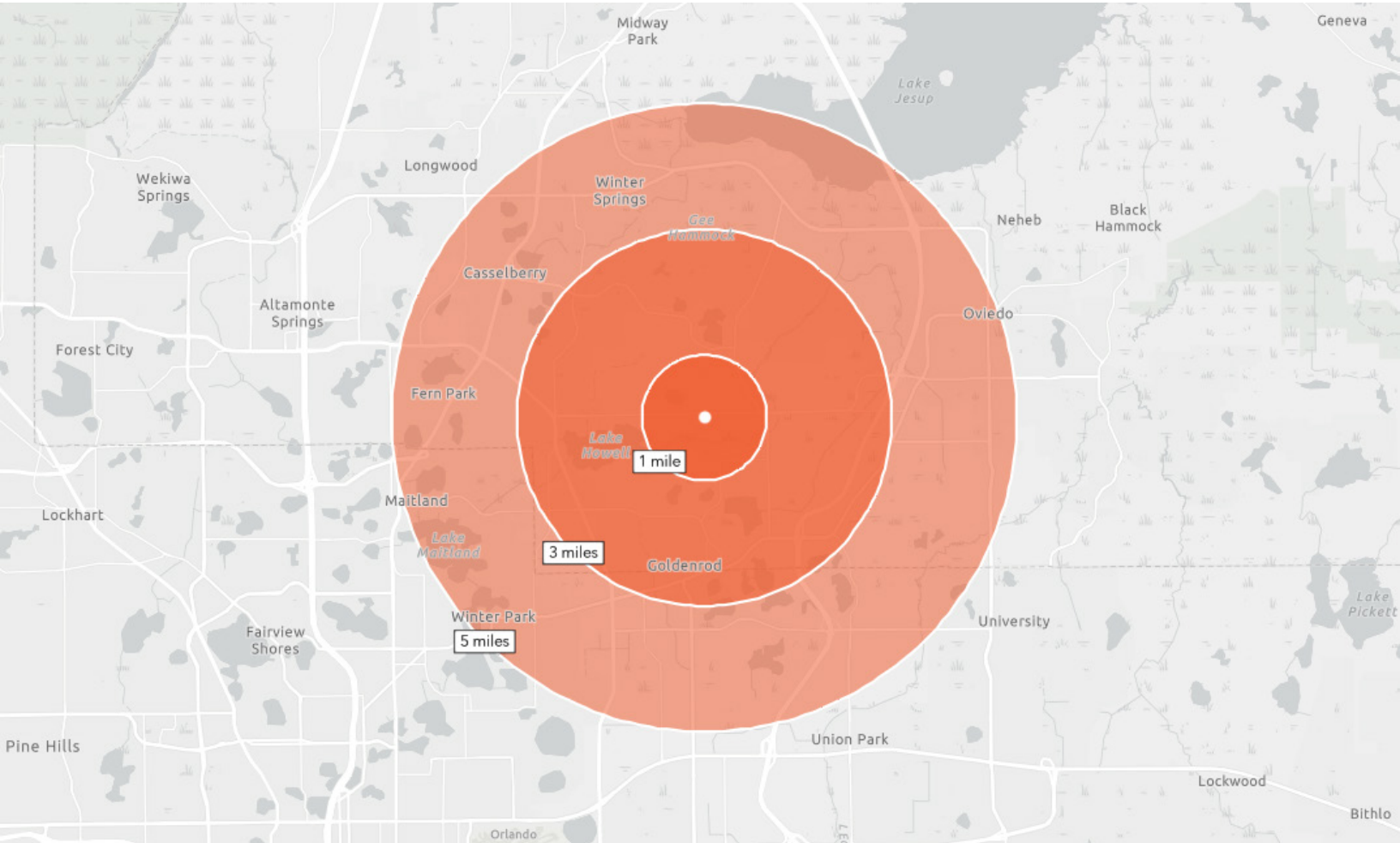
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DEMOGRAPHICS



1 MILE RADIUS

	10,560 ESTIMATED POPULATION 2025
	39.4 AVERAGE AGE
	\$405,224 MEDIAN HOME VALUE 2025
	4,223 TOTAL EMPLOYEES
	\$118,128 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	91,658 ESTIMATED POPULATION 2025
	39.4 AVERAGE AGE
	\$393,621 MEDIAN HOME VALUE 2025
	29,048 TOTAL EMPLOYEES
	\$107,805 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	235,234 ESTIMATED POPULATION 2025
	39.0 AVERAGE AGE
	\$426,298 MEDIAN HOME VALUE 2025
	97,047 TOTAL EMPLOYEES
	\$119,071 AVG HOUSEHOLD INCOME

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FOUNDRY
COMMERCIAL

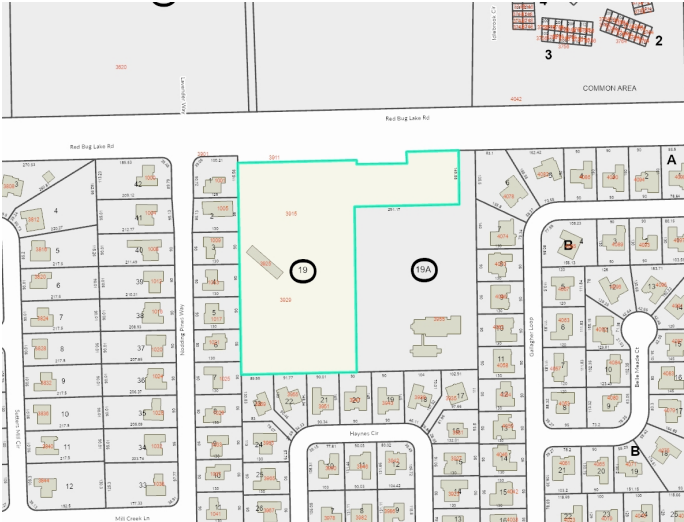
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Property Record Card



Parcel: **23-21-30-300-0190-0000**
 Property Address: **3925 RED BUG LAKE RD CASSELBERRY, FL 32707**
 Owners: **TUSKAWILLA UNITED METHODIST CHURCH INC**
 2026 Market Value \$3,621,127 Assessed Value \$3,287,116 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$40,876.78
 Churches property w/1st Building size of 7,005 SF and a lot size of 5.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	23-21-30-300-0190-0000
Property Address	3925 RED BUG LAKE RD CASSELBERRY, FL 32707
Mailing Address	3925 RED BUG LAKE RD CASSELBERRY, FL 32707-5501
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$2,952,243	\$2,325,668
Depreciated Other Features	\$18,795	\$12,530
Land Value (Market)	\$650,089	\$650,089
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,621,127	\$2,988,287
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$334,011	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$3,287,116	\$2,988,287

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$40,876.78
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$40,876.78

Owner(s)

Name - Ownership Type

TUSKAWILLA UNITED METHODIST CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,287,116	\$3,287,116	\$0
Schools	\$3,621,127	\$3,621,127	\$0
FIRE	\$3,287,116	\$3,287,116	\$0
ROAD DISTRICT	\$3,287,116	\$3,287,116	\$0
SJWM(Saint Johns Water Management)	\$3,287,116	\$3,287,116	\$0

Sales

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

Land

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

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7005
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,304,978
Assessed	\$652,489

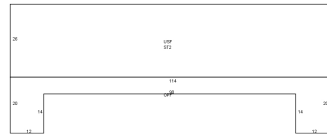
Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	2802

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1987
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5928
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$995,864
Assessed	\$567,642



Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	1020

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	14722
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$2,456,896
Assessed	\$1,732,112

Building 3

* Year Built = Actual / Effective

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

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	10000	\$27,000	\$16,200
WALKS CONC COMM	1982	795	\$4,325	\$2,595

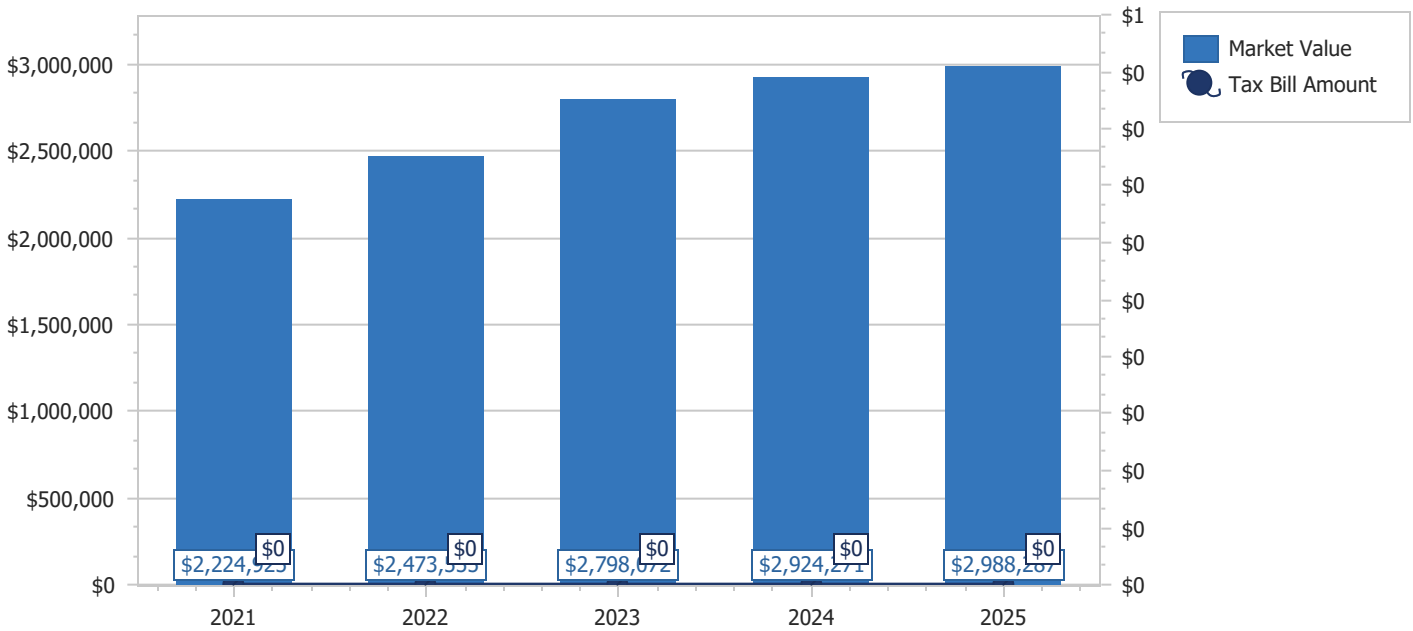
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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

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

Property Value History



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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: 3/30/2026 4:30:17 PM
Project: 26-80000037
Credit Card Number: 41*****7391
Authorization Number: 00728G
Transaction Number: 300326O3B-4371E4B0-B4F8-4326-A383-E00D8F20D80A
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:	ST CLEMENT ORTHODOX CHRISTIAN ACADEMY – PRE-APPLICATION	PROJ #: 26-8000037
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/31/26	
RELATED NAMES:	EP RAMI SADRACK	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-21-30-300-0190-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A K-12 ACADEMY ON 2.2 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
NO OF ACRES	2.2	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAMI SADRACK 370 S TRIPLET LAKE DR CASSELBERRY FL 32707 (407) 947-0843	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

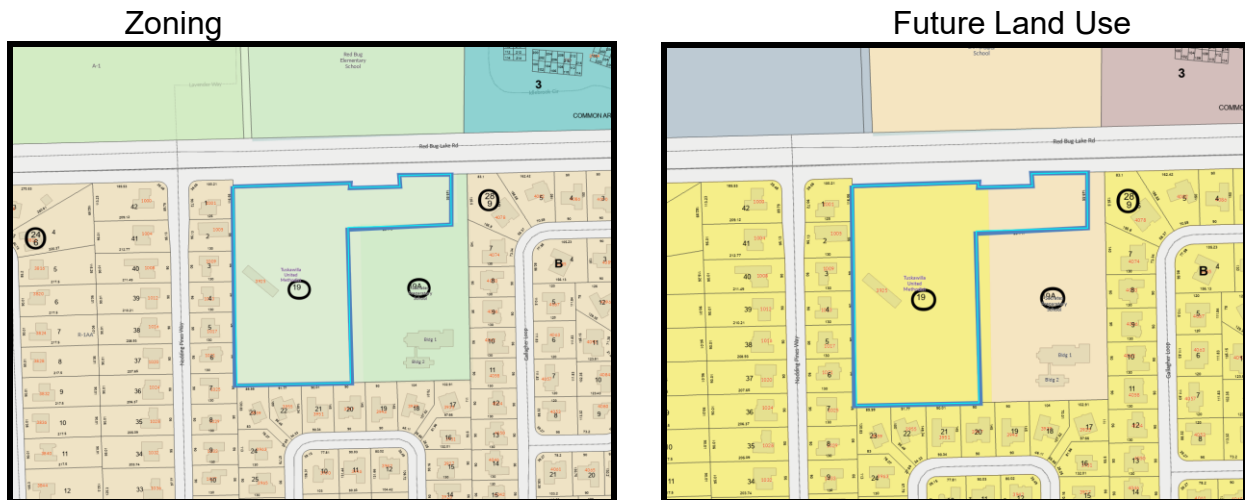
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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 with A-1 (Agriculture) zoning.
- Per Florida Statute 1002.42, “private schools” may use facilities on property owned or leased by a library, community service organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities. However, a private school choosing to operate under this statute must meet specific criteria referenced in Comment #15. If the school cannot meet those criteria, it must apply for a special exception.
- The Applicant will be required to submit a small site plan demonstrating compliance with off-street parking requirements for the school and the church. If these requirements cannot be met, a shared parking agreement must be provided as part of the small site plan review.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	The proposed K12 use constitutes a Change of Occupancy to Group E per FBC Existing 1001.3. Provide a complete change of occupancy analysis demonstrating compliance with FBC Existing Ch. 10, including life safety, fire protection, structural (Risk Category III), and accessibility upgrades. No approval can be granted until all Group E requirements are addressed.	Info Only
2.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit.	Info Only
3.	Building Division Daniel Losada	Any necessary or proposed modifications must be properly permitted.	Info Only
4.	Building Division Daniel Losada	Type of use and size of building requires fire sprinklers and fire alarms.	Info Only
5.	Building Division Daniel Losada	Educational facilities must comply with the Florida Accessibility Code.	Info Only
6.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre. 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
7.	Environmental Services Maliha Rahman	Seminole County Utilities does not have any objections to the proposed development.	Info Only
8.	Environmental Services Maliha Rahman	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	Info Only

		-> 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.	
9.	Environmental Services Maliha Rahman	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands. Further review will be reserved for site plans/final engineering.	Info Only
10.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 1.5" PVC potable water main running along the southwestern side of the property.	Info Only
11.	Environmental Services Maliha Rahman	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
12.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
13.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Site Plans are reviewed administratively by staff and are not required to be heard by the board. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only

14.	Planning and Development Annie Sillaway	Per Section 1002.01 (3) definition for "private schools": A "private school" is a nonpublic school defined as an individual, association, co-partnership, or corporation, or department, division, or section of such organizations, that designates itself as an educational center that includes kindergarten or a higher grade or as an elementary, secondary, business, technical, or trade school below college level or any organization that provides instructional services that meet the intent of s. 1003.01(16) or that gives preemployment or supplementary training in technology or in fields of trade or industry or that offers academic, literary, or career training below college level, or any combination of the above, including an institution that performs the functions of the above schools through correspondence or extension, except those licensed under the provisions of chapter 1005. A private school may be a parochial, religious, denominational, for-profit, or nonprofit school. This definition does not include home education programs conducted in accordance with s. 1002.41.	Info Only
15.	Planning and Development Annie Sillaway	Per Florida Statute Section 1002.42: concerning private school facilities: (19) FACILITIES. (a) A private school may use facilities on property owned or leased by a library, community service organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under s. 402.305, under any such facility's preexisting zoning and land use designations without rezoning or obtaining a special exception or a land use change, and without complying with any mitigation requirements or conditions. The facility must be located on property used solely for purposes described in this paragraph, and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety. (b) A private school may use facilities on property purchased from a library, community service organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is actively or was actively used as such within 5 years of any executed agreement with a private school to	Info Only

		<p>purchase the facilities; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under s. 402.305, under any such facility's preexisting zoning and land use designations without obtaining a special exception, rezoning, or a land use change, and without complying with any mitigation requirements or conditions. The facility must be located on property used solely for purposes described in this paragraph, and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety. Section 170.201, F.S. (2) Property owned or occupied by a religious institution and used as a place of worship or education; by a public or private preschool, elementary school, middle school, or high school; or by a governmentally financed, insured, or subsidized housing facility that is used primarily for persons who are elderly or disabled shall be exempt from any special assessment levied by a municipality to fund any service if the municipality so desires. As used in this subsection, the term religious institution means any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on and the term governmentally financed, insured, or subsidized housing facility means a facility that is financed by a mortgage loan made or insured by the United States Department of Housing and Urban Development under s. 8, s. 202, s. 221(d)(3) or (4), s. 232, or s. 236 of the National Housing Act and is owned or operated by an entity that qualifies as an exempt charitable organization under s. 501(c)(3) of the Internal Revenue Code. As used in this subsection, the term preschool means any child care facility licensed under s. 402.305.</p>	
16.	<p>Planning and Development Annie Sillaway</p>	<p>The building setbacks for A-1 (Agriculture) are: Front: Fifty (50) feet, Ten (10) feet, Thirty (30) feet.</p>	Info Only
17.	<p>Planning and Development Annie Sillaway</p>	<p>A private school may use existing facilities on property that is either owned or leased by a church or purchased from a church for private school purposes. Note, this statute references facilities located on church property so it would not include instances where facilities were proposed to be constructed. The church has to have been actively used as a church within 5 years of the agreement between the private school and the church. If so, then the private school can be established on the property under the existing zoning. This preemption,</p>	Info Only

		<p>however, only applies to rezonings, special exceptions or land use changes, thus, the private school would have to comply with all other requirements of the LDC. It would also have to go through the site plan process and comply with any other applicable requirements under the existing zoning, future land use, or special exceptions that may have been granted on the property. Given the above statutory framework, a private school seeking to avail itself of this provision of the Florida Statutes would need to provide the following to the County:</p> <ol style="list-style-type: none"> 1) Evidence that the property where the private school is proposed to be located is either owned or leased by a church or has been purchased from a church. 2) A copy of the executed agreement between the private school and the church to either use the facility or purchase the facility, whichever is applicable. 3) Evidence from the applicant that the property was actively used as a church within 5 years of the agreement referenced in 2). 4) Planning and Zoning verification of the applicant's evidence that the property was actively used as a church during the applicable time period. 5) A site plan or any other required application for the proposed school. The Applicant must provide documentation demonstrating that the request complies with the statutory provisions. <p>If the preemption requirements are satisfied, the Applicant will not be required to obtain a Special Exception. If the requirements cannot be met, the Applicant must proceed with the Special Exception process. Even if the Applicant complies with the state statute, they are still required to complete the site plan review process and adhere to all applicable Comprehensive Plan and Zoning district requirements.</p>	
18.	Planning and Development Annie Sillaway	The zoning on the subject property is A-1 (Agriculture) zoning, which permits elementary. However, a special exception is required for middle and high school grades.	Info Only
19.	Planning and Development Annie Sillaway	Off street parking requirements: Elementary and Middle: 1.75 spaces / classroom and High School and Above: 5 spaces / classroom.	Info Only
20.	Planning and Development	On October 1, 2025, a Preliminary Subdivision Plan was approved for a shared parking agreement between	Info Only

	Annie Sillaway	the church and school that only had pre-kindergarten and a daycare facility. The proposed use would be required to demonstrate that they can meet the parking requirements or update the shared parking agreement to make sure there is enough parking between the two uses of a church and private school.	
21.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • 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
22.	Planning and Development Annie Sillaway	<p>Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.</p> <p>Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	Info Only
23.	Public Safety - Fire Marshal Matthew Maywald	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
24.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	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
26.	Public Safety - Fire Marshal Matthew	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

	Maywald		
27.	Public Safety - Fire Marshal Matthew Maywald	Any building alterations, change of use, etc, will require a building permit.	Info Only
28.	Public Works - Engineering Stephanie Morales	The proposed project is located within the Howell Creek drainage basin.	Info Only
29.	Public Works - Engineering Stephanie Morales	Based on SCS Soil Survey GIS overlays, the site generally has well-drained class soils.	Info Only
30.	Public Works - Engineering Stephanie Morales	The drainage for the site is not clear. 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 or additional retention may be required if any site improvements or addition of impervious area are contemplated	Info Only
31.	Public Works - Engineering Stephanie Morales	Based on a preliminary review, the topography of the site appears to slope south.	Info Only
32.	Public Works - Engineering Stephanie Morales	If any site improvements or addition of impervious area are contemplated, a detailed drainage analysis will be required at final engineering.	Info Only
33.	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.sjrwm.com .	Info Only
34.	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
35.	Public Works - Engineering Stephanie Morales	The property is adjacent to Red Bug Lake Rd which is classified as a County road. Red Bug Lake Rd is/not currently programmed to be improved according to the County 5-year Capital Improvement Program.	Info Only
36.	Public Works - Engineering Stephanie Morales	It is not clear how traffic circulation would be managed given the increased amount of vehicles the school will bring. A traffic circulation plan will be required at final engineering.	Info Only
37.	Public Works - Engineering	A pavement marking plan including ADA parking and path of travel will be required to be shown at final	Info Only

	Stephanie Morales	engineering.	
38.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site based on the change in land use to K-12 (max 100 students), to generate 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. *** VERY IMPORTANT***: A Methodology document for the TIS must 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
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	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	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Stephanie Morales 407-665-5572 smorales@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0362

Title:

SANFORD RAISING CANES - PRE-APPLICATION

Project Number: 26-80000038

Project Description: Proposed Site Plan for a quick service restaurant on 5.17 acres in the PD zoning district located on the north side of SR 46, east of Hickman Dr

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

Parcel ID: 29-19-30-300-0020-0000

BCC District: 5-Herr

Applicant: Kobe Swope (772) 301-0216

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. #: 26-80000038
 PM: Annie
 REC'D: 4/7/26

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: C1637 Sanford Raising Cane's
 PARCEL ID #(S): 29-19-30-300-0020-0000
 TOTAL ACREAGE: 5.17 Acers BCC DISTRICT: 5: Herr
 ZONING: PD FUTURE LAND USE: Planned Development

APPLICANT

NAME: Sanford W 46 LLC COMPANY: Sanford W 46 LLC
 ADDRESS: 6414 Montclair Bluff Ln
 CITY: Windemere STATE: FL ZIP: 34786
 PHONE: EMAIL:

CONSULTANT

NAME: Kobe Swope COMPANY: Kimley-Horn & Associates Inc.
 ADDRESS: 445 24TH ST STE 200
 CITY: Sanford STATE: FL ZIP: 32960
 PHONE: 772-301-0216 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Quick service restaurant with 2 proposed drive through lanes.

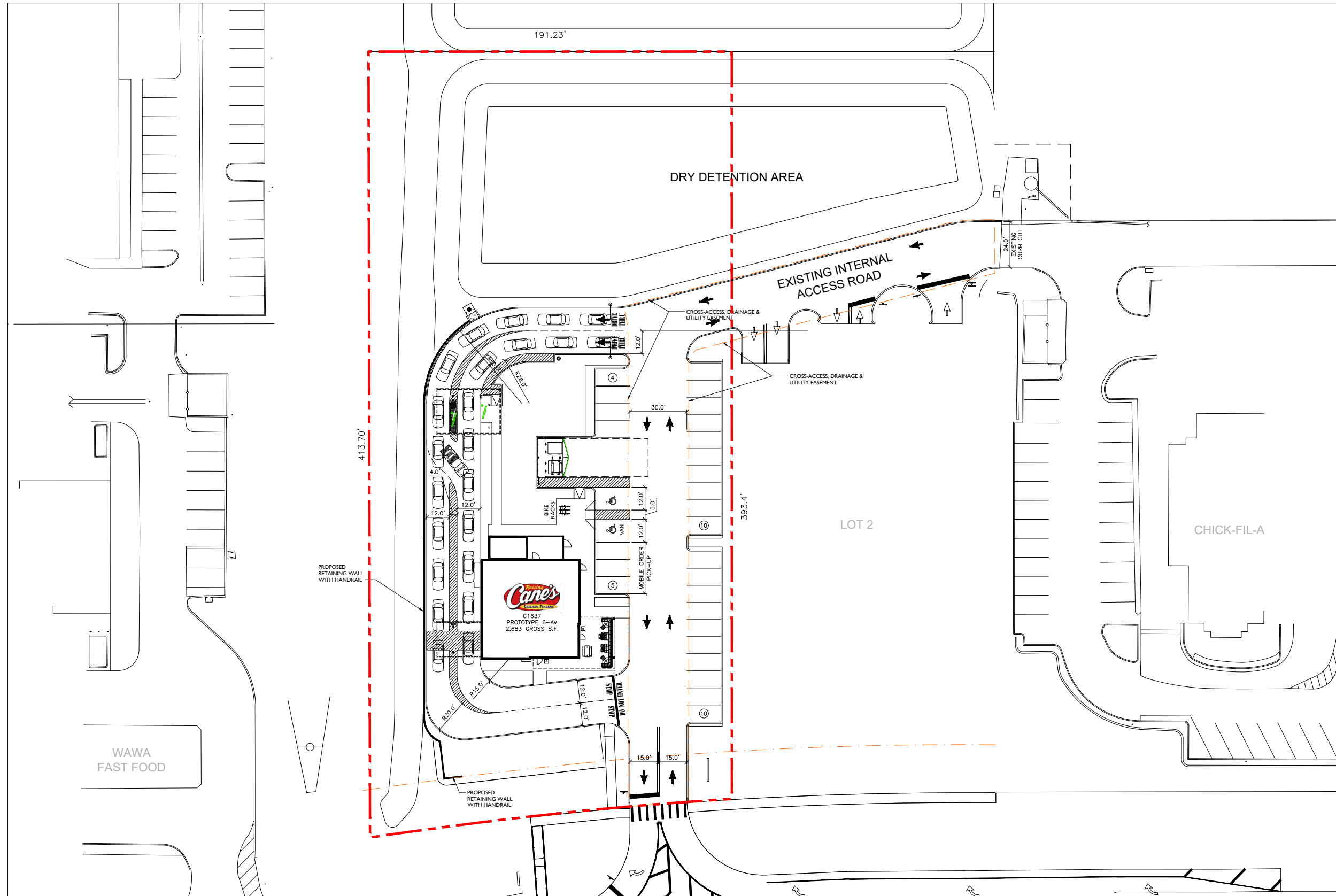
SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

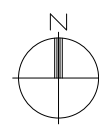

STAFF USE ONLY

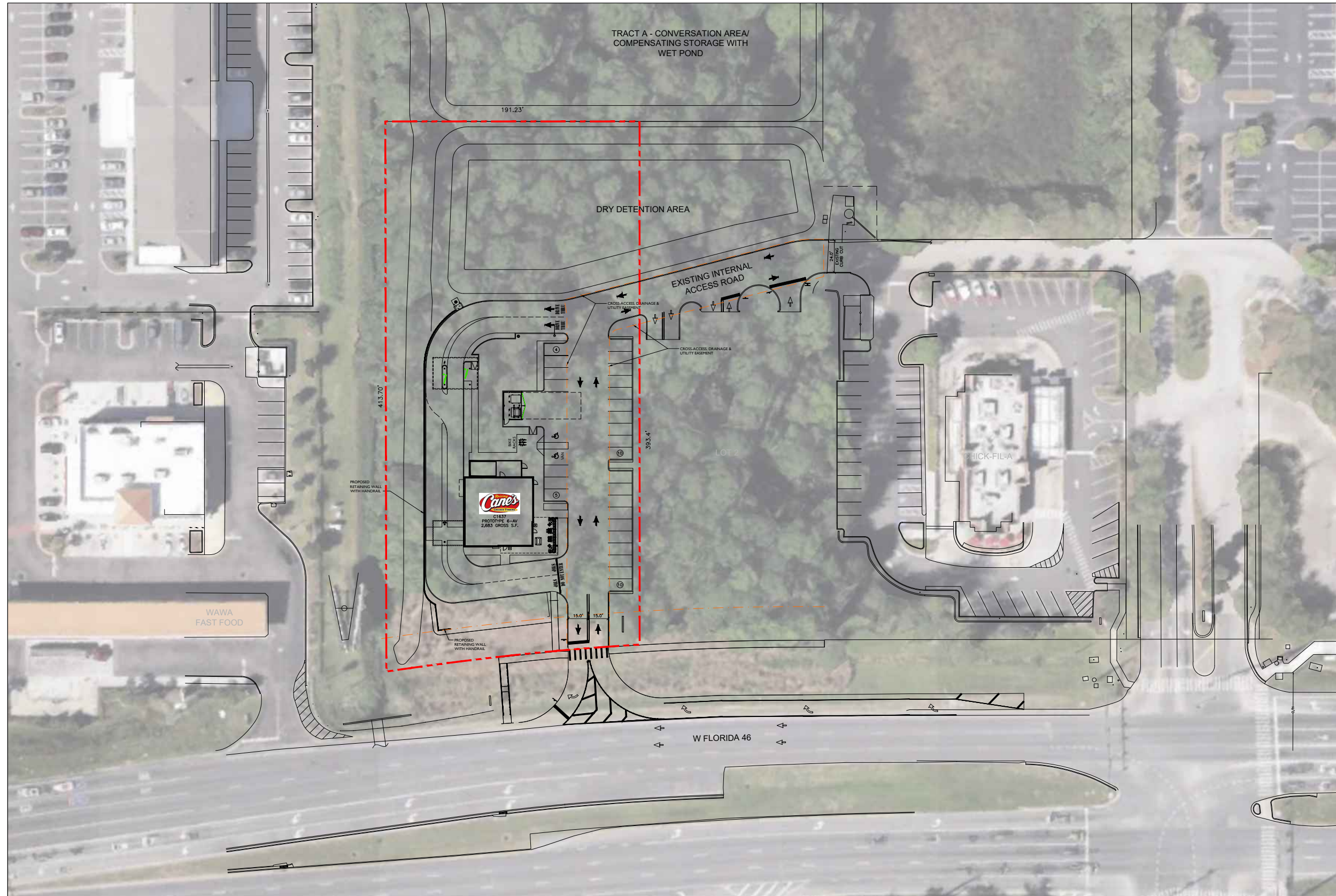
COMMENTS DUE: 4/17 COM DOC DUE: 4/23 DRC MEETING: 4/29

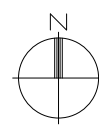

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD FLU: HIPTI LOCATION:
on the north side of SR 46,
east of Hickman Dr
 W/S: Seminole County BCC: 5: Herr



	TOTAL SITE AREA	76761	1.76ac	CI637 W FLORIDA 46 & HICKMAN, SANFORD, FL				
	PARKING STALLS	29 PROV.	27 REQ.					
	SHARED PARKING	NOT AVAILABLE			PROTOTYPE: P6-AV	DA:AA DRAWN BY: VB, JT		VERSION: SD - 3.1
	D/T CAR COUNT	23			AREA: 2,683 SF	REM: CJ DM: JT		03/27/2026



	TOTAL SITE AREA	76761	1.76ac	C1637 W FLORIDA 46 & HICKMAN, SANFORD, FL				
	PARKING STALLS	29 PROV.	27 REQ.					
	SHARED PARKING	NOT AVAILABLE			PROTOTYPE: P6-AV	DA:AA DRAWN BY: VB, JT		VERSION: SD - 3.1
	D/T CAR COUNT	23			AREA: 2,683 SF	REM: CJ DM: JT		03/27/2026

Property Record Card



Parcel: **29-19-30-300-0020-0000**
 Property Address:
 Owners: **SANFORD W 46 LLC**
 2026 Market Value \$1,983,163 Assessed Value \$1,983,163 Taxable Value \$1,983,163
 2025 Tax Bill \$27,127.69
 Vac General-Commercial property has a lot size of 5.17 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0020-0000
Property Address	
Mailing Address	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-6410
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,983,163	\$1,983,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,983,163	\$1,983,163
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	\$1,983,163	\$1,983,163

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$27,127.69
Tax Bill Amount	\$27,127.69
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE
(LESS ST RD R/W)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,983,163	\$0	\$1,983,163
Schools	\$1,983,163	\$0	\$1,983,163
FIRE	\$1,983,163	\$0	\$1,983,163
ROAD DISTRICT	\$1,983,163	\$0	\$1,983,163
SJWM(Saint Johns Water Management)	\$1,983,163	\$0	\$1,983,163

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2024	\$2,000,000	10648/0628	Vacant	Yes
WARRANTY DEED	7/1/1999	\$570,000	03715/1076	Vacant	No
ADMINISTRATIVE DEED	8/1/1985	\$250,000	01663/1427	Vacant	No

Land

Units	Rate	Assessed	Market
104,304 SF	\$19/SF	\$1,981,776	\$1,981,776
2.77 Acres	\$500/Acre	\$1,387	\$1,387

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

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

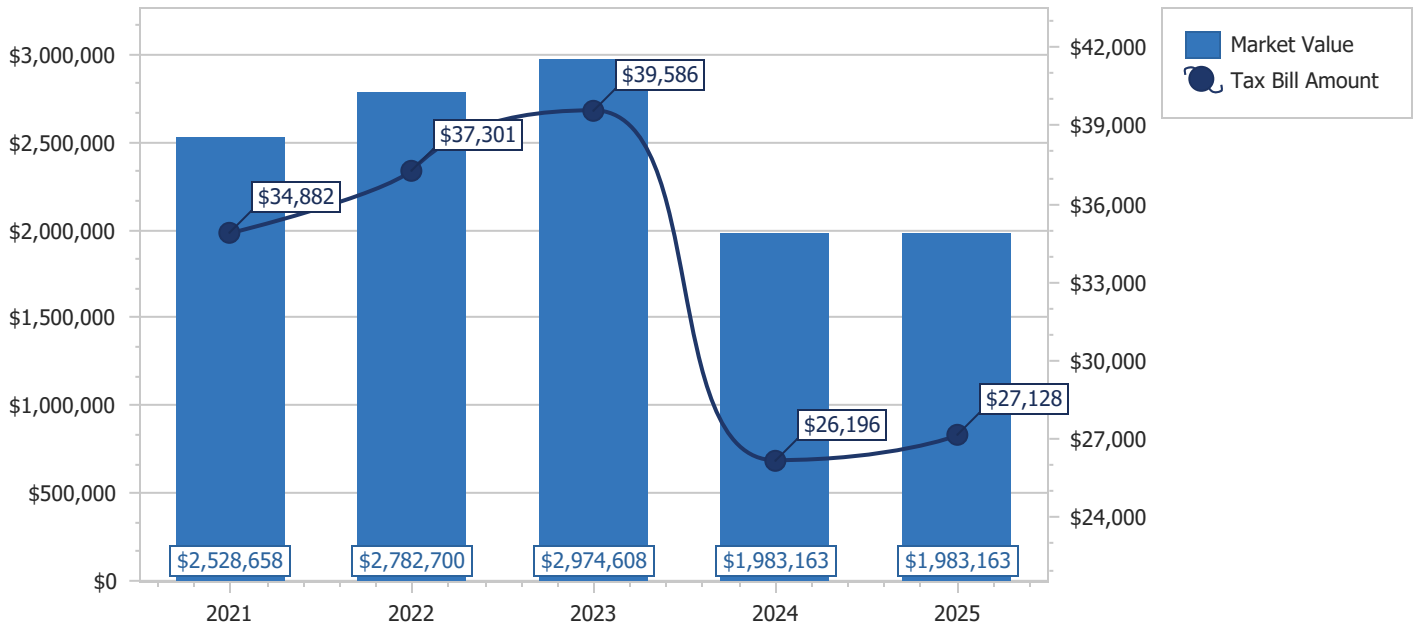
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

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

Property Value History



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

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

Receipt Details

Date: 4/8/2026 8:38:21 AM
Project: 26-80000038
Credit Card Number: 37*****1001
Authorization Number: 206081
Transaction Number: 080426C1A-EFD00EF6-E639-4872-80D7-9D4B9B97195F
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:	SANFORD RAISING CANES - PRE-APPLICATION	PROJ #: 26-80000038
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/26	
RELATED NAMES:	EP KOBE SWOPE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-300-0020-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A QUICK SERVICE RESTAURANT ON 5.17 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DR	
NO OF ACRES	5.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF SR 46, EAST OF HICKMAN DR	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KOBE SWOPE KIMLEY-HORN & ASSOCIATES INC 445 24TH ST STE 200 VERO BEACH FL 32960 (772) 301-0216 [REDACTED]	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

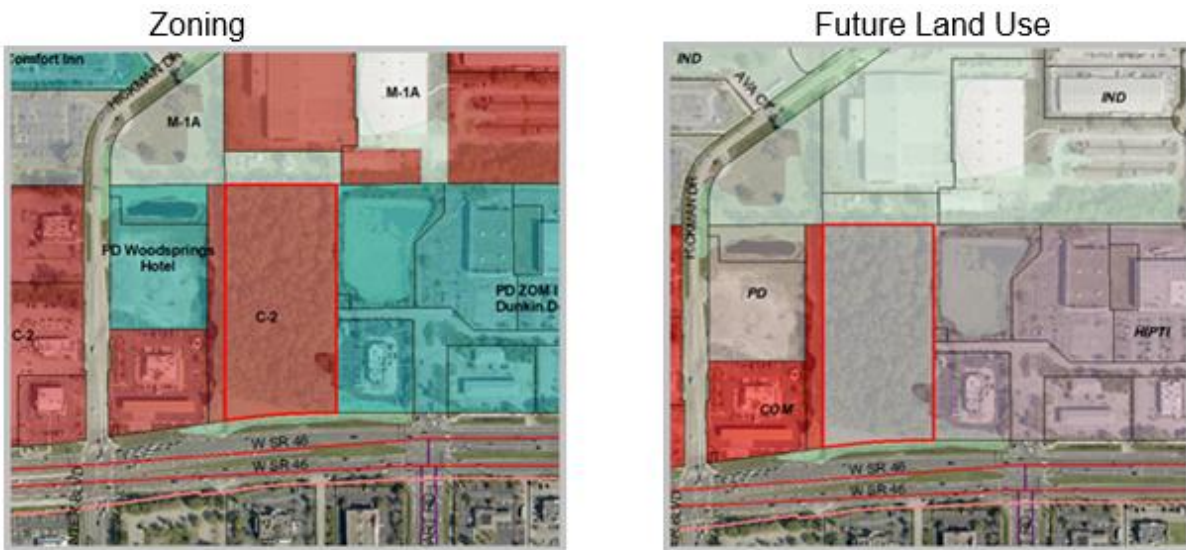
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. 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 Higher Intensity Planned Development – Target Industry and PD (Planned Development) zoning.
- The Final Development Plan and Preliminary Subdivision Plan are currently being reviewed by the County. The Applicant should reach out to the Developer to discuss who will be submitting for site plan approval.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



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, pools, etc...	Info Only
2.	Building Division Daniel Losada	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
3.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
4.	Building Division Daniel Losada	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Seminole County Code (Municode) Chapter 270 Water and Sewer. Required minimum 750 gallon grease interceptor outside the building. It will be necessary to provide an Acceptance/Approval or Exception Letter from Seminole County Environmental Services, for assistants please email Seminole County Environmental Services at, industrialpretreatment@seminolecountyfl.gov	Info Only
5.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
6.	Comprehensive Planning David German	The subject property has a Higher Intensity Planned Development (HIP-TI) Future Land Use Designation. All development must comply with the FLU designation.	Info Only
7.	Comprehensive Planning David German	The subject property is located in the Urban Centers and Corridors Overlay (Policy FLU 4.2.3 Comprehensive Plan). Per Policy FLU 4.2.3 Urban Centers and Corridors Overlay: Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.	Info Only
8.	Comprehensive Planning David German	The subject property is within the Interstate 4 High Tech Corridor (Policy FLU 4.5.4 Comprehensive Plan). The growth of high tech industries on this property is highly encouraged.	Info Only

9.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed development.	Info Only
10.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running up and down along the eastern property line of this development. A connection can be made within the adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) or just to the south of that within the private parcel of 28-19-30-5NQ-0C00-0000. Note that this private parcel has a blanket cross-access and utility easement over it.	Info Only
11.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an adjacent Seminole County owned parcel (28-19-30-5NQ-0D00-0000) that contains a Seminole County owned public lift station. This development has the option of connecting directly into the wet well of the lift station or to the nearby gravity 8" PVC sanitary sewer main/manhole that flows into the lift station from the southeast.	Info Only
12.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
13.	Environmental Services Maliha Rahman	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. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
14.	Environmental Services Maliha Rahman	This development must adhere to Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative	Info Only

		complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	
15.	Planning and Development Annie Sillaway	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
16.	Planning and Development Annie Sillaway	The maximum allowable building height is 35 feet.	Info Only
17.	Planning and Development Annie Sillaway	The subject property is located in the State Road 46 Gateway Corridor and must comply with Sec. 30.10.11 of the Seminole County Land Development Code.	Info Only
18.	Planning and Development Annie Sillaway	The maximum Floor Area Ratio (F.A.R.) is 1.5.	Info Only
19.	Planning and Development Annie Sillaway	A restaurant with a drive-thru is a permitted use in the Sanford Commercial Planned Development (PD).	Info Only
20.	Planning and Development Annie Sillaway	The minimum parking stall size shall be nine (9) feet by eighteen (18) feet.	Info Only
21.	Planning and Development Annie Sillaway	At the time of site plan review, parking lot landscaping will be required in accordance with the Seminole County Land Development Code on the site plan.	Info Only
22.	Planning and Development Annie Sillaway	The external building setback is: North: Zero (0) foot setback, South (facing SR 46): Fifty (50) feet, East: Ten (10) feet, West: Fifteen (15) feet. Internal Setbacks will be determined during the Final	Info Only

		Development Plan, which is still in for review.	
23.	Planning and Development Annie Sillaway	The outdoor lighting requirements shall conform with Part 15 of the Seminole County Land Development Code.	Info Only
24.	Planning and Development Annie Sillaway	The Applicant will need to get in touch with the Developer, Bryan Schultz at 813-760-2621 or b.schultz@oceanbleugroup.com to discuss who will be submitting for the site plan approval.	Info Only
25.	Planning and Development Annie Sillaway	<p>The Developers Final Development Plan is currently under review alongside the Preliminary Subdivision Plan. The proposal divides the property into Lot 1, Lot 2, and Tract A. There are a few steps that still need to be completed before a site plan can be submitted.</p> <p>1st Step (developer is completing): 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).</p> <p>2nd Step (developer is completing since the property is being subdivided) Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension).</p> <p>Step 3 Site Plan/Final Engineering: Approval of the Site Plan or Final engineering plans that are reviewed administratively.</p> <p>Step 4 Final Plat (developer will be submitting for plat): If the subject site is being subdivided, the Final Plat must be submitted and reviewed by staff and approved by the Board of County Commissioners as a consent agenda item.</p>	Info Only
26.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only

28.	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
29.	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
30.	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
31.	Public Works - Engineering Andrew Broxton	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
32.	Public Works - Engineering Andrew	The proposed project is located within the Lake Monroe drainage basin.	Info Only

	Broxton		
33.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
34.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site has known drainage issues, therefore the site will be required to retain up to the entire 25-year, 24-hour storm event volume onsite without discharge. Unless rate and/or volume of discharge is substantially reduced and accepted by Seminole County.	Info Only
35.	Public Works - Engineering Andrew Broxton	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
36.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope towards the north and west.	Info Only
37.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to existing ditch on west side of site.	Info Only
38.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
39.	Public Works - Engineering Andrew Broxton	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
40.	Public Works - Engineering Andrew Broxton	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
41.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
42.	Public Works - Engineering Andrew Broxton	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

43.	Public Works - Engineering Andrew Broxton	Please ensure ADA requirements are met. Specifically, ADA parking should be as close to main entrance as possible and ADA accessible path to Right-of-Way does not appear to be correct.	Info Only
44.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project's land Use (i.e., fast food restaurant) based on Seminole County's Traffic impact Study (TIS) Guidelines dated 12-18-2025, section 2.0. *** VERY IMPORTANT***: A Methodology document for the TIS must 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
Natural Resources	Review Complete	Sarah Harttung
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@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	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@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: 2026-0363

Title:

7 BREW COFFEE - PRE-APPLICATION

Project Number: 26-80000039

Project Description: Proposed Site Plan for a drive thru restaurant on 0.99 acres in the PD zoning district located on the northwest corner of E SR 46 and S Hunt Club Blvd

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

Parcel ID: 07-21-29-300-016E-0000

BCC District: 3-Constantine

Applicant: Bruno Porto (561) 997-6002

Consultant: Eduardo Carcache (305) 558-4124



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

PROJ. #: 26-80000039

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <u>7 Brew Coffee</u>	
PARCEL ID #(S): <u>07-21-29-300-016E-0000</u>	
TOTAL ACREAGE: <u>0.99 Acres</u>	BCC DISTRICT: <u>District 3</u>
ZONING: <u>PD</u>	FUTURE LAND USE: <u>PD</u>

APPLICANT

NAME: <u>Bruno Porto</u>	COMPANY: <u>JAI Brew Orlando LLC</u>
ADDRESS: <u>6301 N.W. 5th Way, Ste 2500</u>	
CITY: <u>Ft Lauderdale</u>	STATE: <u>FL</u> ZIP: <u>33309</u>
PHONE: <u>561-997-6002</u>	EMAIL: [REDACTED]

CONSULTANT

NAME: <u>Eduardo Carcache, P.E.</u>	COMPANY: <u>CKE Group, Inc.</u>
ADDRESS: <u>17190 Royal Palm Blvd., Suite 2</u>	
CITY: <u>Weston</u>	STATE: <u>FL</u> ZIP: <u>33326</u>
PHONE: <u>305-558-4124</u>	EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Conversion of bank building with drive thru to restaurant with drive thru

STAFF USE ONLY

COMMENTS DUE: <u>4/17</u>	COM DOC DUE: <u>4/23</u>	DRC MEETING: <u>4/29</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the northwest corner of E SR 436 and S Hunt Club Blvd</u>
W/S: <u>Seminole County</u>	BCC: <u>3: Constantine</u>	

Agenda: 4/24



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

PRE-APPLICATION

PRE-APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PROPOSED DEVELOPMENT

PURPOSE

The pre-application process is an informal exchange of ideas and information in response to concept development plans provided by the applicant to help the applicant determine the next steps of the development proposal. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. <http://seminolecountyfl.gov/guide/codes.aspx>

The information provided at the pre-application meeting and through comments is preliminary and not intended to give an in-depth review of the proposal. For a concurrency determination, including water and sewer capacity, a separate concurrency review application and applicable fees must be submitted using the following link: <https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/concurrency-impact-fees/application-for-concurrency-review.stml>

PROCESS

Once the pre-application and fee are received, it will be assigned a project number, processed and routed out to various departments for review. The Project Manager and other applicable departments will review the project and provide comments via e-mail. Upon receiving the comments, the applicant may request a pre-application meeting, which will be held during the Development Review Committee (DRC) meeting on Wednesday mornings. If a meeting is requested, the applicant will be advised via e-mail of their scheduled meeting time the Friday prior to the meeting.

REQUIRED ATTACHMENTS

- Application
- Application fee (\$50.00)
- Detailed narrative
- Site map of existing conditions
- Site sketch of proposal

DELIVERY METHODS

Completed forms and all the above required attachments may be sent via:

- **E-mail:** Eplandesk@seminolecountyfl.gov
- **Hand delivery:** Seminole County Planning & Development Division, West Wing, Second Floor, Room 2028, 1101 East First Street, Sanford, Florida 32771
- **Mail:** Seminole County Planning & Development Division, 1101 East First Street, Sanford, Florida 32771



Proposed 7Brew Coffee

590 South Hunt Club Boulevard

Apopka, FL 32703

PROJECT NARRATIVE

(April 2026)

Site Background:

JAI BREW, LLC is considering building a new 7Brew Coffee Drive-Thru Restaurant in Apopka, Florida. The site is located at 590 South Hunt Club Boulevard and is under Seminole County's jurisdiction. The proposed outparcel is part of the Foxwood Planned Development (Hunt Club Corners Ph 1).



Figure 1 – Aerial View

Property Record:

The Property ID is: 07-21-29-300-016E-0000. Zoning: PD, no zoning changes required.

The site is located at the intersection of East State Road 436 and South Hunt Club Boulevard. The existing 5,065 SF Wells Fargo building will be partially demolished. The new building area will be 3,852 SF and will be renovated/remodeled to accommodate the proposed restaurant. The location of the drive-thru will be like that of the bank, with two of the three existing lanes used as drive-thru lanes and one used as an escape/bypass lane.

A monument sign will be used. Refacing the existing Wells Fargo monument sign is an option. The current sign consists of a metal shroud at the base, which is in poor condition, and a vinyl cover where the original Wells Fargo facing was installed. Directional signs with logos are allowed. No off-site signage will be used.



Figure 2 – Existing sign structure previously used by Wells Fargo

An asbestos survey, site plan approval, demolition permit and building permits will be required.

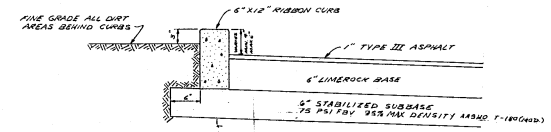
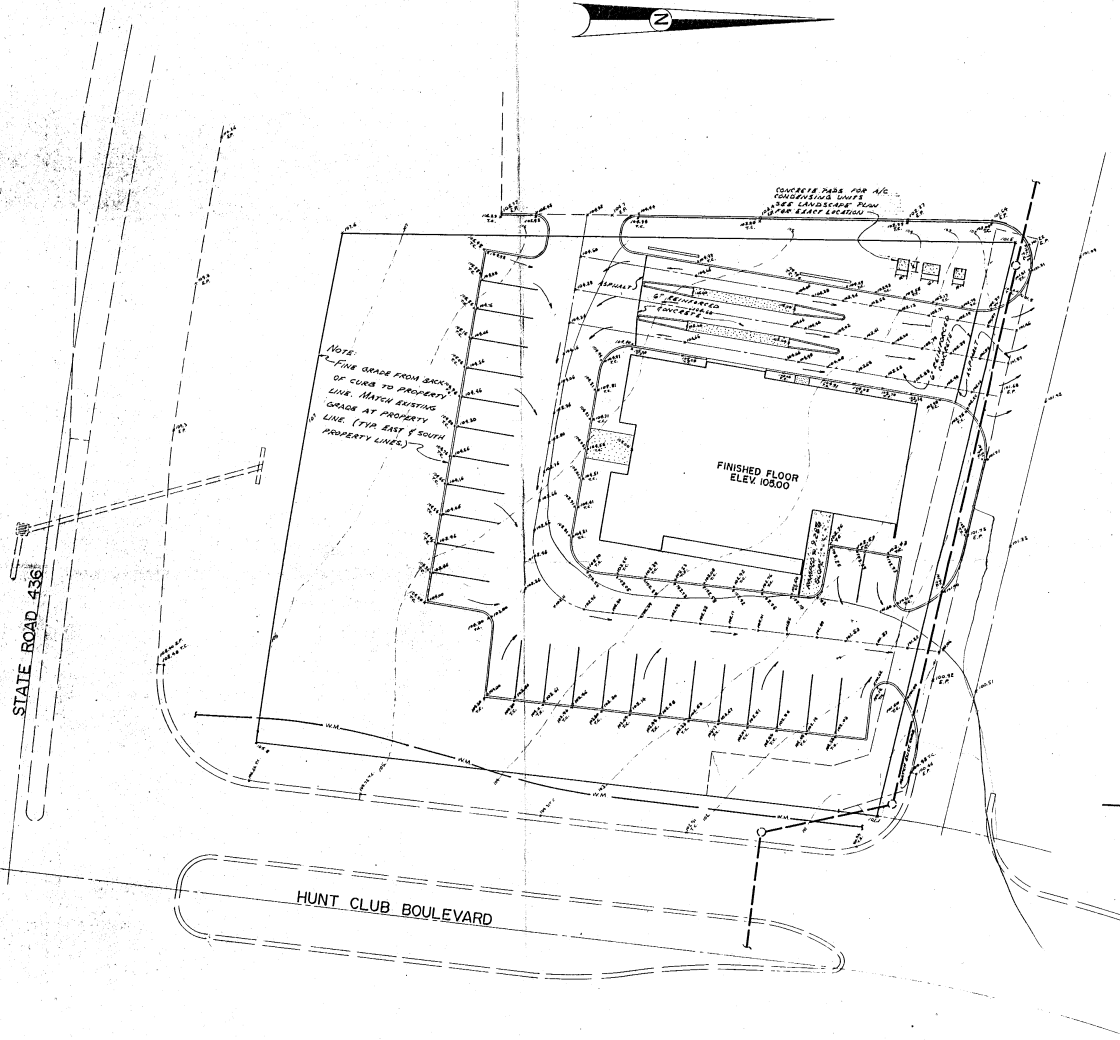
Pre-Application – Issues to be addressed

A bank with drive-thru exists. Will a restaurant with drive-thru be allowed for the PD?

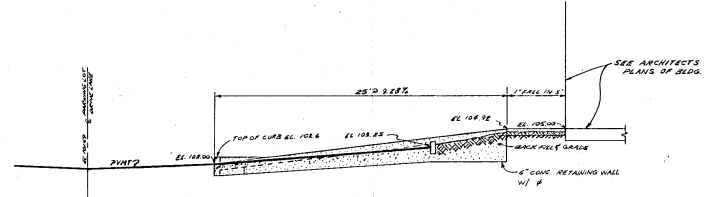
- Is a Change of Use required?
- Traffic Study?
- Noise Study?
- Phase I Environmental?
- Soils Report?
- Can Building Plans be submitted concurrently with the Site Plan submittal?
- A storm system is already in place for the subdivision. Only minor changes are proposed to the previous/imperious ratio. What will be the requirements for our renovation?
- Will the proposed restaurant receive impact fee credits for Road, Police and Concurrency (utilities) since the building footprint will be reduced?
- There are several fire hydrants within the development; one is located less than 150 FT from the existing building. Will another one be required?



Figure 3 – Existing Fire Hydrant Near Proposed Parcel



CURB & PAVING TYP. SEC.

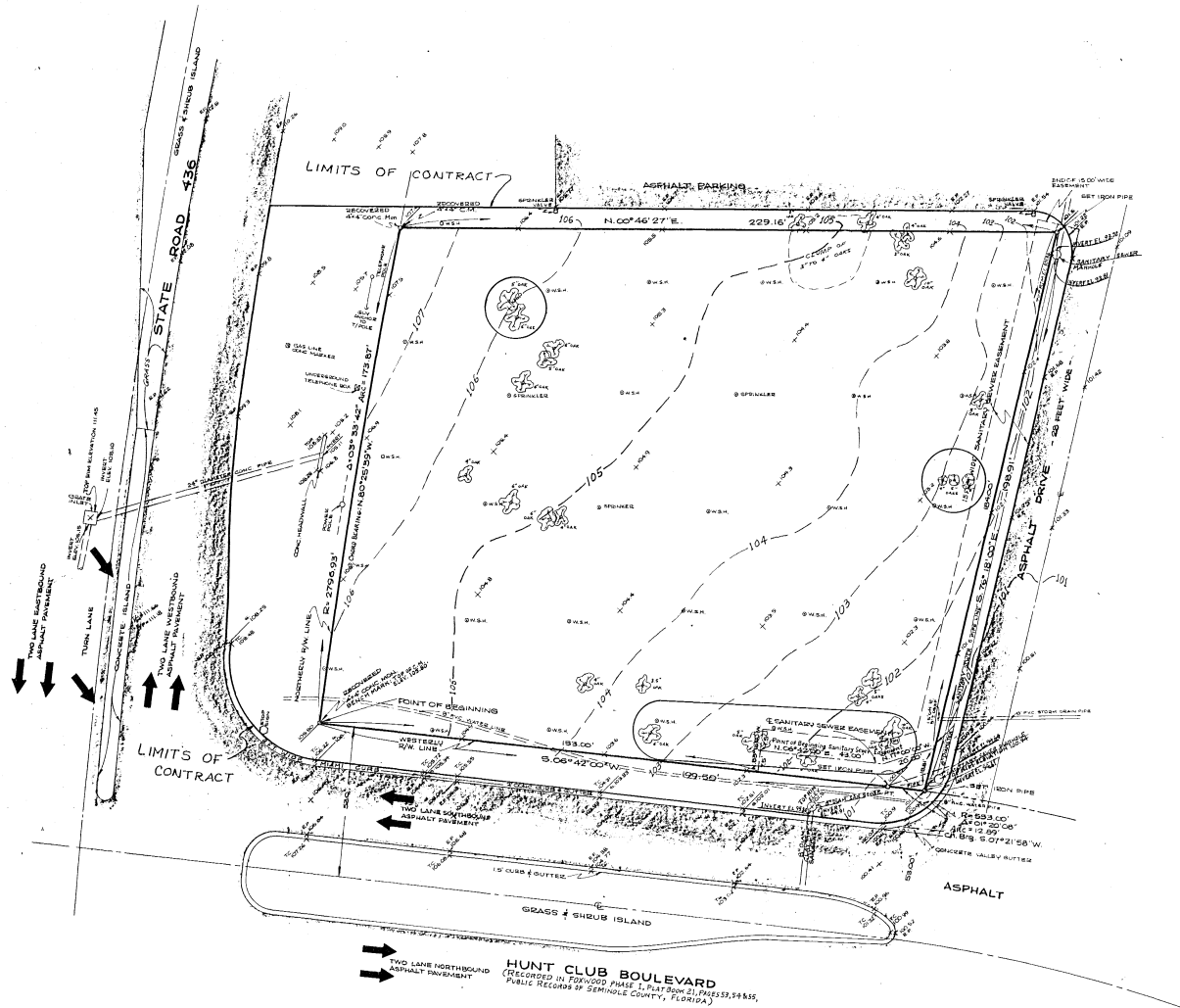


RAMP SIDE ELEV.

Note: ALL DRAINAGE IS DIRECTED TO EXISTING INLETS WITHIN SHOPPING CENTER PARKING LOT. EXISTING RETENTION PONDS SIZED TO HANDLE THIS RUNOFF.

Rec'd
7.6.81
J.S.J.

LAND ENGINEERING CO. 848 EAST LAUREL LONGWOOD, FLORIDA		AMERIFIRST FEDERAL WEKIVA OFFICE SEMINOLE COUNTY, FLORIDA	
SCALE 1/4" = 1' - 0"	DATE 4-81	MASTER DRAINAGE PLAN	
DRAWN BY E.G.H.	DESIGNED BY	DATE 4-81	SHEET 3 OF 3



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S. R. 436 AND THE WESTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN WESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S. R. 436, HAVING A RADIUS OF 2796.93 FEET, A CENTRAL ANGLE OF 03° 33' 42\"/>

CONTAINING 0.94 ACRES MORE OR LESS.

SUBJECT TO:

A SANITARY SEWER EASEMENT IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF S. R. 436 AND THE WESTERLY RIGHT-OF-WAY LINE OF HUNT CLUB BOULEVARD, THENCE N. 06°42'00\"/>

NOTE: DESCRIPTION TAKEN FROM A SURVEY BY CHARLES E. LUCIEN, P.L.S. 2774 DATED: MAY 1980, JOB NO. 19-7.

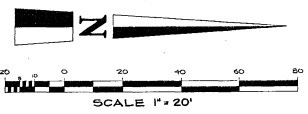
NOTES:

1. ALL SPRINKLER EQUIPMENT IS TO BE REMOVED AND STORED PRIOR TO START OF ANY SITE WORK.
2. SEE LANDSCAPE PLAN FOR PROPER INSTALLATION.
3. SEE LANDSCAPE PLAN FOR DETAIL DISPOSITION OF ALL EXISTING TREES.
4. OAK TREES CIRCLED ARE TO BE SAVED.

Rec'd 7.6.81 J.S.P.

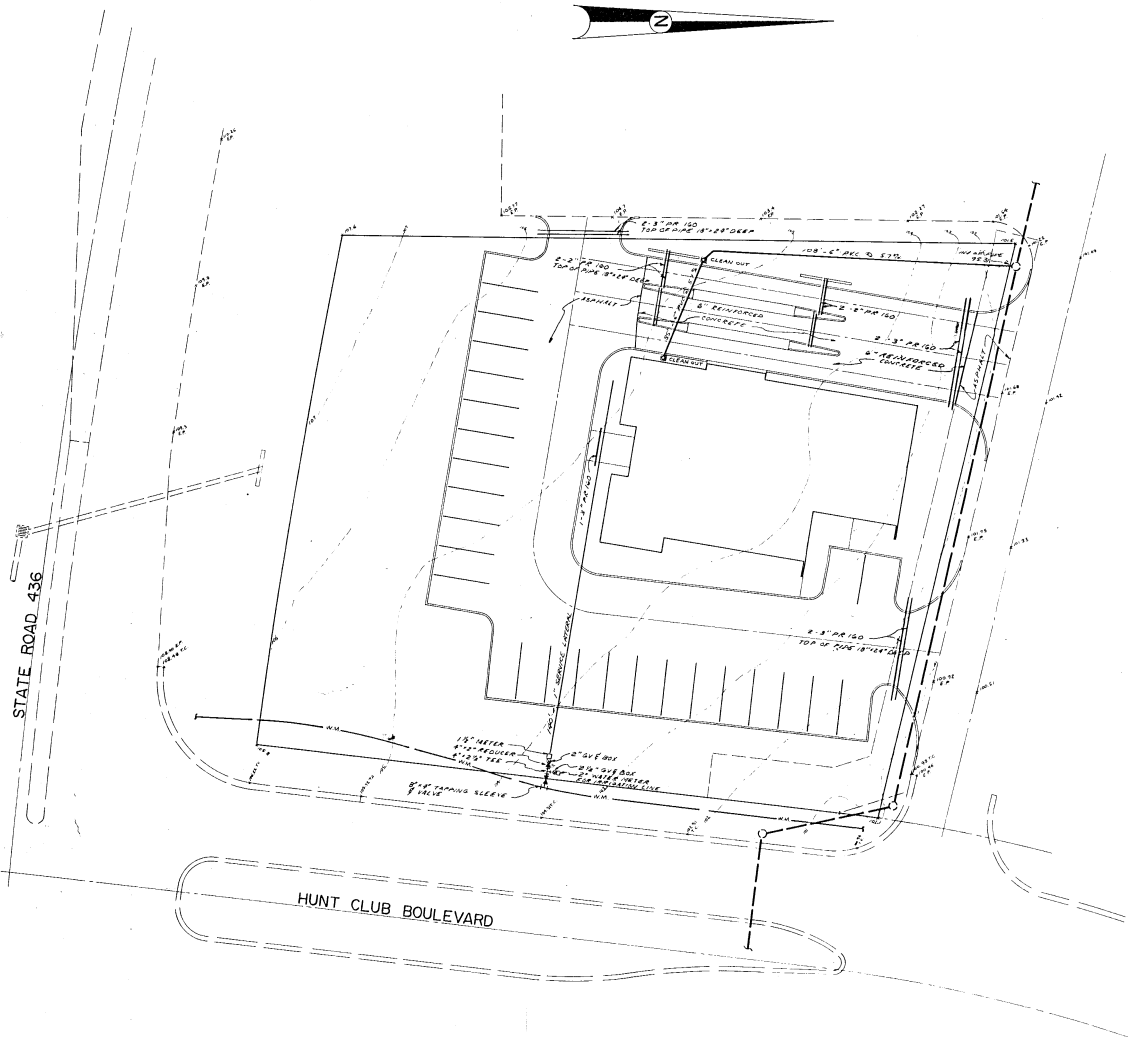
GENERAL NOTES:

1. ELEVATIONS BASED ON FLA. DEPT. OF TRANSPORTATION DATUM.
2. I.P. = EDGE OF PAVEMENT.
3. G = GUTTER.
4. T.C. = TOP OF CURB.
5. P.T. = POINT OF TANGENCY.
6. BENCH MARK = TOP OF CONC. MON. AT S.E. CORNER OF PROPERTY. ELEV. = 109.50'
7. W.S.H. = WATER SPRINKLER HEAD = @



LAND ENGINEERING CO. 848 EAST LAKE ST LONGWOOD, FLORIDA		AMERIFIRST FEDERAL WEKIVA OFFICE SEMINOLE COUNTY, FLORIDA
SCALE	APPROVED BY <i>[Signature]</i>	EXISTING SITE CONDITIONS
DRAWN BY: E.G.	DESIGNED BY:	DATE: 7-81 SHEET 1 OF 1

LAND-CAVONE, INC.
848 EAST LAKE STREET (R-27), LONGWOOD, FL 32750 Ph (352) 831-3633
SCALE: 1" = 20'
DATE: JUL 30 1981
BOUNDARY AND TOPOGRAPHIC SURVEY OF A TRACT OF LAND AT THE N.W. CORNER OF S.R. 436 AND HUNT CLUB BOULEVARD IN SECTION 7-21-29 SEMINOLE COUNTY, FLORIDA.
FOR: AMERIFIRST BANK



Reid
 7-6-81
A. J. [Signature]

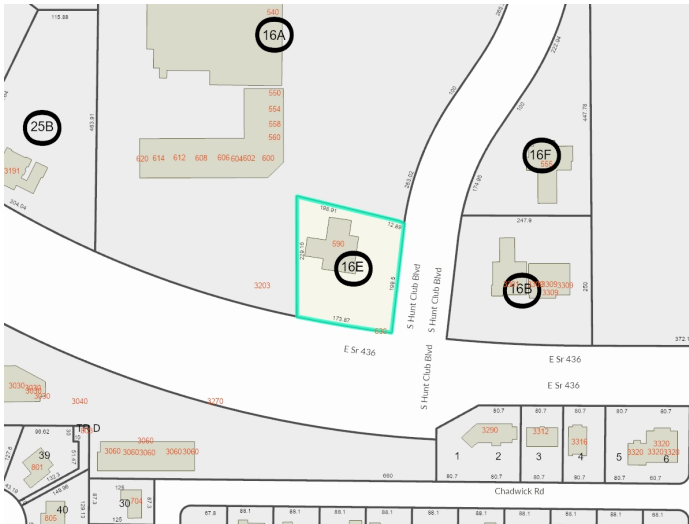
LAND ENGINEERING CO. 848 EAST LAKE ST. LONGWOOD, FLORIDA		AMERIFIRST FEDERAL WEKIVA OFFICE SEMINOLE COUNTY, FLORIDA	
SCALE 1" = 20'	APPROVED BY 	MASTER WATER & SEWER PLAN	
DRAWN BY E.G.M.	DESIGNED BY	DATE 7-81	SHEET 4 OF

Property Record CardA



Parcel: **07-21-29-300-016E-0000**
 Property Address: **590 S HUNT CLUB BLVD APOPKA, FL 32703**
 Owners: **WELLS FARGO BANK NA**
 2026 Market Value \$1,479,728 Assessed Value \$1,404,040 Taxable Value \$1,404,040
 2025 Tax Bill \$17,459.88
 Financial Institute property w/1st Building size of 5,612 SF and a lot size of 0.99 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	07-21-29-300-016E-0000
Property Address	
Mailing Address	C/O THOMSON REUTERS PO BOX 2609 CARLSBAD, CA 92018-2609
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$575,268	\$520,061
Depreciated Other Features	\$45,800	\$30,253
Land Value (Market)	\$858,660	\$726,086
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,479,728	\$1,276,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$75,688	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,404,040	\$1,276,400

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$17,459.88
Tax Bill Amount	\$17,459.88
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 WELLS FARGO BANK NA

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 07 TWP 21S RGE 29E
 BEG INT W LINE HUNT CLUB
 BLVD & NLY LINE ST RD 436
 RUN WLY ON CURVE 173.87 FT
 N 229.16 FT S 76 DEG 18 MIN
 E 198.91 FT SLY ON CURVE
 12.89 FT S 06 DEG 42 MIN W
 199.5 FT TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,404,040	\$0	\$1,404,040
Schools	\$1,479,728	\$0	\$1,479,728
FIRE	\$1,404,040	\$0	\$1,404,040
ROAD DISTRICT	\$1,404,040	\$0	\$1,404,040
SJWM(Saint Johns Water Management)	\$1,404,040	\$0	\$1,404,040

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1982	\$380,900	01416/0554	Improved	No
WARRANTY DEED	5/1/1980	\$250,000	01278/1684	Vacant	No

LandA

Units	Rate	Assessed	Market
42,933 SF	\$20/SF	\$858,660	\$858,660

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1981/1992
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5612
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$909,514
Assessed	\$575,268



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
CARPORT FINISHED	1252
OPEN PORCH FINISHED	90

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
06490	590 S HUNT CLUB BLVD: MECHANICAL - COMMERCIAL-	\$7,583		4/27/2023
19514	MECHANICAL	\$24,000		11/19/2018
06278	MECHANICAL	\$21,000		6/1/2016
02269	REROOF COMMERCIAL	\$65,545		3/4/2016
08883	ELECTRICAL	\$6,500		9/8/2014
03798	ELECTRICAL	\$1,870		5/13/2011
01852	INTERIOR REMODEL - REMOVE & REPLACE MILL WORK & ELECTRICAL WORK - WACHOVIA BANK	\$55,567		3/16/2011
00211	WALL SIGN	\$3,706		1/10/2011
07851	1 MONUMENT, 3 WALL, 1 DIRECTIONAL, & 1 LAND ID SIGNS	\$23,345		10/1/2010
02693	ATM MACHINE	\$2,095		4/7/2010
07909	SIGNAGE	\$0		8/1/2002
02347	INTERIOR (FIRST UNION)	\$145,000		4/1/1997
05598	ATM ADDITION	\$6,500		8/1/1995
05738	MOVE EXISTING POLE LIGHT	\$200		8/1/1995
04740	INSTALL 4 NEW POLE LIGHTS	\$5,000		7/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1981	11500	\$38,525	\$23,115
POLE LIGHT 1 ARM	1981	6	\$11,124	\$11,124
COMMERCIAL CONCRETE DR 4 IN	1981	3083	\$19,269	\$11,561

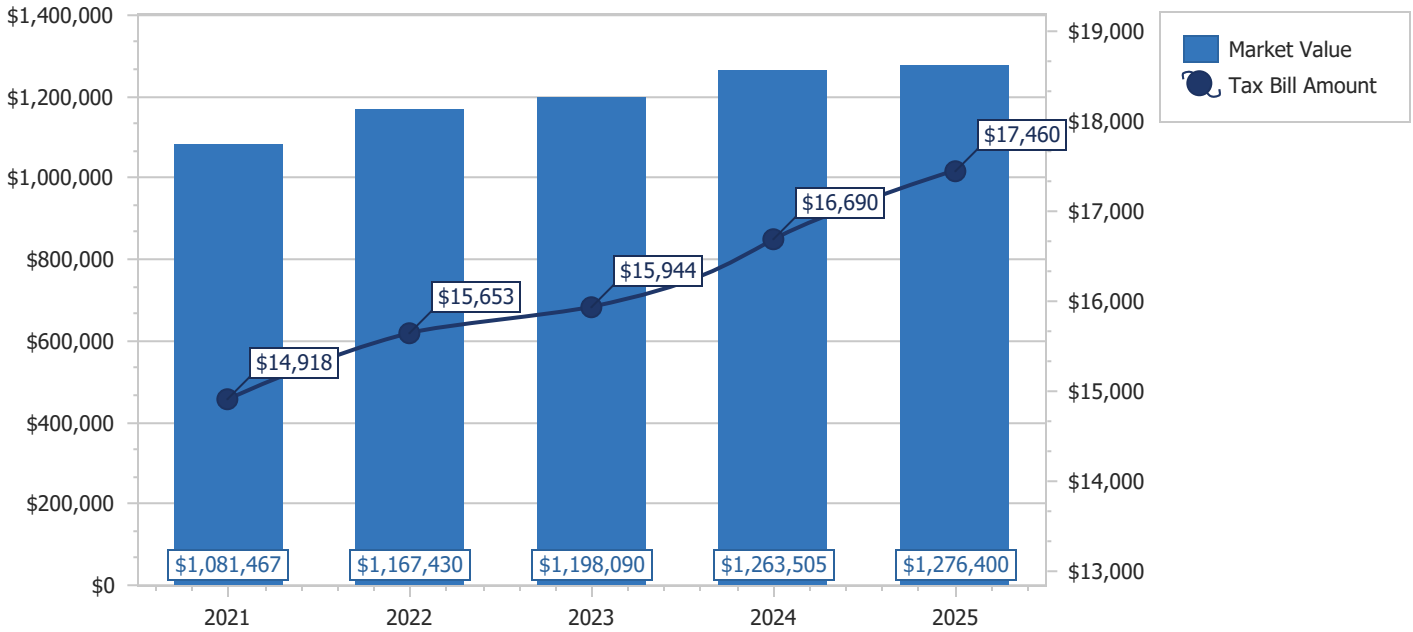
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

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 37

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

Property Value HistoryA



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

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

Receipt Details

Date: 4/8/2026 8:46:25 AM
Project: 26-80000039
Credit Card Number: 41*****1362
Authorization Number: 09352G
Transaction Number: 080426O3A-3B1EEFF0-739A-459D-B021-60BE7BF8D43B
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:	7 BREW COFFEE - PRE-APPLICATION	PROJ #: 26-80000039
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/08/26	
RELATED NAMES:	EP EDUARDO CARCACHE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	07-21-29-300-016E-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DRIVE THRU RESTAURANT ON 0.99 ACRES IN THE PD ZONIG DISTRICT LOCATED ON THE NORTHWEST CORNER OF E SR 46 AND S HUNT CLUB BLVD	
NO OF ACRES	0.99	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF E SR 436 AND S HUNT CLUB BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRUNO PORTO JAI BREW ORLANDO LLC 6301 N.W. 5TH WAY, STE 2500 FORT LAUDERDALE FL 33309 (561) 997-6002	EDUARDO CARCACHE CKE GROUP INC 17190 ROYAL PALM BLVD, STE 2 WESTON FL 33326 (305) 558-4124	

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 Planned Development and is in the Foxwood PD (Planned Development).
- The use of a coffee shop is permitted in the Foxwood PD.

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	Due to overhead utility lines along the southern portion of the property that faces SR 436, only understory trees and shrubs may be planted.	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	If the Applicant proceeds with redeveloping the site, the proposed development must comply with the parking lot landscaping requirements set forth in SCLDC Section 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.	Building Division	Any necessary or proposed modifications must be properly permitted.	Info Only
6.	Building Division Daniel Losada	Proposed restaurant may require fire sprinkler and fire alarm systems.	Info Only
7.	Building Division Daniel Losada	This proposed use will constitute a Change of Occupancy for this structure.	Info Only
8.	Building Division Daniel Losada	All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
9.	Building Division Daniel Losada	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. Seminole County Code (Municode) Chapter 270 Water and Sewer. Required minimum 750 gallon grease interceptor outside the building. It will be necessary to provide an Acceptance/Approval or Exception Letter from Seminole County Environmental Services, for assistants please email Seminole County Environmental Services at industrialpretreatment@seminolecountyfl.gov	Info Only
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning David German	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
12.	Comprehensive Planning David German	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	Info Only

		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.	
13.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
14.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
15.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. There is already an existing water service connection with meter near the southeast corner of the site that can be potentially reused. If not, we have an existing 10" PVC water main running along the north side of SR 436 as well as an existing 8" water main running along the northern property line of this site available for connection.	Info Only
16.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and will be required to connect. There is already an existing sewer lateral connection to the northwest corner of the site that can be potentially reused. If not, there is an existing 8" VCP gravity sewer main running along the northern property line of this site available for connection.	Info Only
17.	Environmental Services Maliha Rahman	If this development is unable to connect to gravity sewer, then there is an 8" PVC force main running along the west side of Hunt Club Blvd as well as a 6" PVC force main running along the north side of SR 436 available for connection also. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
18.	Environmental	This development must adhere to Seminole County's	Info Only

	Services Maliha Rahman	Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	
19.	Environmental Services Maliha Rahman	Be advised that SR 436 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
20.	Environmental Services Maliha Rahman	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
21.	Environmental Services Maliha Rahman	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. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
22.	Environmental Services Maliha Rahman	I've attached any relevant record drawings that we have within your project area. See the "Amerifirst Federal Wekiva Office 1981" file in the Resources folder on eplan for reference.	Info Only
23.	Planning and Development Annie Sillaway	All commercial uses shall comply with requirements contained in C-1 Zoning District as shown in the Seminole county Zoning Ordinance. A coffee shop is a permitted use in the C-1 Zoning District.	Info Only
24.	Planning and Development Annie Sillaway	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	Info Only

		<p>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>	
25.	<p>Planning and Development Annie Sillaway</p>	<p>The setbacks for the Foxwood Planned Development are: The setback will comply with the C-1 Zoning District. Front: Yard Twenty-five (25) feet, Side Yard: Zero (0) feet, Rear: Ten (10) feet. Footnote 6 for side yard: Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.</p>	Info Only
26.	<p>Planning and Development Annie Sillaway</p>	<p>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.stm!</p>	Info Only
27.	<p>Planning and Development Annie Sillaway</p>	<p>Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Food and Beverage (free-standing) 5 spaces / 1,000 sq. ft.</p>	Info Only
28.	<p>Planning and Development Annie Sillaway</p>	<p>If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)</p>	Info Only
29.	<p>Planning and Development Annie Sillaway</p>	<p>The maximum building height is thirty-five (35) feet.</p>	Info Only
30.	<p>Planning and Development Annie Sillaway</p>	<p>If the Applicant decides to redevelop the site the Applicant will be required to show that the site meets the minimum open space for the subject property is twenty-five (25) percent.</p>	Info Only
31.	<p>Planning and Development Annie Sillaway</p>	<p>The subject site was approved for a plat waiver PW81-15 in 1981.</p>	Info Only
32.	<p>Planning and Development Annie Sillaway</p>	<p>The signage requirement of the subject property would be required to follow Chapter 30, Part 13.</p>	Info Only
33.	<p>Public Safety - Fire Marshal Matthew</p>	<p>Any modifications to the building including change of use, alterations etc will require the appropriate building permits.</p>	Info Only

	Maywald		
34.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	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
36.	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
37.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Little Wekiva drainage basin.	Info Only
38.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained, class A soils.	Info Only
39.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope North.	Info Only
40.	Public Works - Engineering Andrew Broxton	Based on a preliminary review, the site appears to outfall to a landlocked lake with known flooding issues.	Info Only
41.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
42.	Public Works - Engineering Andrew Broxton	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
43.	Public Works - Engineering Andrew Broxton	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
44.	Public Works - Engineering Andrew Broxton	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. If the site was part of a previously approved drainage system, it must be shown to meet current standards.	Info Only

45.	Public Works - Engineering Andrew Broxton	ADA access from designated parking areas may be impaired by drive through lanes during peak traffic. Please review alternate placement or design of ADA spaces to address this issue.	Info Only
46.	Public Works - Engineering Andrew Broxton	There is no pedestrian access to the site. Consider installing sidewalks from Hunt Club Blvd or SR 436 to allow for ADA access to public right-of-way.	Info Only
47.	Public Works - Engineering Andrew Broxton	The landscaping and curb on the north side of the property is being altered to provide space for a dumpster; however, leader notes on the demolition plan state that the existing curb and landscaping will remain. Please adjust for final engineering review.	Info Only
48.	Public Works - Engineering Andrew Broxton	Access to the site from the eastern drive isle is undesirable. Pavement marking and signage to indicate that the eastern driveway is exit only is recommend.	Info Only
49.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project's land Use (i.e., fast food restaurant) based on Seminole County's Traffic impact Study (TIS) Guidelines dated 12-18-2025, section 2.0. *** VERY IMPORTANT***: A Methodology document for the TIS must 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 Works - Engineering	Review Complete	Andrew Broxton 407-665-7334 abroxton@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@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
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung
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