



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, August 21, 2024

9:00 AM

Room 3024

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

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

#### PRE- APPLICATIONS

**9:00AM (IN PERSON) NODDING PINES (FKA MUSTANG WAY) -  
PRE-APPLICATION**

[2024-1152](#)

**Project Number:** 24-80000101

**Project Description:** Proposed Subdivision for 31 single family residential lots on 5.12 acres in the R-1AA Zoning District located on the south side of Mustang Way, west of Dodd Rd

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

**Parcel ID:** 23-21-30-300-0210-0000++

**BCC District:** 1-Dallari

**Applicant:** David Stokes (407) 629-8330

**Consultant:** David Stokes (407) 629-8330

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

**9:20AM (IN PERSON) LAKE EMMA SELF STORAGE - PRE-APPLICATION**

[2024-1151](#)

**Project Number:** 24-80000100

**Project Description:** Proposed Site Plan to redevelop an existing plaza into a 4 story self storage facility on 1.26 acres in the PD Zoning District located on the east side of Lake Emma Rd, south of W Lake Mary Blvd

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

**Parcel ID:** 18-20-30-300-002E-0000

**BCC District:** 4-Lockhart

**Applicant:** Donald Huber (407) 909-0600

**Consultant:** David Stokes (407) 629-8330

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

**COMMENTS ONLY (NO MEETING SCHEDULED)**

**RIVERS EDGE ESTATES - PRE-APPLICATION**

[2024-1150](#)

**Project Number:** 24-80000099

**Project Description:** Proposed Subdivision to create 4 single family residential lots on 8.22 acres in the R-1AA Zoning District located on the west side of Missouri Ave, north of Orange Blvd

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

**Parcel ID:** 17-19-30-300-0020-0000

**BCC District:** 5-Herr

**Applicant:** Jason Lee (407) 461-5996

**Consultant:** N/A

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-1152**

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**Title:**

**9:00AM (IN PERSON) NODDING PINES (FKA MUSTANG WAY) - PRE-APPLICATION**

**Project Number:** 24-80000101

**Project Description:** Proposed Subdivision for 31 single family residential lots on 5.12 acres in the R-1AA Zoning District located on the south side of Mustang Way, west of Dodd Rd

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

**Parcel ID:** 23-21-30-300-0210-0000++

**BCC District:** 1-Dallari

**Applicant:** David Stokes (407) 629-8330

**Consultant:** David Stokes (407) 629-8330



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

PROJ. #: 24-80000101  
 PM: Annie  
 REC'D: 8/1/24

## 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: Nodding Pines (fka Mustang Way)  
 PARCEL ID #(S): 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000,  
 TOTAL ACREAGE: ~~16.44~~ **5.12** BCC DISTRICT: **1: Dallari**  
 ZONING: R1AA FUTURE LAND USE: LDR

#### APPLICANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC  
 ADDRESS: 431 E. Horatio Ave., Ste. 260  
 CITY: Maitland STATE: FL ZIP: 32751  
 PHONE: 407-629-8330 EMAIL: Nicole@madden-eng.com

#### CONSULTANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC  
 ADDRESS: 431 E. Horatio Ave., Ste. 260  
 CITY: Maitland STATE: FL ZIP: 32751  
 PHONE: 407-629-8330 EMAIL: Nicole@madden-eng.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: This is a 31 lot single family residential subdivision  
 **SUBDIVISION**     **LAND USE AMENDMENT**     **REZONE**     **SITE PLAN**     **SPECIAL EXCEPTION**

#### STAFF USE ONLY

COMMENTS DUE: **8/9**    COM DOC DUE: **8/15**    DRC MEETING: **8/21**

PROPERTY APPRAISER SHEET     PRIOR REVIEWS:

ZONING: **R-1AA**    FLU: **LDR**    LOCATION: **on the south side of Mustang Way, west of Dodd Rd**  
 W/S: **Seminole County**    BCC: **1: Dallari**



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

August 1, 2024

RE: Nodding Pines (fka Mustang Way)

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000

Location: South side of Mustang Way, west of Dodd Road, north of Dike Road

Proposing: This is a 31-lot single family residential subdivision

We wish to discuss access, utilities, general site design issues, and permitting process.

David A. Stokes, P.E.

President

Madden, Moorhead & Stokes, LLC.

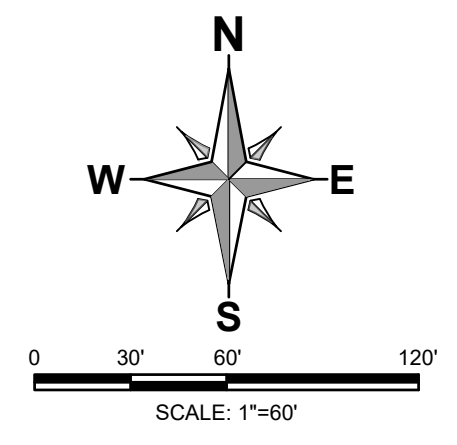
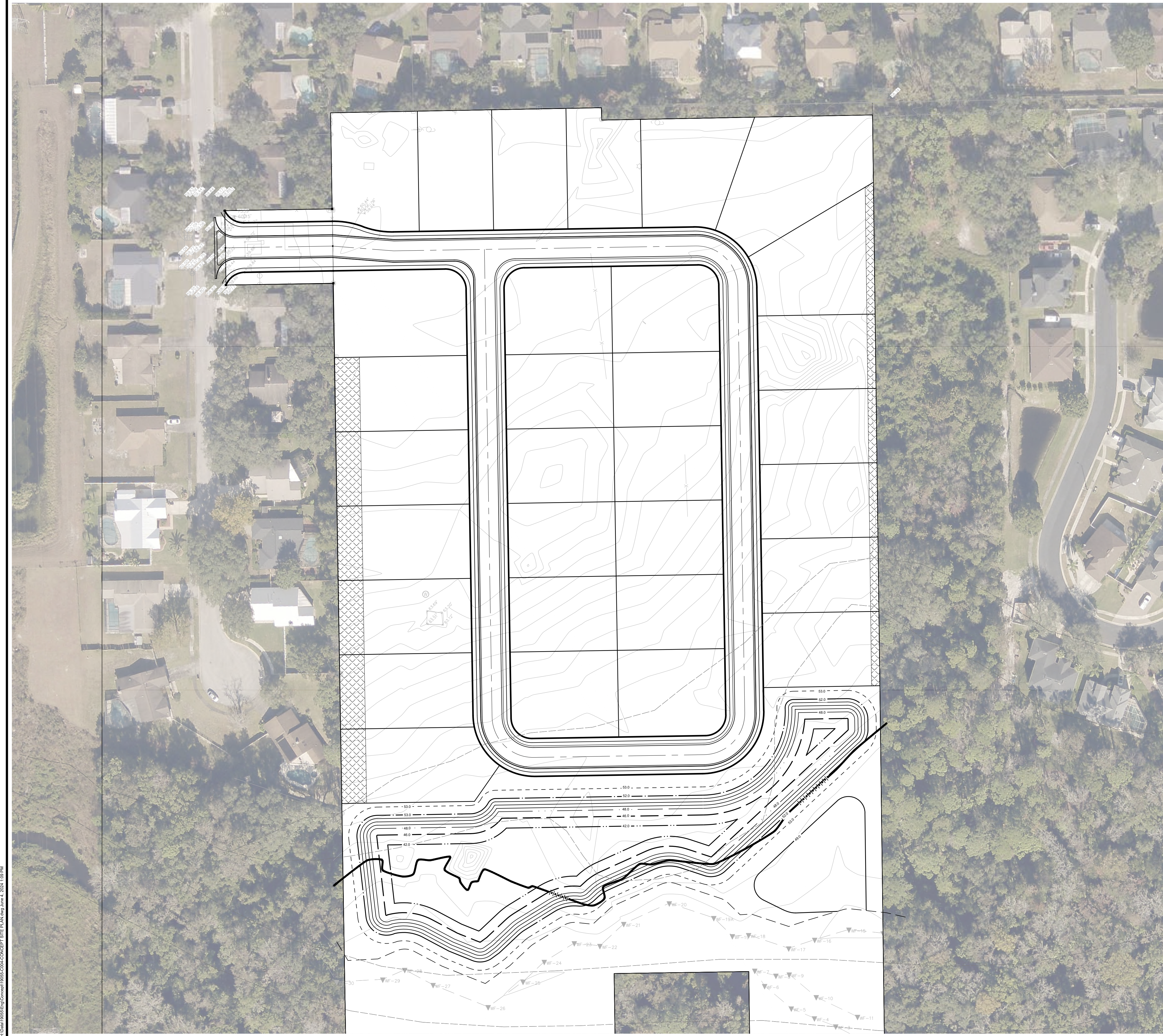
431 E. Horatio Ave, Suite 260

Maitland, FL 32751

P 407-629-8330

[dstokes@madden-eng.com](mailto:dstokes@madden-eng.com)

H:\04\19055\Eng\Concept\19055-000-CONCEPT SITE PLAN.dwg June 4, 2024 1:09 PM




**MADDEN**  
MOORHEAD & STOKES, LLC  
CIVIL ENGINEERS  
431 E. Horatio Avenue  
Suite 260  
Maitland, Florida 32751  
(407) 629-8330  
CA# 0007723

SITE PLAN  
FOR  
**MUSTANG WAY**  
SEMINOLE COUNTY FLORIDA

BEAZER H OMES

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1   |      |           |
| 2   |      |           |
| 3   |      |           |
| 4   |      |           |
| 5   |      |           |
| 6   |      |           |
| 7   |      |           |
| 8   |      |           |
| 9   |      |           |
| 10  |      |           |
| 11  |      |           |

ENGINEER OF RECORD

JOB # 19055  
DATE: 05/24/2024  
DATUM: NAVD 88  
DESIGNED BY: DAS  
DRAWN BY: DAS  
APPROVED BY: DAS

**C004**

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# Property Record Card



Parcel: **23-21-30-300-0210-0000**  
 Property Address:  
 Owners: **GRIFFIN, LUCY S**  
 2024 Market Value \$35,595 Assessed Value \$18,140  
 2023 Tax Bill \$322.20 Tax Savings with Non-Hx Cap \$151.50  
 Vacant Residential property has a lot size of 0.50 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 23-21-30-300-0210-0000                     |
| Property Address  |  |
| Mailing Address   | 2606 DELLWOOD DR<br>ORLANDO, FL 32806-1619 |
| Subdivision       |  |
| Tax District      | 01:County Tax District                     |
| DOR Use Code      | 00:Vacant Residential                      |
| Exemptions        | None                                       |
| AG Classification | No   |

## Value Summary

|   | 2024 Working Values | 2023 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)                           | \$35,595            | \$35,595              |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Market Value                                  | \$35,595            | \$35,595              |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| P&G Adjustment                                | \$17,455            | \$19,104              |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| Assessed Value                                | \$18,140            | \$16,491              |

## 2023 Certified Tax Summary

|                             |          |
|-----------------------------|----------|
| Tax Amount w/o Exemptions   | \$473.70 |
| Tax Bill Amount             | \$322.20 |
| Tax Savings with Exemptions | \$151.50 |

## Owner(s)

Name - Ownership Type  
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 23 TWP 21S RGE 30E  
N 132 FT OF W 165 FT OF SE  
1/4 OF SE 1/4  
(LESS W 25 FT FOR RD)

## Taxes

| Taxing Authority                   | Assessed | Exempt Amount | Taxable  |
|------------------------------------|----------|---------------|----------|
| COUNTY GENERAL FUND                | \$18,140 | \$0           | \$18,140 |
| Schools                            | \$35,595 | \$0           | \$35,595 |
| FIRE                               | \$18,140 | \$0           | \$18,140 |
| ROAD DISTRICT                      | \$18,140 | \$0           | \$18,140 |
| SJWM(Saint Johns Water Management) | \$18,140 | \$0           | \$18,140 |

## Sales

| Deed Type       | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED   | 8/1/2003  | \$250,000   | 05000/0896  | Vacant    | No         |
| QUIT CLAIM DEED | 7/1/2003  | \$100       | 04961/1798  | Vacant    | No         |
| CORRECTIVE DEED | 6/1/2000  | \$100       | 03875/0039  | Vacant    | No         |
| WARRANTY DEED   | 2/1/2000  | \$105,000   | 03875/0038  | Vacant    | No         |
| WARRANTY DEED   | 2/1/2000  | \$166,600   | 03837/0045  | Vacant    | No         |
| QUIT CLAIM DEED | 12/1/1982 | \$100       | 01427/0853  | Improved  | No         |
| QUIT CLAIM DEED | 1/1/1974  | \$7,000     | 01047/1448  | Improved  | No         |

## Land

| Units      | Rate           | Assessed | Market   |
|------------|----------------|----------|----------|
| 0.42 Acres | \$113,000/Acre | \$35,595 | \$35,595 |



| Building Information          |  |
|-------------------------------|--|
| #                             |  |
| Use                           |  |
| Year Built*                   |  |
| Bed                           |  |
| Bath                          |  |
| Fixtures                      |  |
| Base Area (ft <sup>2</sup> )  |  |
| Total Area (ft <sup>2</sup> ) |  |
| 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          | R-1AA                   |
| Description     | Single Family-11700     |
| 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 #       |                           |

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# Property Record Card



Parcel: **23-21-30-300-022A-0000**  
 Property Address:  
 Owners: **GRIFFIN, LUCY S**  
 2024 Market Value \$35,595 Assessed Value \$18,140  
 2023 Tax Bill \$322.20 Tax Savings with Non-Hx Cap \$151.50  
 Vacant Residential property has a lot size of 0.50 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 23-21-30-300-022A-0000                     |
| Property Address  |  |
| Mailing Address   | 2606 DELLWOOD DR<br>ORLANDO, FL 32806-1619 |
| Subdivision       |  |
| Tax District      | 01:County Tax District                     |
| DOR Use Code      | 00:Vacant Residential                      |
| Exemptions        | None                                       |
| AG Classification | No   |

## Value Summary

|   | 2024 Working Values | 2023 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)                           | \$35,595            | \$35,595              |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Market Value                                  | \$35,595            | \$35,595              |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| P&G Adjustment                                | \$17,455            | \$19,104              |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| Assessed Value                                | \$18,140            | \$16,491              |

## 2023 Certified Tax Summary

|                             |          |
|-----------------------------|----------|
| Tax Amount w/o Exemptions   | \$473.70 |
| Tax Bill Amount             | \$322.20 |
| Tax Savings with Exemptions | \$151.50 |

## Owner(s)

Name - Ownership Type  
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 23 TWP 21S RGE 30E  
 S 132 FT OF N 264 FT OF W  
 165 FT OF SE 1/4 OF SE 1/4  
 (LESS W 25 FT FOR RD)

## Taxes

| Taxing Authority                   | Assessed | Exempt Amount | Taxable  |
|------------------------------------|----------|---------------|----------|
| COUNTY GENERAL FUND                | \$18,140 | \$0           | \$18,140 |
| Schools                            | \$35,595 | \$0           | \$35,595 |
| FIRE                               | \$18,140 | \$0           | \$18,140 |
| ROAD DISTRICT                      | \$18,140 | \$0           | \$18,140 |
| SJWM(Saint Johns Water Management) | \$18,140 | \$0           | \$18,140 |

## Sales

| Deed Type       | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED   | 8/1/2003  | \$250,000   | 05000/0896  | Vacant    | No         |
| QUIT CLAIM DEED | 7/1/2003  | \$100       | 04961/1798  | Vacant    | No         |
| CORRECTIVE DEED | 6/1/2000  | \$100       | 03875/0039  | Vacant    | No         |
| WARRANTY DEED   | 2/1/2000  | \$105,000   | 03875/0038  | Vacant    | No         |
| WARRANTY DEED   | 2/1/2000  | \$166,600   | 03837/0045  | Vacant    | No         |
| QUIT CLAIM DEED | 12/1/1982 | \$100       | 01427/0853  | Vacant    | No         |
| QUIT CLAIM DEED | 1/1/1974  | \$7,000     | 01047/1448  | Vacant    | No         |
| WARRANTY DEED   | 1/1/1971  | \$500       | 00881/0679  | Vacant    | Yes        |

## Land

| Units      | Rate           | Assessed | Market   |
|------------|----------------|----------|----------|
| 0.42 Acres | \$113,000/Acre | \$35,595 | \$35,595 |

| Building Information          |  |
|-------------------------------|--|
| #                             |  |
| Use                           |  |
| Year Built*                   |  |
| Bed                           |  |
| Bath                          |  |
| Fixtures                      |  |
| Base Area (ft <sup>2</sup> )  |  |
| Total Area (ft <sup>2</sup> ) |  |
| 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          | R-1AA                   |
| Description     | Single Family-11700     |
| 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 #       |                           |

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# Property Record Card



Parcel: **23-21-30-300-0220-0000**  
 Property Address:  
 Owners: **GRIFFIN, LUCY S**  
 2024 Market Value \$319,508 Assessed Value \$171,064  
 2023 Tax Bill \$2,951.53 Tax Savings with Non-Hx Cap \$1,300.48  
 Vacant Residential property has a lot size of 4.12 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 23-21-30-300-0220-0000                     |
| Property Address  |  |
| Mailing Address   | 2606 DELLWOOD DR<br>ORLANDO, FL 32806-1619 |
| Subdivision       |  |
| Tax District      | 01:County Tax District                     |
| DOR Use Code      | 00:Vacant Residential                      |
| Exemptions        | None                                       |
| AG Classification | No   |

## Value Summary

|   | 2024 Working Values | 2023 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)                           | \$319,508           | \$319,508             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Market Value                                  | \$319,508           | \$319,508             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| P&G Adjustment                                | \$148,444           | \$163,995             |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| Assessed Value                                | \$171,064           | \$155,513             |

## 2023 Certified Tax Summary

|                             |            |
|-----------------------------|------------|
| Tax Amount w/o Exemptions   | \$4,252.01 |
| Tax Bill Amount             | \$2,951.53 |
| Tax Savings with Exemptions | \$1,300.48 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 GRIFFIN, LUCY S

## Legal Description

SEC 23 TWP 21S RGE 30E  
W 1/2 OF NW 1/4 OF SE 1/4 OF  
SE 1/4 (LESS N 264 FT OF E 140 FT  
OF W 165 FT & W 25 FT FOR RD)

## Taxes

| Taxing Authority                   | Assessed  | Exempt Amount | Taxable   |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND                | \$171,064 | \$0           | \$171,064 |
| Schools                            | \$319,508 | \$0           | \$319,508 |
| FIRE                               | \$171,064 | \$0           | \$171,064 |
| ROAD DISTRICT                      | \$171,064 | \$0           | \$171,064 |
| SJWM(Saint Johns Water Management) | \$171,064 | \$0           | \$171,064 |

## Sales

| Deed Type       | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED   | 8/1/2003  | \$250,000   | 05000/0896  | Vacant    | No         |
| QUIT CLAIM DEED | 7/1/2003  | \$100       | 04961/1798  | Vacant    | No         |
| CORRECTIVE DEED | 6/1/2000  | \$100       | 03875/0039  | Vacant    | No         |
| WARRANTY DEED   | 2/1/2000  | \$105,000   | 03875/0038  | Vacant    | No         |
| WARRANTY DEED   | 2/1/2000  | \$166,600   | 03837/0045  | Vacant    | No         |
| QUIT CLAIM DEED | 12/1/1982 | \$100       | 01427/0853  | Vacant    | No         |
| WARRANTY DEED   | 1/1/1975  | \$30,000    | 01056/0249  | Vacant    | No         |

## Land

| Units      | Rate           | Assessed  | Market    |
|------------|----------------|-----------|-----------|
| 3.77 Acres | \$113,000/Acre | \$319,508 | \$319,508 |



| Building Information          |  |
|-------------------------------|--|
| #                             |  |
| Use                           |  |
| Year Built*                   |  |
| Bed                           |  |
| Bath                          |  |
| Fixtures                      |  |
| Base Area (ft <sup>2</sup> )  |  |
| Total Area (ft <sup>2</sup> ) |  |
| Constuction                   |  |
| Replacement Cost              |  |
| Assessed                      |  |

Building

\* Year Built = Actual / Effective

| Permits  |             |         |         |             |
|----------|-------------|---------|---------|-------------|
| Permit # | Description | Value   | CO Date | Permit Date |
| 09604    | DEMO        | \$2,200 |         | 12/1/1998   |

| Extra Features |            |       |      |          |
|----------------|------------|-------|------|----------|
| Description    | Year Built | Units | Cost | Assessed |

| Zoning          |                         |
|-----------------|-------------------------|
| Zoning          | R-1AA                   |
| Description     | Single Family-11700     |
| 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 #       |                           |

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

**Receipt Details**

**Date:** 8/1/2024 2:56:31 PM  
**Project:** 24-80000101  
**Credit Card Number:** 55\*\*\*\*\*9433  
**Authorization Number:** 005013  
**Transaction Number:** 010824C19-33E53DC6-DFFA-4154-AAB3-8D880A1A13DE  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| Total Amount             | 52.50         |

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

|  |   |                            |
|--|---|----------------------------|
| <b>PROJECT NAME:</b>   | <b>NODDING PINES (FKA MUSTANG WAY) - PRE-APPLICATION</b>  | <b>PROJ #: 24-80000101</b> |
| APPLICATION FOR:   | DR - PRE-APPLICATION DRC  |                            |
| APPLICATION DATE:  | 8/01/24   |                            |
| RELATED NAMES:   | EP DAVID STOKES   |                            |
| PROJECT MANAGER:   | ANNE SILLAWAY (407) 665-7936  |                            |
| PARCEL ID NO.:   | 23-21-30-300-0210-0000++  |                            |
| PROJECT DESCRIPTION  | PROPOSED SUBDIVISION FOR 31 SINGLE FAMILY RESIDENTIAL LOTS ON 5.12 ACRES IN THE R-1AA ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF MUSTANG WAY, WEST OF DODD RD |                            |
| NO OF ACRES  | 5.12  |                            |
| BCC DISTRICT   | 1: DALLARI  |                            |
| CURRENT ZONING   | R-1AA   |                            |
| LOCATION   | ON THE SOUTH SIDE OF MUSTANG WAY, WEST OF DODD RD   |                            |
| FUTURE LAND USE-   | LDR   |                            |
| <b>APPLICANT:</b>  | <b>CONSULTANT:</b>  |                            |
| DAVID STOKES, P.E.<br>MADDEN, MOORHEAD & STOKES LLC<br>431 E HORATIO AVE STE 260<br>MAITLAND FL 32751<br>(407) 629-8330<br>NICOLE@MADDEN-ENG.COM | DAVID STOKES, P.E.<br>MADDEN, MOORHEAD & STOKES LLC<br>431 E HORATIO AVE STE 260<br>MAITLAND FL 32751<br>(407) 629-8330<br>NICOLE@MADDEN-ENG.COM                |                            |

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

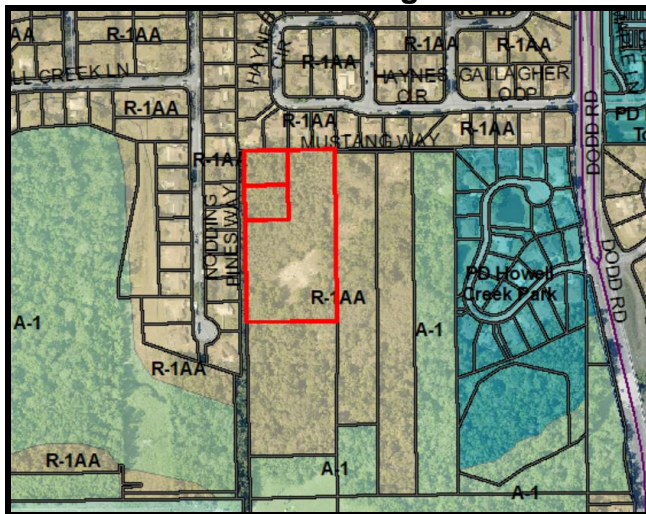
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

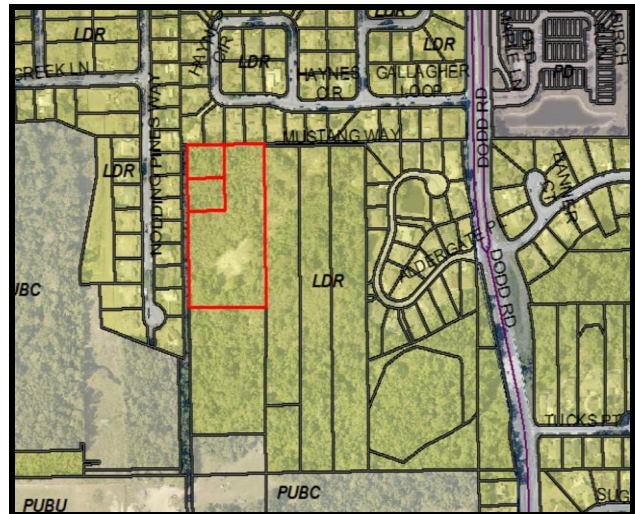
- The subject site has a Low Density Future Land Use with R-1AA (Single Family Dwelling) zoning. The Low Density Future Land Use allows up to four (4) dwelling unit per net buildable acre.
- The next step for the Applicant is to apply for a Preliminary Subdivision Plan (PSP).

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

| No. | REVIEWED BY                     | TYPE  | STATUS    |
|-----|---------------------------------|---|-----------|
| 1.  | Buffers and CPTED               | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.   | Info Only |
| 2.  | Buffers and CPTED               | A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development. Please provide the net developable area and the proposed density with the subdivision plan application.  | Info Only |
| 3.  | Building Division               | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.  | Info Only |
| 4.  | Comprehensive Planning          | The subject property has a Low Density Residential (LDR) Future Land Use. The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.  | Info Only |
| 5.  | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.  | Info Only |
| 6.  | Environmental Services          | There is an existing 6" diameter waterline running along the east side of Nodding Pine Way and another 6" diameter waterline at the intersection of Gallagher Loop on Haynes Circle. There are utility easements over Tract A within the Belle Mead Unit 2 Subdivision's community Park to get access to the waterline on Haynes Circle. We have no utility easements to get to the waterline on Nodding Pine Way, but your plans show an access point through 1061 Nodding Pine Way. A pipe connecting both those connection points would be required to properly feed a fire hydrant if needed. Otherwise, either of those locations for a connection would work. | Info Only |
| 7.  | Environmental Services          | The County has a 4" diameter sanitary sewer pressurized pipeline running along the northern property boundary that could be used as a point of connection. The downstream manhole on Nodding Pine Way would need to be lined if it isn't already. We would need to verify that the downstream systems can handle the additional flow from this project.   | Info Only |
| 8.  | Environmental Services          | There is no reclaimed water service to be used as irrigation water available in this area.  | Info Only |
| 9.  | Natural                         | Specimen tree: Live oak, magnolia, bald cypress and   | Info Only |

|     |                   |   |           |
|-----|-------------------|---|-----------|
|     | Resources         | longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2   |           |
| 10. | 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 |
| 11. | Natural Resources | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)   | Info Only |
| 12. | Natural Resources | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)  | Info Only |
| 13. | Natural Resources | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)  | Info Only |
| 14. | Natural Resources | Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)   | Info Only |
| 15. | Natural Resources | Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)   | Info Only |
| 16. | Natural Resources | Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence   | Info Only |

|     |                   |   |           |
|-----|-------------------|---|-----------|
|     |                   | fabric. SCLDC 60.8(d)   |           |
| 17. | Natural Resources | Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)  | Info Only |
| 18. | Natural Resources | All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)  | Info Only |
| 19. | Natural Resources | Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c) | Info Only |
| 20. | 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 |
| 21. | Natural Resources | Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)  | Info Only |
| 22. | Natural Resources | Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)   | Info Only |
| 23. | Natural Resources | Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)   | Info Only |
| 24. | Natural Resources | The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)   | Info Only |
| 25. | Natural Resources | Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)   | Info Only |
| 26. | Natural           | If the Development Services Director determines that  | Info Only |



|     |                   |   |           |
|-----|-------------------|---|-----------|
|     | Resources         | 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)   |           |
| 27. | Natural Resources | When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)   | Info Only |
| 28. | Natural Resources | In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)   | Info Only |
| 29. | Natural Resources | Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)  | Info Only |
| 30. | Natural Resources | The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)   | Info Only |
| 31. | Natural Resources | No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b) | Info Only |
| 32. | Natural Resources | Prior to the issuance of a Certificate of Occupancy, trees must be planted on new residential lots, as shown on the approved building permit. SCLDC 35.61(e)(1)   | Info Only |
| 33. | Natural Resources | For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)  | Info Only |
| 34. | Natural Resources | Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to   | Info Only |

|     |                          |   |           |
|-----|--------------------------|---|-----------|
|     |                          | providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)  |           |
| 35. | Natural Resources        | A threatened and endangered species study will be required with the submittal of the final engineering plans.   | Info Only |
| 36. | Planning and Development | On August 22, 2023, a Rezone from A-1 (Agriculture) to R-1AA was approved by the Board of County Commissioners for thirty-three (33) single-family dwelling units.  | Info Only |
| 37. | Planning and Development | The PSP must demonstrate the net buildable calculation. The net buildable definition is: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission powerline easements, natural lakes and wetlands or flood prone areas.  | Info Only |
| 38. | Planning and Development | All required landscape buffer shall be placed in Tracts and shown on the PSP (Preliminary Subdivision Plan).  | Info Only |
| 39. | Planning and Development | The maximum allowable building height is 35 feet.   | Info Only |
| 40. | Planning and Development | The subject site has an R-1AA (Single Family Dwelling) zoning classification; the building setbacks for R-1AA are as follows: Front Yard – 25 feet; Side Yard – 10 feet; Side Street – 25 feet; Rear Yard – 30 feet.  | Info Only |
| 41. | Planning and Development | A twenty-five (25) foot public right-of-way was vacated between the Sutter's Mill – Unit Two subdivision Lots 15-20 and the proposed development. The vacate was recorded in Seminole County official records Book 148, Page 191.   |           |
| 42. | Planning and Development | ***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.  | Info Only |
| 43. | Planning and Development | The subdivision approval process: <ul style="list-style-type: none"> <li>• The <b>1st step</b> is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item.</li> <li>• The <b>2nd step</b> is approval of the Final Engineering Plans, which may be submitted concurrently; however, would not be approved until the PSP has been approved by the Planning &amp; Zoning Board.</li> <li>• The <b>3rd step</b> is approval of the Final Plat; which may be submitted once the Final Engineering Plans are in review.</li> </ul> | Info Only |

|     |                              |  |           |
|-----|------------------------------|--|-----------|
| 44. | Planning and Development     | The PSP (Preliminary Subdivision Plan) requirements can be found within this link:<br><a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH35SURE_PT4RESU_S35.43RESUPRPL">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH35SURE_PT4RESU_S35.43RESUPRPL</a>  | Info Only |
| 45. | Planning and Development     | The Final Plat requirements can be found within this link:<br><a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH35SURE_PT4RESU_S35.44RESUFIPL">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH35SURE_PT4RESU_S35.44RESUFIPL</a> .  | Info Only |
| 46. | Planning and Development     | The PSP shall demonstrate the location of the mailbox kiosk within the proposed subdivision.   | Info Only |
| 47. | Planning and Development     | A demolition permit through the building department will be required by the Applicant to apply for in order to demolish the single family residence that is located on Lot 16 in the Sutter Mills neighborhood.  | Info Only |
| 48. | Planning and Development     | The Final Plat for the access was approved by the Board of County Commissioners (BCC) on August 22, 2022.  | Info Only |
| 49. | Planning and Development     | Net Buildable definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.   | Info Only |
| 50. | Planning and Development     | The R-1AA (Single Family Dwelling) zoning district does not require open space.  | Info Only |
| 51. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only |
| 52. | 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 |
| 53. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1  | Info Only |
| 54. | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note:<br>1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).<br>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.<br>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). | Info Only |

|     |                              |   |           |
|-----|------------------------------|---|-----------|
|     |                              | <p>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).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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"</p> |           |
| 55. | Public Safety - Fire Marshal | Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1  | Info Only |
| 56. | 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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.   | Info Only |
| 57. | Public Safety - Fire Marshal | NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1   | Info Only |
| 58. | Public Works - Engineering   | 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. Note that the County does not typically allow floodplain compensation in the retention pond unless it can be shown to be above the peak stage of the design storm.  | Info Only |
| 59. | Public Works - Engineering   | The proposed project is located within the Howell Creek drainage basin.   | Info Only |
| 60. | Public Works -               | Based on SCS Soil Survey GIS overlays, the site   | Info Only |

|     |                            |   |           |
|-----|----------------------------|---|-----------|
|     | Engineering                | generally has moderately well drained soils.  |           |
| 61. | Public Works - Engineering | Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. Because of the associated flood plains and the new basin study showing increased flooding in the area, A volumetric difference for the same storm will be required.               | Info Only |
| 62. | Public Works - Engineering | Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.  | Info Only |
| 63. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope south.   | Info Only |
| 64. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to Howell Creek.   | Info Only |
| 65. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering.   | Info Only |
| 66. | Public Works - Engineering | A FEMA LOMR (Letter of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>  | Info Only |
| 67. | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . | Info Only |
| 68. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.   | Info Only |
| 69. | Public Works - Engineering | The roadway geometry meets County standards. The roadway structure meets County standards.  | Info Only |
| 70. | Public Works - Engineering | Traffic signal modifications at Red Bug Lake Road may be required. A traffic study will be required to determine how much if any.   | Info Only |
| 71. | Public Works - Engineering | Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.   | Info Only |
| 72. | Public Works - Engineering | Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property   | Info Only |

|     |                            |   |           |
|-----|----------------------------|---|-----------|
|     |                            | frontage will be brought into compliance with Seminole County regulations.  |           |
| 73. | Public Works - Engineering | A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements | Info Only |

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT                      | STATUS             | REVIEWER  |
|---------------------------------|--------------------|---|
| Environmental Services          | Review Complete    | Paul Zimmerman 407-665-2040<br><a href="mailto:pzimmerman@seminolecountyfl.gov">pzimmerman@seminolecountyfl.gov</a> |
| Public Safety - Fire Marshal    | Review Complete    | Matthew Maywald 407-665-5177<br><a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>    |
| Natural Resources               | Review Complete    | Sarah Harttung 407-665-7391<br><a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>   |
| Planning and Development        | Review Complete    | Annie Sillaway 407-665-7936<br><a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>   |
| Public Works - Impact Analysis  | Review Complete    | William Wharton 407-665-5730<br><a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>    |
| Environmental - Impact Analysis | Review Complete    | Becky Noggle 407-665-2143<br><a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>         |
| Comprehensive Planning          | Review Complete    | Maya Athanas 407-665-7388<br><a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>       |
| Public Works - Engineering      | Review Complete    | Jim Potter 407-665-5764<br><a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>           |
| Buffers and CPTED               | Review Complete    | Maya Athanas 407-665-7388<br><a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>       |
| Building Division               | Review Complete    | Jay Hamm 407-665-7468<br><a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>                 |
| Public Safety – Addressing      | No Review Required | Amy Curtis 407-665-5191<br><a href="mailto:acurtis@seminolecountyfl.gov">acurtis@seminolecountyfl.gov</a>           |

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

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

### Other Agencies:

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |  |

### Other Resources:

|                                 |  |
|---------------------------------|--|
| Flood Prone Areas               | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas                 | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>   |
| Seminole Co. Property Appraiser | <a href="http://www.scpafl.org">www.scpafl.org</a>   |



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-1151**

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**Title:**

**9:20AM (IN PERSON) LAKE EMMA SELF STORAGE - PRE-APPLICATION**

**Project Number:** 24-80000100

**Project Description:** Proposed Site Plan to redevelop an existing plaza into a 4 story self storage facility on 1.26 acres in the PD Zoning District located on the east side of Lake Emma Rd, south of W Lake Mary Blvd

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

**Parcel ID:** 18-20-30-300-002E-0000

**BCC District:** 4-Lockhart

**Applicant:** Donald Huber (407) 909-0600

**Consultant:** David Stokes (407) 629-8330





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

PROJ. #: 24-80000100  
 PM: Joy  
 REC'D: 7/29/24

## 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: Lake Emma Self Storage  
 PARCEL ID #(S): 18-20-30-300-002E-0000  
 TOTAL ACREAGE: 1.3+/- BCC DISTRICT: 4: Lockhart  
 ZONING: PD FUTURE LAND USE: PD

#### APPLICANT

NAME: Donald Huber, Director COMPANY: Huber Group, LLC  
 ADDRESS: PO Box 730  
 CITY: Windermere STATE: FL ZIP: 34786  
 PHONE: 407-909-0600 EMAIL: allan@thehubergroup.us

#### CONSULTANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC  
 ADDRESS: 431 E. Horatio Ave., Ste. 260  
 CITY: Maitland STATE: FL ZIP: 32751  
 PHONE: 407-629-8330 EMAIL: ePlan contact: nicole@madden-eng.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: 4-story self-storage facility

SUBDIVISION     LAND USE AMENDMENT     REZONE     SITE PLAN     SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE: 8/9    COM DOC DUE: 8/15    DRC MEETING: 8/21

PROPERTY APPRAISER SHEET     PRIOR REVIEWS:

|                             |                         |  |
|-----------------------------|-------------------------|--|
| ZONING: <u>PD</u>           | FLU: <u>PD</u>          | LOCATION:  |
| W/S: <u>Seminole County</u> | BCC: <u>4: Lockhart</u> | <u>on the east side of Lake Emma Rd,<br/>south of W Lake Mary Blvd</u> |



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

July 31, 2024

RE: Lake Emma Self Storage

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 18-20-30-300-002E-0000  
Location: east side of Lake Emma Road, south of W. Lake Mary Blvd.  
Proposing: 4-story self-storage facility

We wish to discuss access, utilities, general site design issues, and permitting process.

David A. Stokes, P.E.  
President  
Madden, Moorhead & Stokes, LLC.  
431 E. Horatio Ave, Suite 260  
Maitland, FL 32751  
P 407-629-8330  
[dstokes@madden-eng.com](mailto:dstokes@madden-eng.com)

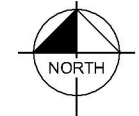
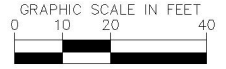


**PROPOSED  
4 STORY BUILDING  
TOTAL = 108,000-GSF  
(1ST FLOOR=27,000-SF  
FLOORS 2-4= 27,000-SF EACH)**

PROPOSED CANOPY  
14.5-FT CLEAR HEIGHT

| SITE DATA           |                     |
|---------------------|---------------------|
| JURISDICTION        | SEMINOLE COUNTY, FL |
| ZONING              | PD                  |
| FLU                 | PD                  |
| EXISTING USE        | COMMERCIAL / RETAIL |
| PROPOSED USE        | SELF STORAGE        |
| TOTAL DEV. AREA     | ±1.263 ACRES        |
| REQUIRED OPEN SPACE | 0.316 AC. (25.0%)   |
| PROVIDED OPEN SPACE | 0.312 AC. (24.7%)   |

- NOTE:
1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, IS SUBJECT TO REGULATORY REVIEW AND PERMIT CONSIDERATION.
  2. SIGNAGE NEEDS TO BE VERIFIED.
  3. PARKING NEEDS TO BE VERIFIED.
  4. STORMWATER REQUIREMENTS NEED TO BE VERIFIED.



K:\ORL\_Drive\049831006-Huber Lake Emma\CADD\CONCEPT\SP-06.dwg

### SEMINOLE COUNTY DEVELOPMENT ORDER

On June 11, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

#### FINDINGS OF FACT

**Property Owner:** Lake Emma Investments, LLC

**Project Name:** Lake Emma Self-Storage SSFLUMA & PD Rezone

**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a Rezone from C-2 (Retail Commercial) to PD (Planned Development) on approximately 1.26 acres, located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Joy Giles, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

GRANT MALOY, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
CFN# 2024055363 Bk:10648 Pg:762-770(9Pgs)  
REC: 06/20/2024 8:31:50 AM by jeckenroth  
RECORDING FEES \$78.00



**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
- A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Self-Storage
    - a. Outdoor storage is prohibited.
  - C. Maximum Floor Area Ratio: 1.96
  - D. Maximum Building Height: Fifty (50) feet
  - E. The development must provide a minimum of twenty-five (25) percent common usable open space.
  - F. The setbacks from the external property boundaries are as follows:
    - North: Ten (10) feet.
    - South: Ten (10) feet.
    - East: Ten (10) feet.
    - West: Fifty (50) feet.
  - G. The buffers are as follows:
    - North: Ten (10) foot wide landscape buffer.
    - South: No buffer required.
    - East: No buffer required.
    - West: Due to the existing cross access easement that exists within and adjacent to the western buffer areas, as depicted in the Concept Plan Attached as Exhibit (D), a collection of buffer areas as depicted on the concept plan shall be provided in order to create a minimum of 2,775 square feet of landscaped areas between the building and the Lake Emma Road ROW. A code-required fifteen (15) foot buffer would otherwise result in approximately 2,775 square feet of landscaped areas.

Buffer components will be established at Final Development Plan.
  - H. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.



- I. All project signage must comply with the Lake Mary Boulevard Gateway Corridor Overlay.
- J. Architectural renderings will be required at time of Engineered Site Plan review. The building will provide tinted windows to block the view of the internal storage units. The building colors shall be in accordance with the rendering attached as Exhibit C.
- K. In the case of a conflict between the written conditions A through (J) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (J) will apply.

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

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

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

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after



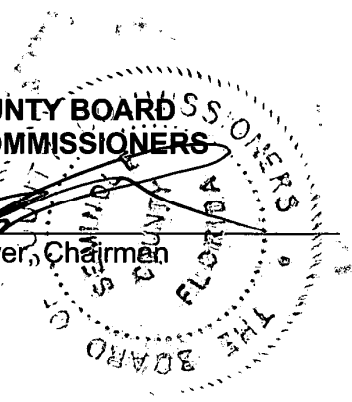
approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with the Lake Emma Self-Storage SSFLUMA & PD Rezone (as referenced in Exhibit A), on June 11, 2024.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS

By:   
Jay Zembower, Chairman



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**PARCEL 1 (FEE SIMPLE ESTATE)**

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (EASEMENT ESTATE)**

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE





COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

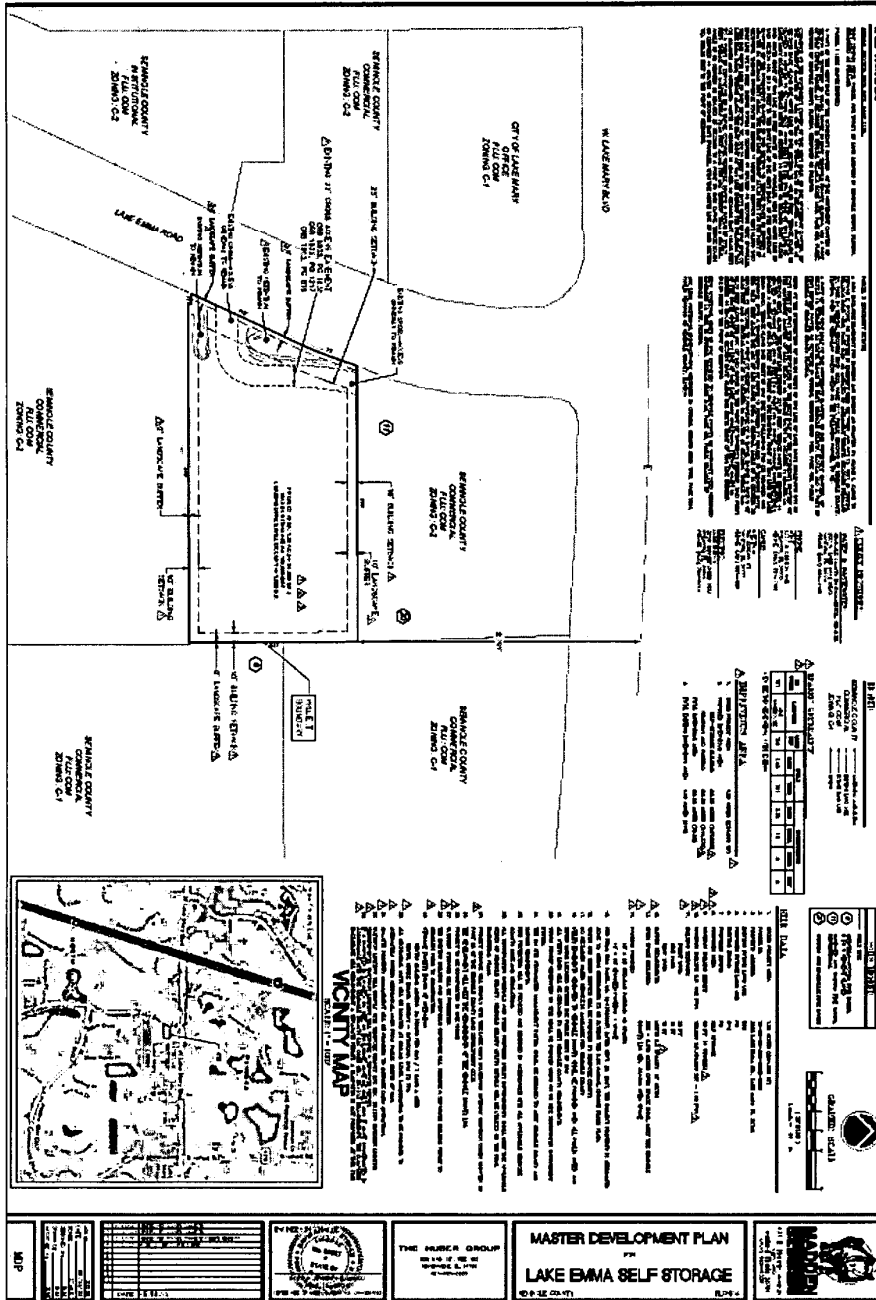
BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCE: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



EXHIBIT B
Master Development Plan

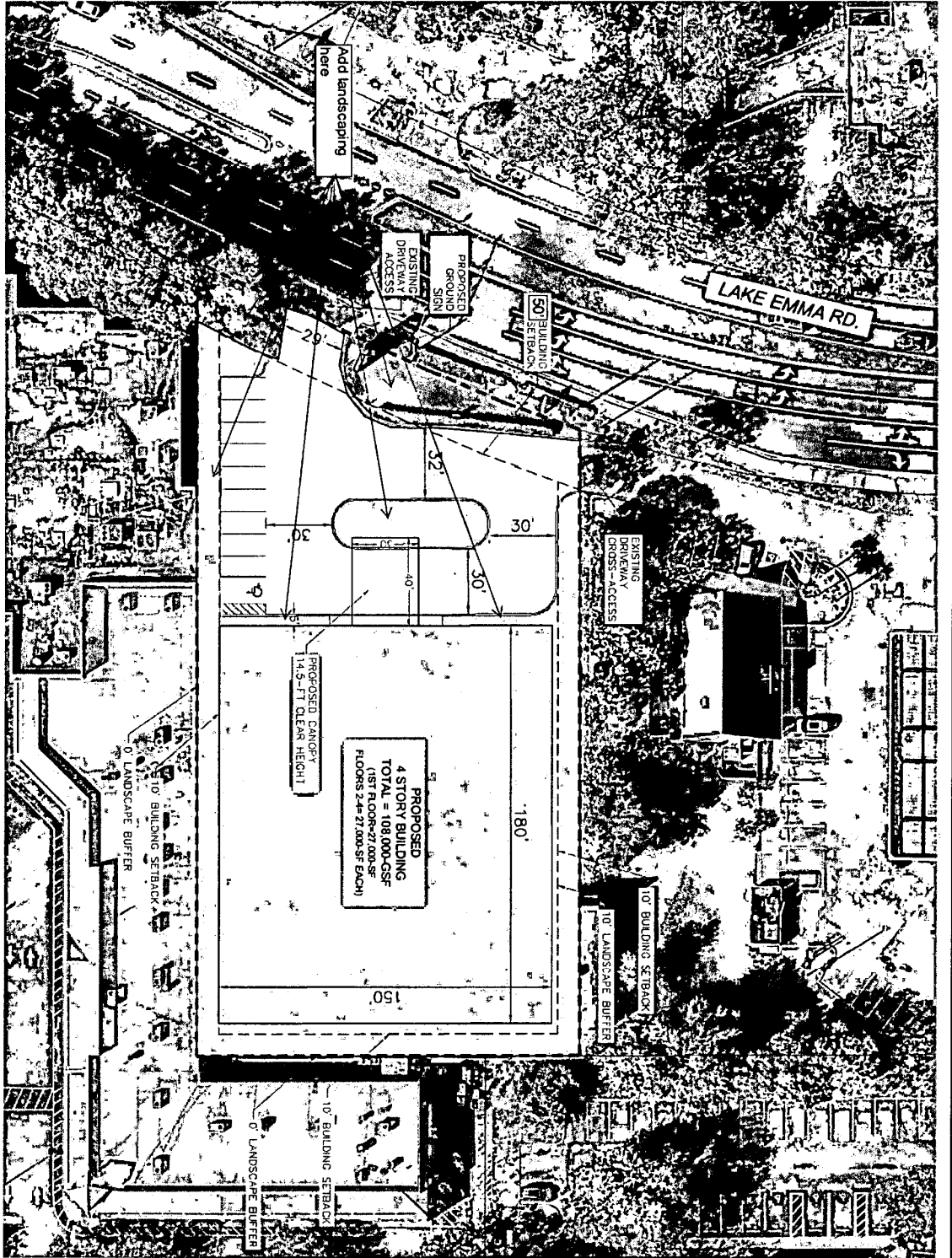


LEGIBILITY UNSATISFACTORY

**EXHIBIT C**  
**Building Rendering**



### EXHIBIT D Conceptual Landscape Plan



9

LEGIBILITY UNSATISFACTORY

**AN ORDINANCE FURTHER AMENDING THE SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM COMMERCIAL TO PLANNED DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Seminole County enacted Ordinance Number 2008-44 which adopted the Seminole County Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

**WHEREAS**, the Board of County Commissioners has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

**WHEREAS**, the Board of County Commissioners has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

**WHEREAS**, the Seminole County Local Planning Agency held a public hearing, with all required public notice on May 1, 2024, for the purpose of providing recommendations to the Board of County Commissioners with regard to the Plan Amendment set forth in this Ordinance; and

**WHEREAS**, the Board of County Commissioners held a public hearing on June 11, 2024, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

Z2023-001



WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element’s Future Land Use Map as set forth in Ordinance Number 2008-44, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit “A” to this Ordinance:

| Ord Exhibit | Name                                       | Amendment Number       | Future Land Use Change From-To                                  | LPA Hearing Date | Board Hearing Date |
|-------------|--|------------------------|---|------------------|--------------------|
| A           | Lake Emma Self-Storage SSFLUMA & PD Rezone | 03.23SS.01 (Z2023-001) | Commercial to Planned Development with a maximum F.A.R. of 1.96 | 05/01/2024       | 06/11/2024         |

(b) The associated rezoning request was completed by means of Ordinance Number 2024- 14.

Section 3. Severability:

Z2023-001

If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

**Section 4. Exclusion from County Code/Codification:**

(a) It is the intent of the Board of County Commissioners that the provisions of this Ordinance will not be codified into the Seminole County Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of Seminole County in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan to reflect adopted amendments to the Plan.

**Section 5. Effective Date:**

(a) The County will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

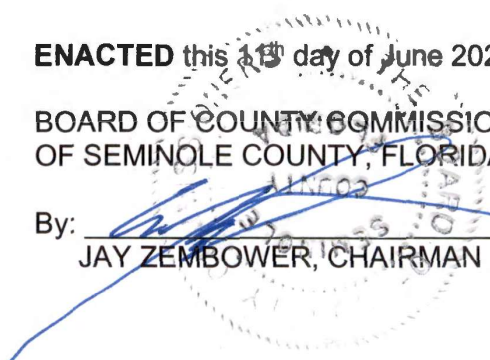
Z2023-001



ENACTED this 13<sup>th</sup> day of June 2024

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

By:   
JAY ZEMBOWER, CHAIRMAN



Z2023-001





**EXHIBIT A**

**Amendment 03.23. SS.01**

**LEGAL DESCRIPTION**

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**PARCEL 1 (FEE SIMPLE ESTATE)**

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (EASEMENT ESTATE)**

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

Z2023-001



A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Z2023-001

**Certified Copy - Grant Maloy**  
Clerk of the Circuit Court and Comptroller  
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller

eCertified at 06/20/2024 10:30:34 -04:00

eCertified Id: 32D9-C8F5-49AT

Page 6 of 7



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 19, 2024

Honorable Grant Maloy
Clerk of the Circuit Court
Seminole County
County Commission Records
1101 E. First Street, Room 2204
Sanford, Florida 32771

Dear Honorable Grant Maloy:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Seminole County Ordinance No. 2024-13, which was filed in this office on June 19, 2024.

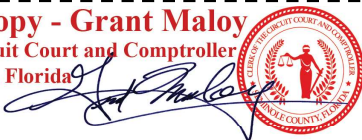
Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 06/20/2024 10:30:34 -04:00
eCertified Id: 32D9-C8F5-49AT
Page 7 of 7

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATION ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY; REZONING CERTAIN PROPERTY CURRENTLY ASSIGNED THE C-2 (RETAIL COMMERCIAL) ZONING CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled Lake Emma Self-Storage SSFLUMA & PD Rezone, dated June 11, 2024.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.** The zoning classification assigned to the following described property is changed from C-2 (Retail Commercial) to PD (Planned Development) pursuant to the provisions contained in Development Order #23-20000001, attached to this Ordinance as Exhibit "A" and incorporated in this Ordinance by reference:

**SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION**

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance will not be codified.



**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.** A certified copy of this Ordinance will be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance will be effective upon the latter of: (i) the recording date of the Development Order #23-20000001 in the Official Land Records of Seminole County; (ii) filing this Ordinance with the Department of State; or (iii) the companion Future Land Use Amendment Ordinance No. 2024-\_\_ being deemed final in accordance with Florida Statutes Chapter 163, Part II.

ENACTED this 11<sup>th</sup> day of June 2024.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

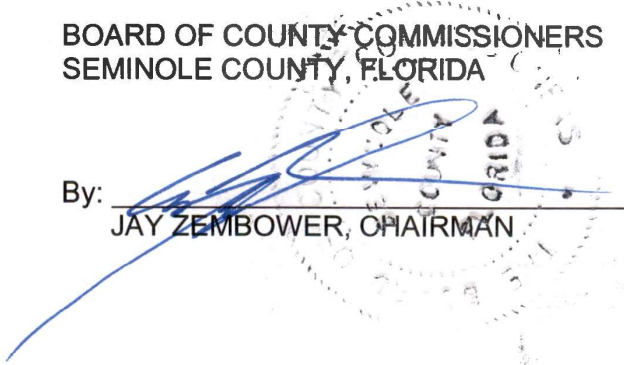
By:   
JAY ZEMBOWER, CHAIRMAN

EXHIBIT "A"  
Development Order

FILE NO.: PZ2023-001

DEVELOPMENT ORDER #

23-2000001

SEMINOLE COUNTY DEVELOPMENT  
ORDER

On June 11, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

FINDINGS OF FACT

**Property Owner:** Lake Emma Investments, LLC

**Project Name:** Lake Emma Self-Storage SSFLUMA & PD Rezone

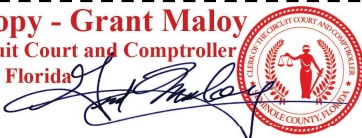
**Requested Development Approval:** Consider a Small Scale Future Land Use Map Amendment from Commercial to Planned Development, and a Rezone from C-2 (Retail Commercial) to PD (Planned Development) on approximately 1.26 acres, located on the east side of Lake Emma Road, approximately 250 feet south of Lake Mary Boulevard.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Joy Giles, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

APPLICANT'S PROPOSED DEVELOPMENT ORDER



DEVELOPMENT ORDER # 23-20000001

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
  - A. Development must comply with the Master Development Plan attached as Exhibit (B).
  - B. Permitted Uses: Self-Storage
    - a. Outdoor storage is prohibited.
  - C. Maximum Floor Area Ratio: 1.96
  - D. Maximum Building Height: Fifty (50) feet
  - E. The development must provide a minimum of twenty-five (25) percent common usable open space.
  - F. The setbacks from the external property boundaries are as follows:
    - North: Ten (10) feet
    - South: Ten (10) feet.
    - East: Ten (10) feet.
    - West: Fifty (50) feet.
  - G. The buffers are as follows:
    - North: Ten (10) foot wide landscape buffer.
    - South: No buffer required.
    - East: No buffer required.
    - West: Due to the existing cross access easement that exists within and adjacent to the western buffer areas, as depicted in the Concept Plan Attached as Exhibit (D), a collection of buffer areas as depicted on the concept plan shall be provided in order to create a minimum of 2,775 square feet of landscaped areas between the building and the Lake Emma Road ROW. A code-required fifteen (15) foot buffer would otherwise result in approximately 2,775 square feet of landscaped areas.

Buffer components will be established at Final Development Plan.
  - H. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.

APPLICANT'S PROPOSED DEVELOPMENT ORDER

Z2023-001

DEVELOPMENT ORDER # 23-2000001

- I. All project signage must comply with the Lake Mary Boulevard Gateway Corridor Overlay.
- J. Architectural renderings will be required at time of Engineered Site Plan review. The building will provide tinted windows to block the view of the internal storage units. The building colors shall be in accordance with the rendering attached as Exhibit C.
- K. In the case of a conflict between the written conditions A through (J) in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through (J) will apply.

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

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

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

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

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after

Z2023-001





DEVELOPMENT ORDER # 23-20000001

approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court. However, in no case will this Order be effective prior to the effective date of the associated comprehensive plan amendment enacted in association with the Lake Emma Self-Storage SSFLUMA & PD Rezone (as referenced in Exhibit A), on June 11, 2024.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD  
OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Jay Zembower, Chairman

APPLICANT'S PROPOSED DEVELOPMENT ORDER

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Z2023-001



DEVELOPMENT ORDER #

23-20000001

EXHIBIT "A"  
LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST; ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE

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Z2023-001

APPLICATION FOR DEVELOPMENT PERMIT ORDER



DEVELOPMENT ORDER # 23-2000001

COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

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AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

APPLICANT'S PROPOSED DEVELOPMENT ORDER

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Z2023-001



DEVELOPMENT ORDER #

23-20000001

EXHIBIT B  
Master Development Plan



DEVELOPMENT ORDER #

23-2000001

**EXHIBIT C**  
**Building Rendering**



ORDER  
APPLICANT'S PROPOSED DEVELOPMENT

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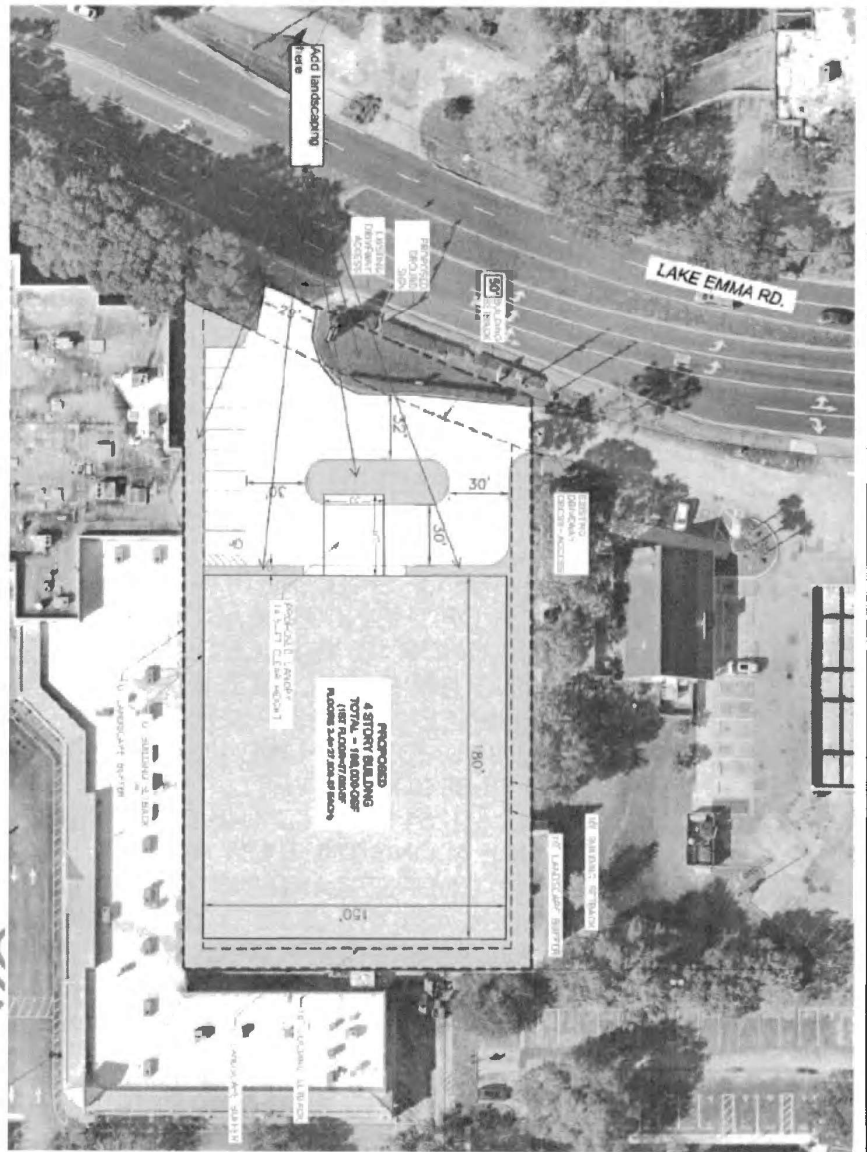
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Z2023-001



DEVELOPMENT ORDER # 23-20000001

EXHIBIT D  
Conceptual Landscape Plan



APPLIC

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Z2023-001



EXHIBIT "B"  
LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735:

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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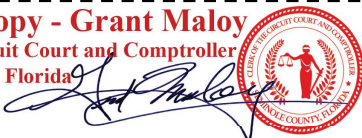
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AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.







FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

June 19, 2024

Honorable Grant Maloy  
Clerk of the Circuit Court  
Seminole County  
County Commission Records  
1101 E. First Street, Room 2204  
Sanford, Florida 32771

Dear Honorable Grant Maloy:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Seminole County Ordinance No. 2024-14, which was filed in this office on June 19, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh

**R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250**  
**Telephone: (850) 245-6270**

**Certified Copy - Grant Maloy**  
Clerk of the Circuit Court and Comptroller  
Seminole County, Florida



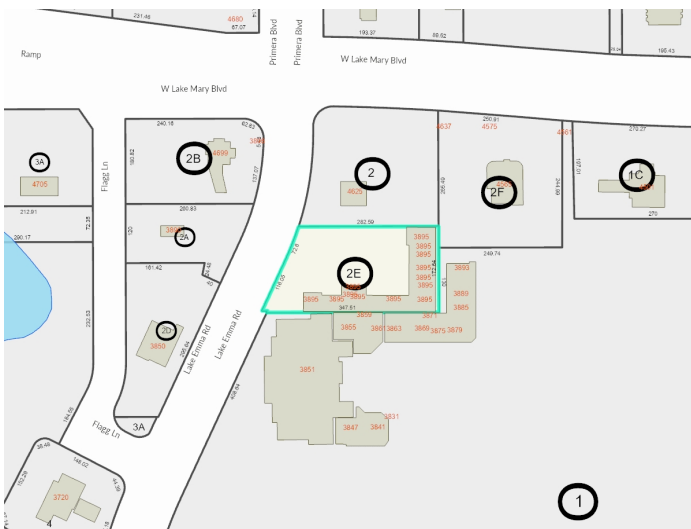
Seminole County Clerk of the Circuit Court and Comptroller  
eCertified at 06/20/2024 11:14:29 -04:00  
eCertified Id: 83D2-14FE-F2AT  
Page 14 of 14

# Property Record Card



Parcel: **18-20-30-300-002E-0000**  
 Property Address: **3895 LAKE EMMA RD LAKE MARY, FL 32746**  
 Owners: **LAKE EMMA INV LLC**  
 2024 Market Value \$1,733,031 Assessed Value \$1,733,031  
 2023 Tax Bill \$21,596.13  
 Retail Center-Unanchored property w/1st Building size of 15,524 SF and a lot size of 1.26 Acres

## Parcel Location



## Site View



## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 18-20-30-300-002E-0000                         |
| Property Address  | 3895 LAKE EMMA RD<br>LAKE MARY, FL 32746       |
| Mailing Address   | 6225 LINNEAL BEACH DR<br>APOPKA, FL 32703-7805 |
| Subdivision       |  |
| Tax District      | 01:County Tax District                         |
| DOR Use Code      | 1601:Retail Center-Unanchored                  |
| Exemptions        | None   |
| AG Classification | No   |

## Value Summary

|   | 2024 Working Values | 2023 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method                              | Income              | Income                |
| Number of Buildings                           | 1                   | 1                     |
| Depreciated Building Value                    | \$0                 | \$0                   |
| Depreciated Other Features                    | \$0                 | \$0                   |
| Land Value (Market)                           | \$0                 | \$0                   |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Market Value                                  | \$1,733,031         | \$1,622,793           |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| P&G Adjustment                                | \$0                 | \$0                   |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| Assessed Value                                | \$1,733,031         | \$1,622,793           |

## 2023 Certified Tax Summary

|                             |             |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions   | \$21,596.13 |
| Tax Bill Amount             | \$21,596.13 |
| Tax Savings with Exemptions | \$0.00      |

## Owner(s)

Name - Ownership Type  
 LAKE EMMA INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 18 TWP 20S RGE 30E BEG 632.29 FT E &  
 267.36 FT S OF NW COR OF NE 1/4 OF NW 1/4  
 RUN S 172.64 FT W 358.54 FT N 25 DEG 15 MIN  
 52 SEC E 116.05 FT NELY ON CURVE 72.60 FT E  
 282.59 FT TO BEG

## Taxes

| Taxing Authority                   | Assessed    | Exempt Amount | Taxable     |
|------------------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND                | \$1,733,031 | \$0           | \$1,733,031 |
| Schools                            | \$1,733,031 | \$0           | \$1,733,031 |
| FIRE                               | \$1,733,031 | \$0           | \$1,733,031 |
| ROAD DISTRICT                      | \$1,733,031 | \$0           | \$1,733,031 |
| SJWM(Saint Johns Water Management) | \$1,733,031 | \$0           | \$1,733,031 |

## Sales

| Deed Type       | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED   | 10/1/2007 | \$100       | 06851/1735  | Improved  | No         |
| QUIT CLAIM DEED | 1/1/2004  | \$100       | 05186/1587  | Improved  | No         |
| QUIT CLAIM DEED | 2/1/1987  | \$100       | 01822/1210  | Vacant    | No         |
| WARRANTY DEED   | 12/1/1986 | \$365,000   | 01808/1611  | Vacant    | Yes        |

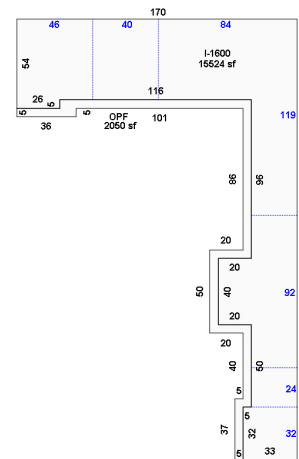
## Land

| Units     | Rate       | Assessed  | Market    |
|-----------|------------|-----------|-----------|
| 59,590 SF | \$10.55/SF | \$628,675 | \$628,675 |

## Building Information

|                               |                          |
|-------------------------------|--------------------------|
| #                             | 1                        |
| Use                           | MASONRY PILASTER         |
| Year Built*                   | 1987                     |
| Bed                           |                          |
| Bath                          |                          |
| Fixtures                      | 0                        |
| Base Area (ft <sup>2</sup> )  | 15524                    |
| Total Area (ft <sup>2</sup> ) |                          |
| Constuction                   | CONCRETE BLOCK - MASONRY |
| Replacement Cost              | \$1,323,096              |
| Assessed                      | \$787,242                |

\* Year Built = Actual / Effective



Sketch by Apea Sketch

Building 1

## Appendages

| Description         | Area (ft <sup>2</sup> ) |
|---------------------|-------------------------|
| OPEN PORCH FINISHED | 2050                    |

## Permits

| Permit # | Description  | Value    | CO Date    | Permit Date |
|----------|--|----------|------------|-------------|
| 07016    | ALTERATION- BREWERY #125   | \$46,631 | 1/23/2020  | 1/9/2019    |
| 3909     | INSTALLATION OF WALL SIGN  | \$1,450  |            | 3/29/2017   |
| 11945    | INSTALL NON-ILLUMINATED SIGN PANEL - #137  | \$288    |            | 12/8/2014   |
| 09999    | #111-LAKE MARY JEWELERS INSTALL NEW WALL SIGN W /EXISTING ELECTRIC   | \$4,383  |            | 12/2/2013   |
| 05407    | CHEMICAL SOIL REMEDIATION & REPAIRING CONCRETE AS NEEDED - #167  | \$19,714 |            | 6/27/2013   |
| 09143    | RE-WORK EXISTING FIRE SPRINKLERS - 12 HEADS - #167   | \$2,000  |            | 12/11/2012  |
| 07125    | RESTORE AN EXISTING TENANT SPACE TO A VANILLA BOX - #167   | \$15,000 | 2/19/2013  | 9/19/2012   |
| 06066    | REMOVE EXISTING WALL SIGN - INSTALL ILLUMINATED CHANNEL LETTER WALL SIGN & NEW TENANT VINYL ONTO EXISTING PYLON SIGN - #113 - ALLSTATE | \$2,000  |            | 8/9/2012    |
| 03674    | INSTALL FIRE SYSTEM INTO EXHAUST HOOD - #151 - DIGINO PIZZA  | \$1,900  |            | 5/16/2012   |
| 02941    | INSTALL TYPE 1 HOOD - #151   | \$5,800  |            | 4/20/2012   |
| 06083    | MECHANICAL - #167  | \$6,900  |            | 7/30/2010   |
| 10985    | ELECTRIC FOR REMEDIATION SYS INSTALLATION - #167   | \$6,500  |            | 10/30/2008  |
| 09112    | WALL SIGN - #113 - ALLSTATE  | \$28     |            | 9/5/2008    |
| 13223    | INSTALL FIRE ALARM SYSTEM  | \$2,351  |            | 12/17/2007  |
| 09110    | SIGN - EVERYTHING ENGRAVED - #109  | \$2,380  |            | 8/14/2007   |
| 06531    | RANGE HOOD SUPPRESSION SYSTEM - #101   | \$1,200  |            | 6/2/2006    |
| 06303    | WALL SIGN - #111   | \$1,980  |            | 5/30/2006   |
| 05907    | INSTALL FIRE SPRINKLERS - #101   | \$1,000  |            | 5/19/2006   |
| 04577    | WALL SIGN - MEMORIES OF INDIA - #101   | \$15,000 |            | 4/21/2006   |
| 04110    | HEAT HOOD - DIGINO PIZZA - #151  | \$1,400  |            | 4/11/2006   |
| 03237    | WALK-IN COOLER - #101  | \$2,500  |            | 3/23/2006   |
| 01865    | INTERIOR RENOVATIONS - SUITES #101 & #105  | \$30,000 | 7/6/2006   | 2/17/2006   |
| 00554    | RANGE HOOD SUPPRESSION SYSTEM - #151   | \$1,500  |            | 1/17/2006   |
| 09810    | INSTALL FIRE SPRINKLERS/MAIN - #147  | \$800    |            | 8/26/2004   |
| 08263    | INTERIOR RENOVATION - #147   | \$18,000 | 10/22/2004 | 7/16/2004   |
| 06146    | MECHANICAL & CONDENSOR   | \$1,500  |            | 6/1/2003    |
| 05081    | INSTALL FIRE SPRINKLERS/MAIN - #101  | \$0      |            | 5/1/2003    |
| 05029    | RANGE HOOD - #101  | \$4,722  |            | 5/1/2003    |

|       |   |          |            |           |
|-------|---|----------|------------|-----------|
| 03690 | WALL SIGN - #143  | \$0      |            | 4/1/2003  |
| 04100 | 2 WALL SIGNS  | \$0      |            | 4/1/2003  |
| 02890 | WALL SIGN - #113  | \$0      |            | 3/1/2003  |
| 10858 | WALL SIGN; #105   | \$0      |            | 11/1/2001 |
| 08279 | INTERIOR; #143  | \$6,000  |            | 8/1/2001  |
| 08280 | INTERIOR; #147  | \$9,000  |            | 8/1/2001  |
| 01474 | FIRE SPRINKLERS #137  | \$810    |            | 2/1/2001  |
| 10076 | PAD PER PERMIT: 3895 LKE EMMA RD<br>137; SUBCONTRACTORS; HUBER DESIGN<br>AND CONSTRUCTION ALTECH ELECTRIC<br>OF CENTRAL FLORIDA | \$10,000 |            | 11/1/2000 |
| 08881 | DRY CHEMICAL FIRE SYSTEM  | \$1,200  |            | 9/28/2000 |
| 05258 | WALL SIGN; SHOPPES OF LAKE EMMA<br>#111   | \$0      |            | 6/7/2000  |
| 02784 | INTERIOR; SIDEBURNS - STE 131   | \$22,000 | 6/16/1999  | 4/1/1999  |
| 07485 | ?; ALLSTATE INSURANCE   | \$500    | 11/14/1997 | 11/1/1997 |
| 03744 | CHANGE OF USE; #109   | \$500    |            | 6/1/1997  |
| 08302 | FIRE DAMAGE REPAIR; LAKE EMMA<br>SHOPPES  | \$18,000 |            | 12/1/1996 |
| 02185 | PAPPA JOHNS PIZZA UNIT 151  | \$25,000 | 4/26/1996  | 4/1/1996  |
| 02552 | PAPA JOHNS  | \$807    |            | 4/1/1996  |
| 02054 | INTERIOR DEMOLISHED   | \$100    |            | 4/1/1996  |
| 01564 | OCCUPANCY PERMIT  | \$0      |            | 3/1/1996  |
| 05446 | SHOPPES OF LAKE EMMA STE 111 NO<br>DESCRIPTION ON PERMIT  | \$1,000  | 10/6/1994  | 8/1/1994  |
| 01313 | LAKE MARY FLOORING FIRE SPRINKLERS  | \$840    |            | 2/1/1994  |
| 00557 | OFFICE INTERIOR - SUITE 109   | \$1,200  | 5/18/1994  | 1/1/1994  |
| 11104 | LAKE MARY FLOORING #113 NO<br>DESCRIPTION   | \$2,400  | 10/20/1994 | 12/1/1993 |
| 10870 | SOBIK'S INTERIOR STE 101  | \$1,800  | 5/18/1994  | 12/1/1993 |
| 10871 | LAKE MARY FLOORING OFFICE-INT   | \$1,500  |            | 12/1/1993 |

### Extra Features

| Description                | Year Built | Units | Cost     | Assessed |
|----------------------------|------------|-------|----------|----------|
| COMMERCIAL ASPHALT DR 2 IN | 1987       | 22832 | \$55,938 | \$22,375 |
| POLE LIGHT 4 ARM           | 1987       | 2     | \$15,450 | \$15,450 |

### Zoning

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

### School Districts

|            |                 |
|------------|-----------------|
| Elementary | Lake Mary       |
| Middle     | Greenwood Lakes |
| High       | Lake Mary       |

| Political Representation |                             |
|--------------------------|-----------------------------|
| Commissioner             | District 4 - Amy Lockhart   |
| US Congress              | District 7 - Cory Mills     |
| State House              | District 36 - Rachel Plakon |
| State Senate             | District 10 - Jason Brodeur |
| Voting Precinct          | Precinct 20                 |

| Utilities      |                           |
|----------------|---------------------------|
| Fire Station # | Station: 36 Zone: 364     |
| Power Company  | DUKE                      |
| Phone (Analog) | AT&T                      |
| Water          | Seminole County Utilities |
| Sewage         | Seminole County Utilities |
| Garbage Pickup |                           |
| Recycle        |                           |
| Yard Waste     |                           |
| Hauler #       |                           |

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

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

|   |   |                            |
|---|---|----------------------------|
| <b>PROJECT NAME:</b>  | <b>LAKE EMMA SELF STORAGE - PRE-APPLICATION</b>   | <b>PROJ #: 24-80000100</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC  |                            |
| APPLICATION DATE:   | 8/01/24   |                            |
| RELATED NAMES:  | EP DAVID STOKES   |                            |
| PROJECT MANAGER:  | JOY GILES (407) 665-7399  |                            |
| PARCEL ID NO.:  | 18-20-30-300-002E-0000  |                            |
| PROJECT DESCRIPTION   | PROPOSED SITE PLAN TO DISCUSS THE DEVELOPMENT ON 1.26 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF LAKE EMMA RD, SOUTH OF W LAKE MARY BLVD |                            |
| NO OF ACRES   | 1.26  |                            |
| BCC DISTRICT  | 4: AMY LOCKHART   |                            |
| CURRENT ZONING  | PD  |                            |
| LOCATION  | ON THE EAST SIDE OF LAKE EMMA RD, SOUTH OF W LAKE MARY BLVD   |                            |
| FUTURE LAND USE-  | PD  |                            |
| SEWER UTILITY   | SEMINOLE COUNTY UTILITIES   |                            |
| WATER UTILITY   | SEMINOLE COUNTY UTILITIES   |                            |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>  |                            |
| DONALD HUBER<br>HUBER GROUP, LLC<br>PO BOX 730<br>WINDERMERE FL 34786<br>(407) 909-0600<br>ALLAN@THEHUBERGROUP.US | DAVID STOKES, P.E.<br>MADDEN, MOORHEAD & STOKES LLC<br>431 E HORATIO AVE STE 260<br>MAITLAND FL 32751<br>(407) 629-8330<br>NICOLE@MADDEN-ENG.COM          |                            |

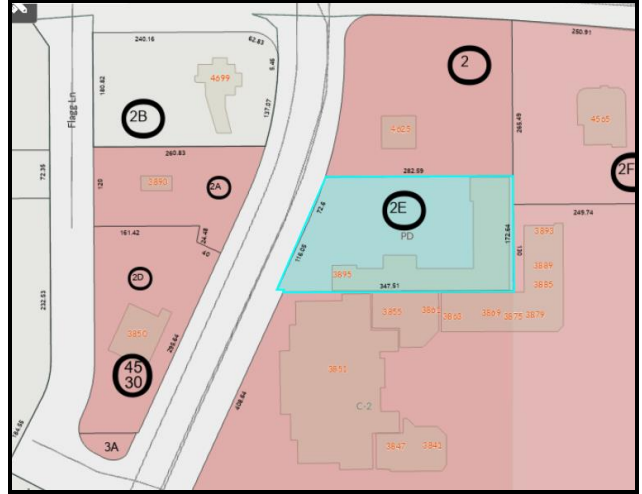
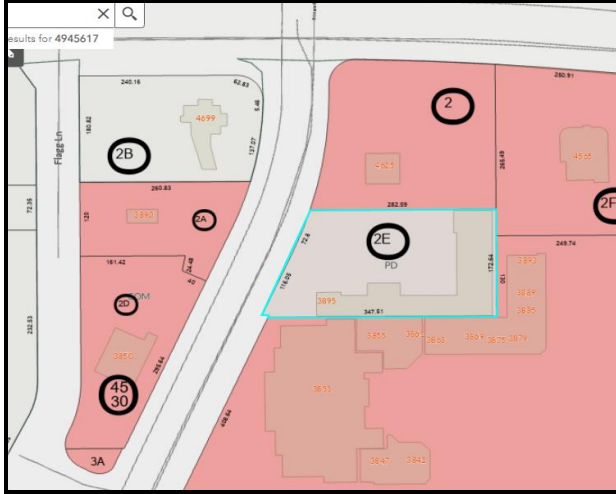
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

# PROJECT MANAGER COMMENTS

- The subject site has a Planned Development Future Land Use with PD (Planned Development) Zoning known as the Lake Emma Self-Storage PD.

## PROJECT AREA ZONING AND AERIAL MAPS





## AGENCY/DEPARTMENT COMMENTS

|     | REVIEWED BY       | COMMENTS   | STATUS    |
|-----|-------------------|--|-----------|
| 1.  | Buffers and CPTED | The project must meet the landscape buffer requirements per the Development Order 23-20000001.   | Info Only |
| 2.  | Buffers and CPTED | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.  | Info Only |
| 3.  | Buffers and CPTED | Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.   | Info Only |
| 4.  | Buffers and CPTED | For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.  | Info Only |
| 5.  | Buffers and CPTED | Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.  | Info Only |
| 6.  | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.   | Info Only |
| 7.  | Building Division | Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building. | Info Only |
| 8.  | Building Division | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only |
| 9.  | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.  | Info Only |
| 10. | Building Division | Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.   | Info Only |
| 11. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.   | Info Only |
| 12. | Comprehensive     | The Future Land Use designation for the property is Planned  | Info Only |

|     |                                 |   |           |
|-----|---------------------------------|---|-----------|
|     | Planning                        | Development (PD). The subject PD has a maximum Floor Area Ratio (FAR) of 1.96 and allows self-storage uses. If any other uses are proposed, or a higher FAR is proposed, the Future Land Use will need to be amended.   |           |
| 13. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.  | Info Only |
| 14. | Environmental Services          | The proposed development is within Seminole County's potable water service area and is required to connect. There is an 8" PVC potable water main running along the east side of Lake Emma Road. Our GIS/record drawings show that the existing development is already connected to Seminole County water.  | Info Only |
| 15. | Environmental Services          | The proposed development is within Seminole County's sanitary sewer service area and is required to connect. There is a 10" PVC sanitary sewer main running along the centerline of Lake Emma Road. Our GIS/record drawings show that the existing development is already connected to Seminole County sewer.   | Info Only |
| 16. | Environmental Services          | The proposed development is within Seminole County's reclaim water service area and is required to connect. There is a 24" DI reclaim water main running along the west side of Lake Emma Road.   | Info Only |
| 17. | Environmental Services          | I've attached any relevant record drawings that we have within your project area. See the "Lake Emma Road 1974" file in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . 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. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This process is for the purpose of tracking the release of sensitive utility GIS map information. | Info Only |
| 18. | 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 |
| 19. | Natural Resources               | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)   | Info Only |
| 20. | Natural Resources               | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)  | Info Only |
| 21. | Natural Resources               | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)  | Info Only |

|     |                   |   |           |
|-----|-------------------|---|-----------|
| 22. | Natural Resources | Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)   | Info Only |
| 23. | Natural Resources | Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c) | Info Only |
| 24. | Natural Resources | Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)   | Info Only |
| 25. | Natural Resources | Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)  | Info Only |
| 26. | Natural Resources | All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)  | Info Only |
| 27. | 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 |
| 28. | Natural Resources | Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)  | Info Only |
| 29. | Natural Resources | Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)   | Info Only |
| 30. | Natural Resources | Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not   | Info Only |

|     |                        |  |           |
|-----|------------------------|--|-----------|
|     |                        | account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)  |           |
| 31. | 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)  | Info Only |
| 32. | Natural Resources      | In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)  | Info Only |
| 33. | Natural Resources      | Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)   | Info Only |
| 34. | Natural Resources      | The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)  | Info Only |
| 35. | Planning & Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. | Info Only |
| 36. | Planning & Development | Development of the site must comply with Development Order 23-20000001.  | Info Only |
| 37. | Planning & Development | The next step in the development approval process is submittal and approval of a Final Development Plan (FDP), followed by an Engineered Site Plan; both plans may be submitted concurrently under the application "Final Development Plan as an Engineered Site Plan".  | Info Only |
| 38. | Planning & Development | The Lake Emma Self-Storage PD allows a maximum F.A.R. of 1.96; with a maximum building height of 50 feet.  | Info Only |
| 39. | Planning & Development | Architectural renderings will be required at time of Engineered Site Plan review. The building will provide tinted windows to block the view of the internal storage units.  | Info Only |
| 40. | Planning & Development | The development must provide a minimum of twenty-five (25) percent common usable open space.   | Info Only |

|     |                              |   |           |
|-----|------------------------------|---|-----------|
| 41. | Planning & Development       | Due to the existing cross access easement that exists within and adjacent to the western buffer areas, a collection of buffer areas as depicted on the concept plan illustrated in the Development Order shall be provided in order to create a minimum of 2,775 square feet of landscaped areas between the building and the Lake Emma Road ROW. A code-required fifteen (15) foot buffer would otherwise result in approximately 2,775 square feet of landscaped areas.   | Info Only |
| 42. | 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: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.   | Info Only |
| 43. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.   | Info Only |
| 44. | 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 |
| 45. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1   | Info Only |
| 46. | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | Info Only |
| 47. | Public Safety - Fire Marshal | Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per  | Info Only |

|     |                              | Section 18.2.3.2.1 NFPA 1  |           |
|-----|------------------------------|--|-----------|
| 48. | Public Safety - Fire Marshal | Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)   | Info Only |
| 49. | Public Safety - Fire Marshal | Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1  | Info Only |
| 50. | 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.   | Info Only |
| 51. | Public Safety - Fire Marshal | NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1  | Info Only |
| 52. | Public Safety - Fire Marshal | The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered. | Info Only |
| 53. | Public Works - Engineering   | The proposed project is located within the Soldiers Creek drainage basin.  | Info Only |
| 54. | Public Works - Engineering   | Based on SCS Soil Survey GIS overlays, the site generally has poorly draining soils.   | Info Only |
| 55. | Public Works - Engineering   | Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.   | Info Only |
| 56. | Public Works - Engineering   | No retention was shown for this site. A detailed drainage analysis will be required at final engineering.  | Info Only |
| 57. | Public Works - Engineering   | Based on preliminary review, the site appears to outfall to Lake Emma. It is not clear if there is any existing stormwater retention for the site. The Public Works Engineering manual requires stormwater   | Info Only |

|     |                            |   |           |
|-----|----------------------------|---|-----------|
|     |                            | retention for redevelopment sites.  |           |
| 58. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope west.  | Info Only |
| 59. | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . | Info Only |
| 60. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )   | Info Only |
| 61. | Public Works - Engineering | Cross access to the parcel to the north shall be maintained. The plan does not seem to correctly show this.   | Info Only |
| 62. | Public Works - Engineering | A left turn lane into the site is required. Please note that the left out maneuver will have to be evaluated and most likely will have to be removed.   | Info Only |
| 63. | Public Works - Engineering | Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.   | Info Only |
| 64. | Public Works - Engineering | Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.                            | Info Only |

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT                      | REVIEWER   |
|---------------------------------|--|
| Buffers and CPTED               | Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>            |
| Public Works - Engineering      | Jennifer Goff <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>                 |
| Environmental - Impact Analysis | Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>              |
| Public Safety - Fire Marshal    | Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>         |
| Natural Resources               | Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>        |
| Environmental Services          | James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a> |
| Planning and Development        | Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>                   |

|                                |  |
|--------------------------------|--|
| Comprehensive Planning         | Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>    |
| Public Works - Impact Analysis | William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a> |
| Building Division              | Jay Hamm   |

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

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

**Seminole County Comprehensive Plan:**

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

**Development Services:**

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

**Wekiva Consistency form:**

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

**Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

**Seminole County Wetland Information:**

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

**FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |  |

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)







# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-1150**

---

**Title:**

**RIVERS EDGE ESTATES - PRE-APPLICATION**

**Project Number:** 24-80000099

**Project Description:** Proposed Subdivision to create 4 single family residential lots on 8.22 acres in the R-1AA Zoning District located on the west side of Missouri Ave, north of Orange Blvd

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

**Parcel ID:** 17-19-30-300-0020-0000

**BCC District:** 5-Herr

**Applicant:** Jason Lee (407) 461-5996

**Consultant:** N/A



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

PROJ. #: 24-80000099

Received & paid: 7/29/24

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

|  |                      |
|--|----------------------|
| PROJECT NAME: River's Edge Estates     |                      |
| PARCEL ID #(S): 17-19-30-300-0020-0000 |                      |
| TOTAL ACREAGE: 8.22                    | BCC DISTRICT: 5      |
| ZONING: R1-AA                          | FUTURE LAND USE: LDR |

**APPLICANT**

|                               |  |            |
|-------------------------------|--|------------|
| NAME: Jason Monroe Lee        | COMPANY: Superior Land Management, Inc |            |
| ADDRESS: 14934 Old US Hwy 441 |  |            |
| CITY: Tavares                 | STATE: FL                              | ZIP: 32778 |
| PHONE: 407-461-5996           | EMAIL: jason@landanddev.com            |            |

**CONSULTANT**

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

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

|  |   |                                 |                                    |  |
|--|---|---------------------------------|------------------------------------|--|
| <input checked="" type="checkbox"/> SUBDIVISION        | <input type="checkbox"/> LAND USE AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL EXCEPTION |
| Description of proposed development: <u>Minor Plat</u> |   |                                 |                                    |  |

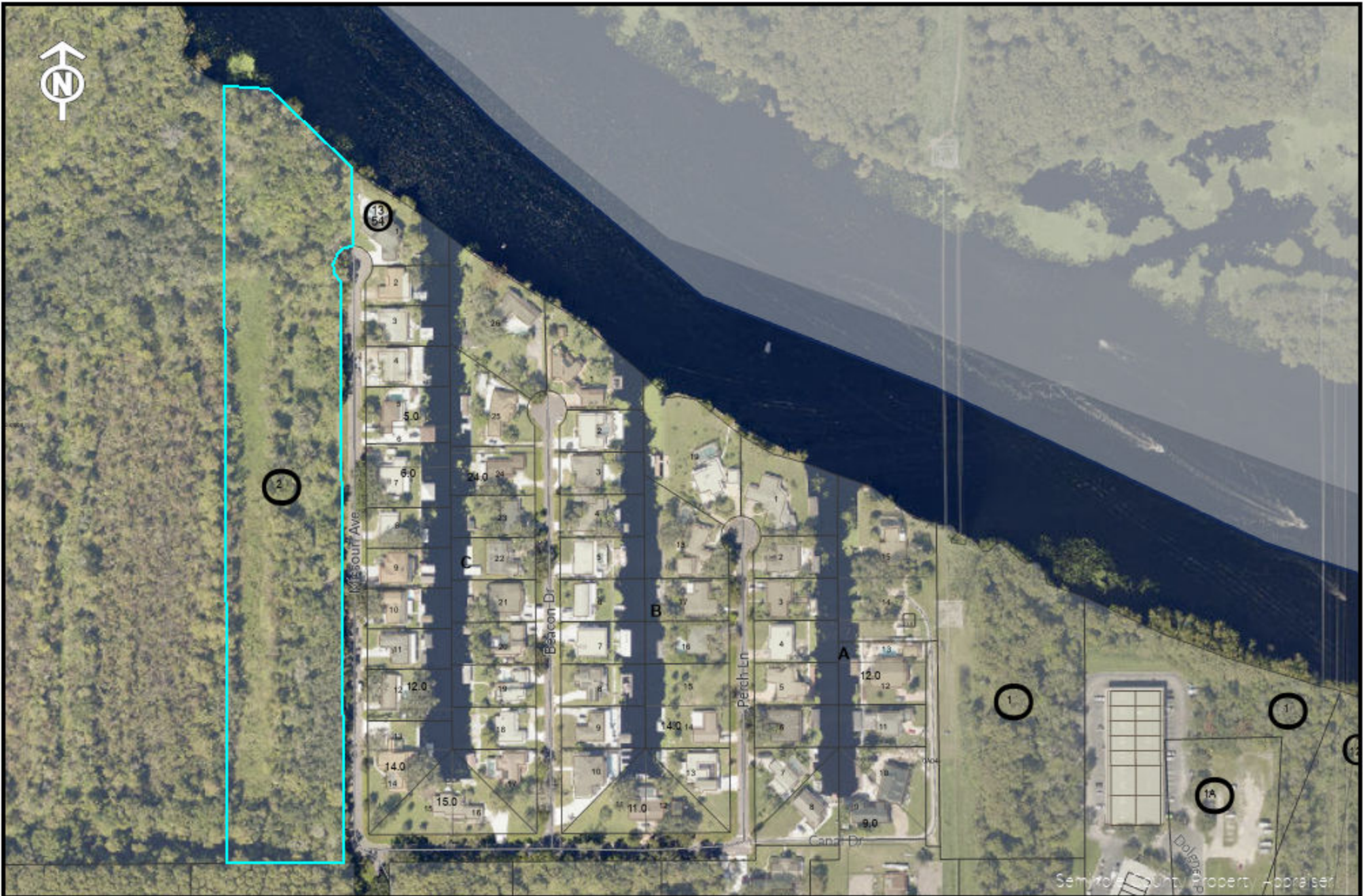
**STAFF USE ONLY**

|   |                          |  |
|---|--------------------------|--|
| COMMENTS DUE: <u>8/9</u>  | COM DOC DUE: <u>8/15</u> | DRC MEETING: <u>8/21</u>   |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: |                          |  |
| ZONING: <u>R-1AA</u>  | FLU: <u>LDR</u>          | LOCATION:<br><u>on the west side of Missouri Ave,<br/>north of Orange Blvd</u> |
| W/S: <u>Seminole County</u>   | BCC: <u>5: Herr</u>      |  |

Agenda: 8/16

Our intent is to submit for a minor plat whereby we would end up with four residential lots.

Jason Monroe Lee, President  
Superior Land Management, Inc

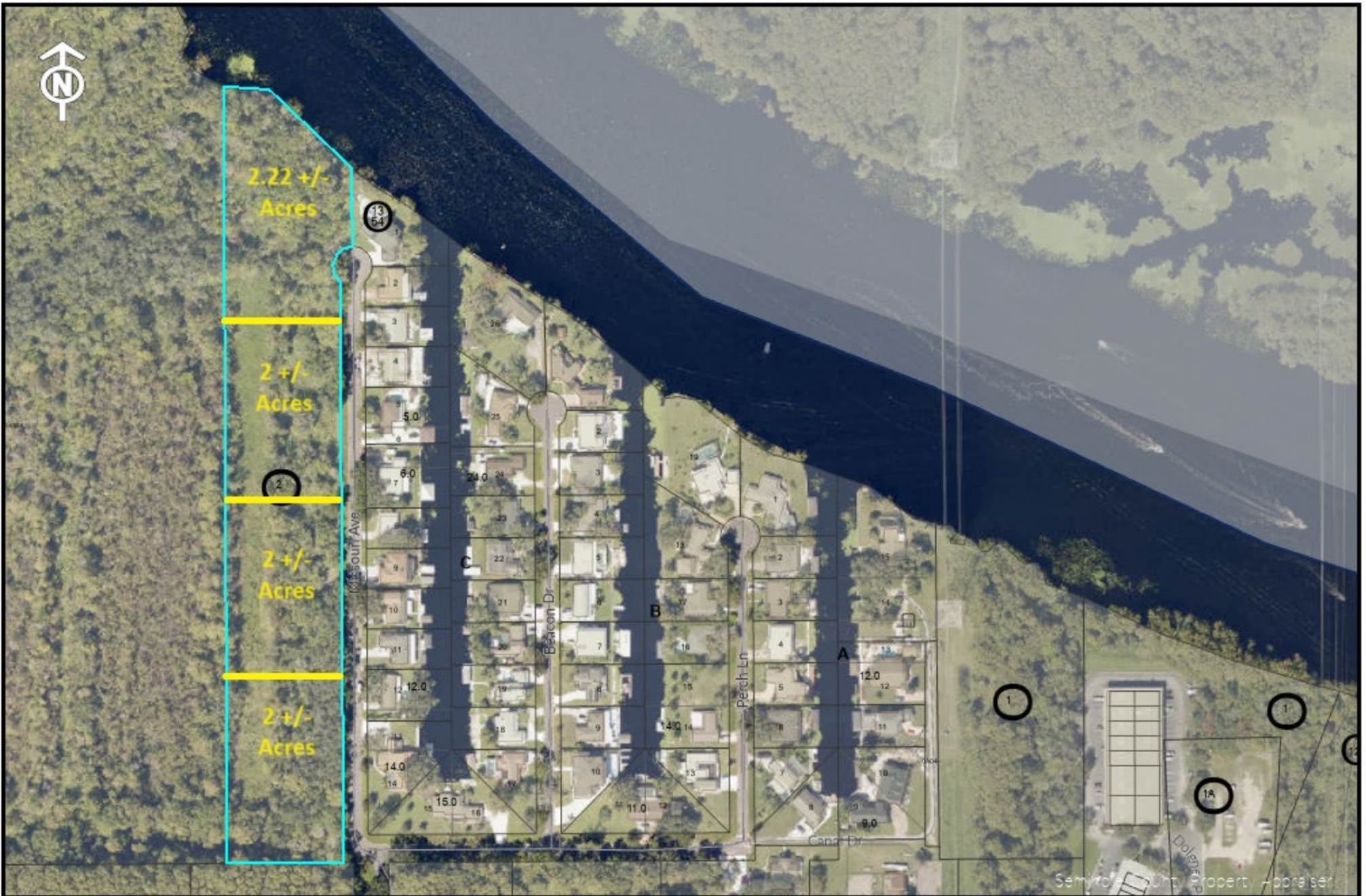


### SCPA Appraisal Map

David Johnson, CFA  
Seminole County Property Appraiser

Date: 7/29/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



### SCPA Appraisal Map

David Johnson, CFA  
Seminole County Property Appraiser

Date: 7/29/2024

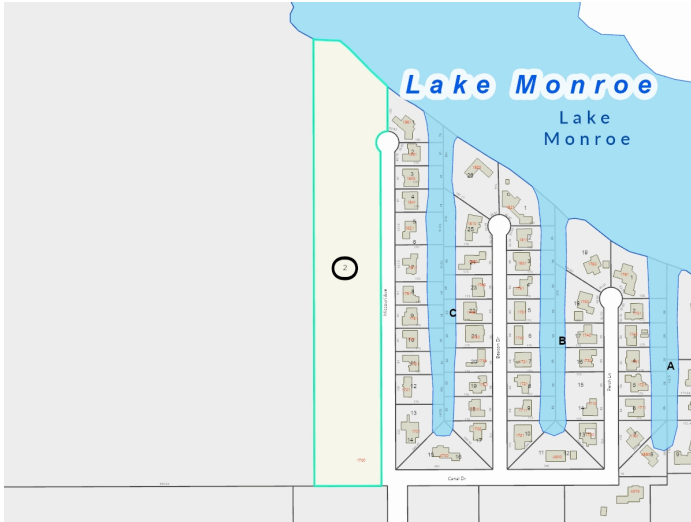
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# Property Record Card



Parcel: **17-19-30-300-0020-0000**  
 Property Address: **MISSOURI AVE SANFORD, FL 32771**  
 Owners: **PARKER, ALLEN L**  
 2024 Market Value \$258,930 Assessed Value \$203,763  
 2023 Tax Bill \$2,762.00 Tax Savings with Non-Hx Cap \$437.71  
 Vacant Waterfront property has a lot size of 8.22 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 17-19-30-300-0020-0000                               |
| Property Address  | MISSOURI AVE<br>SANFORD, FL 32771                    |
| Mailing Address   | 429 N 60TH AVE<br>UNIT D<br>PENSACOLA, FL 32506-5202 |
| Subdivision       |  |
| Tax District      | 01:County Tax District                               |
| DOR Use Code      | 0030:Vacant Waterfront                               |
| Exemptions        | None   |
| AG Classification | No   |

## Value Summary

|   | 2024 Working Values | 2023 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)                           | \$258,930           | \$240,435             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Market Value                                  | \$258,930           | \$240,435             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| P&G Adjustment                                | \$55,167            | \$55,196              |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| Assessed Value                                | \$203,763           | \$185,239             |

## 2023 Certified Tax Summary

|                             |            |
|-----------------------------|------------|
| Tax Amount w/o Exemptions   | \$3,199.71 |
| Tax Bill Amount             | \$2,762.00 |
| Tax Savings with Exemptions | \$437.71   |

## Owner(s)

Name - Ownership Type  
 PARKER, ALLEN L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 17 TWP 19S RGE 30E  
GOVT LOT 3 (LESS PT IN ST JOHNS  
RIVER ESTATES & W 929.54 FT)

## Taxes

| Taxing Authority                   | Assessed  | Exempt Amount | Taxable   |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND                | \$203,763 | \$0           | \$203,763 |
| Schools                            | \$258,930 | \$0           | \$258,930 |
| FIRE                               | \$203,763 | \$0           | \$203,763 |
| ROAD DISTRICT                      | \$203,763 | \$0           | \$203,763 |
| SJWM(Saint Johns Water Management) | \$203,763 | \$0           | \$203,763 |

## Sales

| Deed Type             | Date     | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|----------|-------------|-------------|-----------|------------|
| WARRANTY DEED         | 1/1/2014 | \$170,000   | 08199/0246  | Vacant    | Yes        |
| WARRANTY DEED         | 7/1/2004 | \$200,000   | 05393/1179  | Vacant    | Yes        |
| SPECIAL WARRANTY DEED | 8/1/2000 | \$100       | 03989/1140  | Vacant    | No         |
| TRUSTEE DEED          | 8/1/2000 | \$100       | 03989/1138  | Vacant    | No         |
| WARRANTY DEED         | 6/1/1986 | \$100,000   | 01746/0970  | Improved  | Yes        |
| WARRANTY DEED         | 2/1/1979 | \$100,000   | 01210/0145  | Vacant    | Yes        |

## Land

| Units      | Rate          | Assessed  | Market    |
|------------|---------------|-----------|-----------|
| 8.22 Acres | \$70,000/Acre | \$258,930 | \$258,930 |

## Building Information

|                               |  |
|-------------------------------|--|
| #                             |  |
| Use                           |  |
| Year Built*                   |  |
| Bed                           |  |
| Bath                          |  |
| Fixtures                      |  |
| Base Area (ft <sup>2</sup> )  |  |
| Total Area (ft <sup>2</sup> ) |  |
| 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          | R-1AA                   |
| Description     | Single Family-11700     |
| Future Land Use | LDR                     |
| Description     | Low Density Residential |

### Political Representation

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

### School Districts

|            |          |
|------------|----------|
| Elementary | Region 1 |
| Middle     | Sanford  |
| High       | Seminole |

### 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 #       |                           |



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

**Receipt Details**

**Date:** 7/29/2024 2:48:33 PM  
**Project:** 24-80000099  
**Credit Card Number:** 51\*\*\*\*\*3529  
**Authorization Number:** 04989Z  
**Transaction Number:** 290724O2D-267E1EEE-3293-497C-A131-53874C1717E9  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| Total Amount             | 52.50         |

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

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

|   |   |                           |
|---|---|---------------------------|
| <b>PROJECT NAME:</b>  | <b>RIVERS EDGE ESTATES - PRE-APPLICATION</b>  | <b>PROJ #: 24-8000099</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC  |                           |
| APPLICATION DATE:   | 7/29/24   |                           |
| RELATED NAMES:  | EP JASON LEE  |                           |
| PROJECT MANAGER:  | KAITLYN APGAR (407) 665-7377  |                           |
| PARCEL ID NO.:  | 17-19-30-300-0020-0000  |                           |
| PROJECT DESCRIPTION   | PROPOSED SUBDIVISION TO CREATE 4 SINGLE FAMILY RESIDENTIAL LOTS ON 8.22 ACRES IN THE R-1AA ZONING DISTRICT LOCATED ON THE WEST SIDE OF MISSOURI AVE, NORTH OF ORANGE BLVD |                           |
| NO OF ACRES   | 8.22  |                           |
| BCC DISTRICT  | Andria Herr   |                           |
| CURRENT ZONING  | R-1AA   |                           |
| LOCATION  | ON THE WEST SIDE OF MISSOURI AVE, NORTH OF ORANGE BLVD  |                           |
| FUTURE LAND USE-  | LDR   |                           |
| SEWER UTILITY   | SEMINOLE COUNTY UTILITIES   |                           |
| WATER UTILITY   | SEMINOLE COUNTY UTILITIES   |                           |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>  |                           |
| JASON LEE<br>SUPERIOR LAND MANAGEMENT INC<br>14934 OLD US HWY 441<br>TAVARES FL 32778<br>(407) 461-5996<br>JASON@LANDANDDEV.COM | N/A   |                           |

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

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

## PROJECT MANAGER COMMENTS

- The subject site has a PML (Preservation/Managed Lands) and LDR (Low Density Residential) Future Land Use designation and an A-1 (Agriculture) and R-1AA (Single-family) zoning classification.
- The proposed subdivision qualifies for a minor plat, but must address the split zoning and does not meet other subdivision regulations regarding net buildable acreage due to the estimated wetland/floodplain inundation.
- Per Seminole County Land Development Code Sec. 35.61 (c), each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher.
- Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to Seminole County as a drainage easement, a conservation easement, or both.

## PROJECT AREA ZONING AND AERIAL MAPS

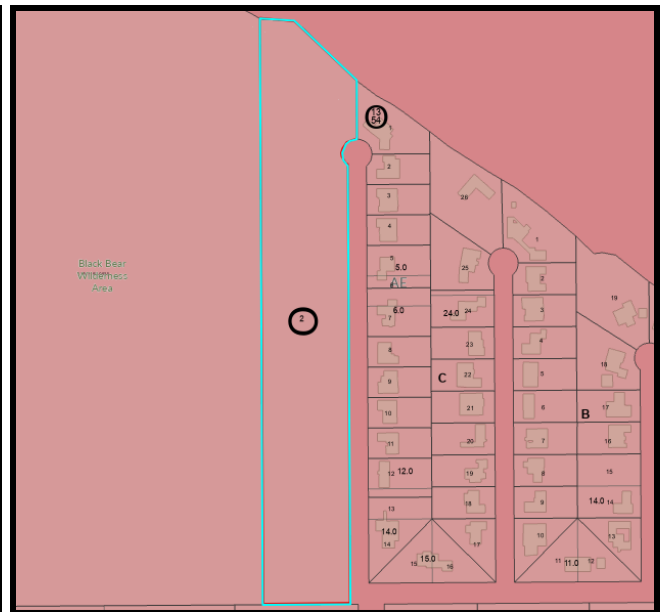
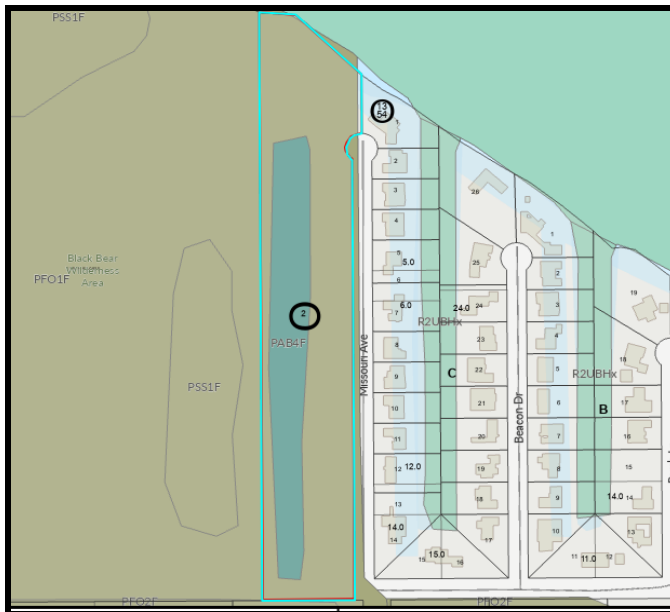
FLU: PML and LDR

Zoning: A-1 and R-1AA



Wetlands

Flood Zone AE



**AGENCY/DEPARTMENT COMMENTS**

| <b>REVIEWED BY</b>     | <b>TYPE</b>  | <b>STATUS</b> |
|------------------------|--|---------------|
| Buffers and CPTED      | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.  | Info Only     |
| Buffers and CPTED      | A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development. No buffers are required for a minor plat.   | Info Only     |
| Building Division      | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.   | Info Only     |
| Comprehensive Planning | The subject property has a Low Density Residential Future Land Use (LDR). The purpose and intent of this land use designation is to provide appropriate locations for residences at a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. This land use requires a full range of basic services and facilities and may serve as an effective transitional use between more intense urban uses and Suburban Estates.   | Info Only     |
| Environmental Services | The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, potable water wells will be needed to service them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have. | Info Only     |
| Environmental Services | 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. To apply for an OSTDS permit, follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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     |
| Environmental Services | The proposed lots are within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation will be provided by their potable water systems or by an alternative irrigation source such as a non-potable irrigation wells.   | Info Only     |
| Natural Resources      | According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **  | Info Only     |
| Natural Resources      | Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.   | Info Only     |

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| Natural Resources        | A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.  | Info Only |
| Natural Resources        | Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials   | Info Only |
| Natural Resources        | If lots are platted into wetlands or associated upland buffers, signage demarking the boundary of the said buffers and wetlands shall be used to deter encroachment. The homeowners association shall be required to adopt covenants which protect such areas from any activity by the residents. Violators shall be subject to standard code enforcement procedures. SCLDC 30.10.5.10(b)(3)  | Info Only |
| Natural Resources        | Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation easement, or both. SCLDC 35.61(c)  | Info Only |
| Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a> | Info Only |
| Planning and Development | The subject property has split zoning and Future Land Use. The parcel retains A-1, Agriculture, zoning in the rear west portion and R-1AA in the east portion. The parcel also retains PML (Preservation/Managed Land) Future Land Use in the rear west portion and LDR (Low Density Residential) Future Land Use in the east portion. The property would have to be rezoned and requires a Small Scale Future Land Use Amendment in order to proceed with the subdivision process.   | Info Only |
| Planning and Development | The minimum Lot Area required for the R-1AA zoning district is 11,700 sq. ft. The setbacks for the R-1AA zoning district are: 25 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 25 feet Side Street.  | Info Only |
| Planning and Development | The proposed use of single-family homes is permitted in the R-1AA Zoning District designation.  | Info Only |
| Planning and Development | The proposed project is subject to the Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>   | Info Only |
| Planning and Development | Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland   | Info Only |

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|                          | areas is required prior to the issuance of any building permits.  |           |
| Planning and Development | Net buildable acreage is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.   | Info Only |
| Planning and Development | The Future Land Use designation for this property is Low Density Residential (LDR). The maximum allowable density is four (4) dwelling units per net buildable acre.  | Info Only |
| Planning and Development | A Small Scale Future Land Use and Rezone may take between 4-6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.   | Info Only |
| Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. 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. Please see the Community Meetings link below for the requirements that the applicant must meet.<br><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>  | Info Only |
| Planning and Development | A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.   | Info Only |
| Planning and Development | Per LDC Sec. 35.61 (c), a subdivision plan will not be approved unless all land intended for use as building sites can be used safely for building purposes without danger from flood or other inundation or from adverse soil or foundation conditions or from any other menace to health, safety, or public welfare. In particular, lands which are within the 100-year flood-prone areas, may not be subdivided and developed until proper provisions are made for protective flood-control measures and water-management facilities necessary for flood-free development and flood-free vehicular access to such sites. Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to Seminole County as a drainage easement, a conservation easement, or both. No filling or grade level change will be permitted which will adversely affect any surrounding area. | Info Only |
| Planning and Development | Based on the criteria set forth in LDC Sec. 35.122, this property may be eligible to utilize the Minor Plat Process after the split zoning and wetland/floodplain concerns are addressed. See criteria below. When a parcel of record exists on the effective date of this section (08/22/2000), the Planning and Development Director or her or his designee may waive the requirements of this Code relating to conceptual and development plans and may permit the submission and approval of final plans and final plat in accordance with sections 35.14, 35.44 and 35.61 if the following criteria are met:<br>(1) The parcel abuts and each created lot will abut existing dedicated public right of way that conforms to the County's standards for width; and  | Info Only |

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|                              | <p>(2) Each created lot shall have a minimum lot frontage of twenty feet (20').</p> <p>(3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and</p> <p>(4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and</p> <p>(5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and</p> <p>(6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law. (b) A parcel of land may receive the benefit of the minor plat process on only one (1) occasion and a replat of the subject property shall not be processed under the provision of section 35.182.</p>   |           |
| Planning and Development     | This property is located within the Urban Bear Management Area and subject to all provisions of Chapter 258 of the Seminole County Code of Ordinances as well as the adopted supplementary signage provisions within Ordinance 2024-0865.  | Info Only |
| Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms.  | Info Only |
| 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 |
| Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1  | Info Only |
| Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | Info Only |
| 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 |
| Public Works - Engineering   | Based on FEMA FIRM Map the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. The flood elevation is 8'NAVD 88. Based on the LIDAR the site is mostly below this elevation. Each lot will have to have net buildable above the flood elevation. A signed and sealed topographic survey would be required showing that there is net buildable above the   | Info Only |



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|                            | flood elevation.  |           |
| Public Works - Engineering | The proposed project is located within the Monroe drainage basin.   | Info Only |
| Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has _poorly drained soils.  | Info Only |
| Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope north and west.  | Info Only |
| Public Works - Engineering | Based on a preliminary review, the site appears to outfall to the St. Johns River.  | Info Only |
| Public Works - Engineering | A detailed drainage analysis will be required at final engineering. if the minor plat cannot be done.   | Info Only |
| Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>  | Info Only |
| Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> . | Info Only |
| Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )   | Info Only |
| Public Works - Engineering | The roadway geometry meets County standards. The roadway structure meets County standards.  | Info Only |
| Public Works - Engineering | Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.                            | Info Only |
| Public Works - Engineering | A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements   | Info Only |

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| Department                     | Reviewer            | Email                            | Phone        |
|--------------------------------|---------------------|----------------------------------|--------------|
| Buffers and CPTED              | Maya Athanas        | mathanas@seminolecountyfl.gov    | 407-665-7388 |
| Building Division              | Jay Hamm            | jhamm@seminolecountyfl.gov       | 407-665-7468 |
| Comprehensive Planning         | Maya Athanas        | mathanas@seminolecountyfl.gov    | 407-665-7388 |
| Environmental Services         | James Van Alstine   | jvanalstine@seminolecountyfl.gov | 407-665-2014 |
| Natural Resources              | Sarah Harttung      | sharttung@seminolecountyfl.gov   | 407-665-7391 |
| Planning and Development       | Kaitlyn Apgar       | kapgar@seminolecountyfl.gov      | 407-665-7377 |
| Public Safety - Fire Marshal   | Matthew Maywald     | mmaywald@seminolecountyfl.gov    | 407-665-5177 |
| Public Works - Engineering     | Vladimir Simonovski | vsimonovski@seminolecountyfl.gov | 407-665-5762 |
| Public Works - Impact Analysis | William Wharton     | wwharton@seminolecountyfl.gov    | 407-665-5730 |

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

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

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Wekiva Consistency form:**

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

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

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

### **FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

### **Cities:**

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

### **Other Agencies:**

|                                   |               |                |  |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation    | <b>FDOT</b>   |                | <a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a> |
| Florida Dept of Enviro Protection | <b>FDEP</b>   | (407) 897-4100 | <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> |
| St. Johns River Water Mgmt Dist   | <b>SJRWMD</b> | (407) 659-4800 | <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>           |
| Health Department                 | <b>Septic</b> | (407) 665-3621 |  |

### **Other Resources:**

|                                 |  |
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| Flood Prone Areas               | <a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a> |
| Watershed Atlas                 | <a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>   |
| Seminole Co. Property Appraiser | <a href="http://www.scpafl.org">www.scpafl.org</a>   |