



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, July 2, 2025

9:00 AM

TEAMS

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

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

**9:00AM (TEAMS) SR 46 COLLISION CENTER - PD FINAL DEVELOPMENT
PLAN AS AN ENGINEERED SITE PLAN**

[2025-616](#)

Project Number: 25-20500007

Project Description: Proposed PD Final Development as an Engineered Site Plan for a collision center on 11.64 acres in the PD Zoning District located on the northwest corner of W SR 46 and Harvest Time Rd

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

Parcel ID: 16-19-30-5AC-0000-0920

BCC District: 5-Herr

Applicant: Thomas Dixon (321) 594-6771

Consultant: Chad Wise (904) 544-7363

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

DRC & PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

SLAVIA STATION - PD REZONE[2025-617](#)**Project Number:** 25-20500009**Project Description:** Proposed PD Rezone for a mixed commercial use on 1.45 acres located on the southeast corner of W SR 426 and east of Red Bug Lake Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 20-21-31-501-0000-0050**BCC District:** 1-Dallari**Applicant:** Jan B. Postava (255) 803-7636**Consultant:** John Frith (407) 363-0739**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PICKLEBALL - PRE-APPLICATION**[2025-618](#)**Project Number:** 25-80000068**Project Description:** Proposed Rezone from OP to PD to allow indoor pickleball courts and possible outdoor courts on 1.67 Acres in the OP Zoning District located on the south side of EE Williamson Rd, west of I-4**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 35-20-29-501-0000-003B**BCC District:** 3-Constantine**Applicant:** Moe Musleem (407) 667-7779**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**HCA SITE - PRE-APPLICATION**[2025-619](#)**Project Number:** 25-800000069**Project Description:** Proposed Site Plan for a multifamily residential development on 21.61 acres in the PD Zoning District located on the east side of International Pkwy, north of Wilson Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0280-0000**BCC District:** 5-Herr**Applicant:** Benjamin Collins (615) 589-3020**Consultant:** Brooks Stickler (407) 502-2258**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-616

Title:

9:00AM (TEAMS) SR 46 COLLISION CENTER - PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN

Project Number: 25-20500007

Project Description: Proposed PD Final Development as an Engineered Site Plan for a collision center on 11.64 acres in the PD Zoning District located on the northwest corner of W SR 46 and Harvest Time Rd

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

Parcel ID: 16-19-30-5AC-0000-0920

BCC District: 5-Herr

Applicant: Thomas Dixon (321) 594-6771

Consultant: Chad Wise (904) 544-7363



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

PROJ. #: 25-20500007

Received: 5/6/25

Paid: 5/8/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	TOTAL SSFLUA AND REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input checked="" type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA <u>144,620</u> /1,000 = <u>144.62</u>)^ [^] x \$25 + \$2,500 = FEE DUE: <u>\$6115.50</u>	
<u>EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

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

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

[^]ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^{^^}ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: SR 46 Collision Center	
PARCEL ID #(S): 16-19-30-5AC-0000-0920	
LOCATION: 3550 W SR 46, Sanford, FL 32771	
EXISTING USE(S): Vacant Commercial	PROPOSED USE(S): Collision Center
TOTAL ACREAGE: 11.62	BCC DISTRICT: District 5
WATER PROVIDER: Sanford	SEWER PROVIDER: City of Sanford
CURRENT ZONING: A-1 Agriculture	PROPOSED ZONING: PD Planned Development
CURRENT FUTURE LAND USE: HIPTI High Intensity Planned Target Industry	PROPOSED FUTURE LAND USE: PD Planned Development

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Thomas (Tad) Dixon		COMPANY: First Team Commercial, LLC	
ADDRESS: 1875 S. Orlando Ave.			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE: 321-594-6771	EMAIL: tad@dixoncap.com		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Chad J. Wise, P.E.		COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 12740 Gran Bay Parkway W, Suite 2350			
CITY: Jacksonville	STATE: FL	ZIP: 32258	
PHONE: 904-544-7363	EMAIL: chad.wise@kimley-horn.com		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Lo Bros Enterprises, LLC		
ADDRESS: 924 Silverton Loop		
CITY: Lake Mary	STATE: FL	ZIP: 32746
PHONE:	EMAIL:	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

VESTING:

TEST NOTICE:

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

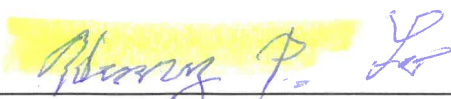
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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

**SIGNATURE OF OWNER/AUTHORIZED AGENT**

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

**DATE**

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

- ☐ Individual ☒ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____
Lo Bros Enterprises Inc.

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

NAME	ADDRESS	PHONE NUMBER
n/a		

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
See Attached List			

(Use additional sheets for more space)

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

Trust Name: n/a

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
n/a			

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST
n/a		

(Use additional sheets for more space)

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

Name of LLC: n/a

NAME	TITLE	ADDRESS	% OF INTEREST
n/a			

(Use additional sheets for more space)

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

Name of Purchaser: n/a

NAME	ADDRESS	% OF INTEREST
n/a		

(Use additional sheets for more space)

Date of Contract: _____

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

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

Date

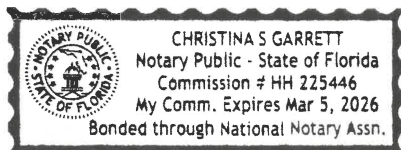
MAY 2, 2025

Owner, Agent, Applicant Signature

Henry P. Ho

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2 day of May, 2025, by Henry P. Ho, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Signature of Notary Public

Christina S. Garrett

Christina S. Garrett

Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, / Lo Bros Enterprises Inc., the owner of record for the following described property [Parcel ID Number(s)] 16-19-30-5AC-0000-0920 hereby designates Chad J. Wise, P.E. / Kimley-Horn and Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

May 2, 2025
Date

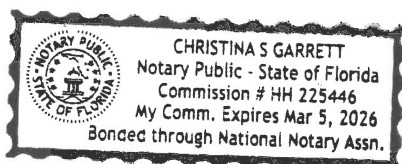
Henry P. Lo
Property Owner's Signature

Henry P Lo
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Henry P. Lo (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 2 day of May, 2025.



Christina S. Garrett
Notary Public

Christina S. Garrett



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

Detail by Entity Name

Foreign Profit Corporation

LO BROS. ENTERPRISES, INC.

Filing Information

Document Number P40160
FEI/EIN Number 95-3222508
Date Filed 08/24/1992
State CA
Status ACTIVE

Principal Address

924 SILVERTON LOOP
 LAKE MARY, FL 32746

Changed: 04/21/2021

Mailing Address

924 SILVERTON LOOP
 LAKE MARY, FL 32746

Changed: 03/04/2021

Registered Agent Name & Address

LO, HENRY P

924 SILVERTON LOOP
 LAKE MARY, FL 32746

Name Changed: 01/05/2011

Address Changed: 01/09/2022

Officer/Director Detail

Name & Address

Title DCP

LO, HENRY P
 924 SILVERTON LOOP
 LAKE MARY, FL 32746

Title VP

LO, EDWARD
932 SILVERTON LOOP
LAKE MARY, FL 32746

Title D

WOO, HELEN L
932 SILVERTON LOOP
LAKE MARY, FL 32746

Title VP

LO, CHISAKO S
924 SILVERTON LOOP
LAKE MARY, FL 32746

Title S

LO, JEANNE C
932 SILVERTON LOOP
LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2023	01/31/2023
2024	01/16/2024
2025	02/07/2025

Document Images

02/07/2025 -- ANNUAL REPORT	View image in PDF format
01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
01/09/2022 -- ANNUAL REPORT	View image in PDF format
02/09/2021 -- ANNUAL REPORT	View image in PDF format
01/06/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
01/04/2018 -- ANNUAL REPORT	View image in PDF format
01/04/2017 -- ANNUAL REPORT	View image in PDF format
01/05/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
02/04/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
01/13/2009 -- ANNUAL REPORT	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format

02/26/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
03/19/2005 -- ANNUAL REPORT	View image in PDF format
03/04/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
02/26/2002 -- ANNUAL REPORT	View image in PDF format
03/07/2001 -- ANNUAL REPORT	View image in PDF format
02/22/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
02/06/1998 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
03/04/1996 -- ANNUAL REPORT	View image in PDF format
03/24/1995 -- ANNUAL REPORT	View image in PDF format

Property Record CardA



Parcel: **16-19-30-5AC-0000-0920**
 Property Address: **3550 W SR 46 SANFORD, FL 32771**
 Owners: **LO BROS ENTERPRISES INC**
 2025 Market Value \$1,570,894 Assessed Value \$1,173,077 Taxable Value \$1,173,077
 2024 Tax Bill \$16,353.14 Tax Savings with Non-Hx Cap \$3,404.87
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,648 SF and a lot size of 11.62 Acres

Parcel LocationA



Site ViewA



1619305AC00000920 04/29/2023

Parcel InformationA

Parcel	16-19-30-5AC-0000-0920
Property Address	3550 W SR 46 SANFORD, FL 32771
Mailing Address	924 SILVERTON LOOP LAKE MARY, FL 32746-4900
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$3,311	\$2,690
Land Value (Market)	\$1,567,583	\$1,493,109
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,570,894	\$1,495,799
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$397,817	\$429,365
P&G Adjustment	\$0	\$0
Assessed Value	\$1,173,077	\$1,066,434

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$19,758.01
Tax Bill Amount	\$16,353.14
Tax Savings with Exemptions	\$3,404.87

Owner(s)A

Name - Ownership Type

LO BROS ENTERPRISES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 92 (LESS ST RD) ST JOSEPHS PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,173,077	\$0	\$1,173,077
Schools	\$1,570,894	\$0	\$1,570,894
FIRE	\$1,173,077	\$0	\$1,173,077
ROAD DISTRICT	\$1,173,077	\$0	\$1,173,077
SJWM(Saint Johns Water Management)	\$1,173,077	\$0	\$1,173,077

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1984	\$255,000	01594/0819	Improved	Yes

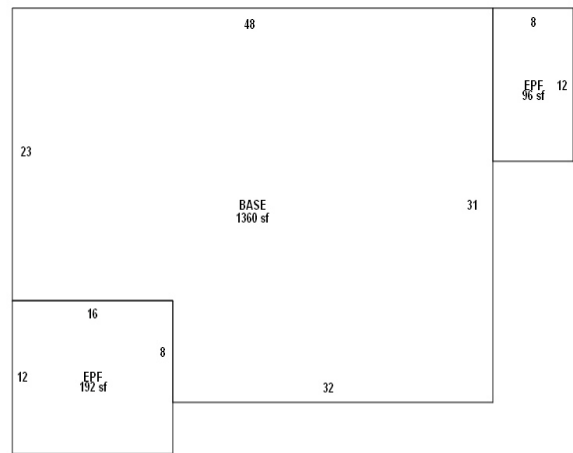
LandA

Units	Rate	Assessed	Market
181,645 SF	\$8.61/SF	\$1,563,963	\$1,563,963
7.24 Acres	\$500/Acre	\$3,620	\$3,620

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1927/1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1360
Total Area (ft ²)	1648
Constuction	WD/STUCCO FINISH
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

AppendagesA

Description	Area (ft ²)
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	96

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08358	ELECTRIC WIRING	\$1,000		8/1/2002

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1970	360	\$5,278	\$2,111
FIREPLACE 1	1970	1	\$3,000	\$1,200

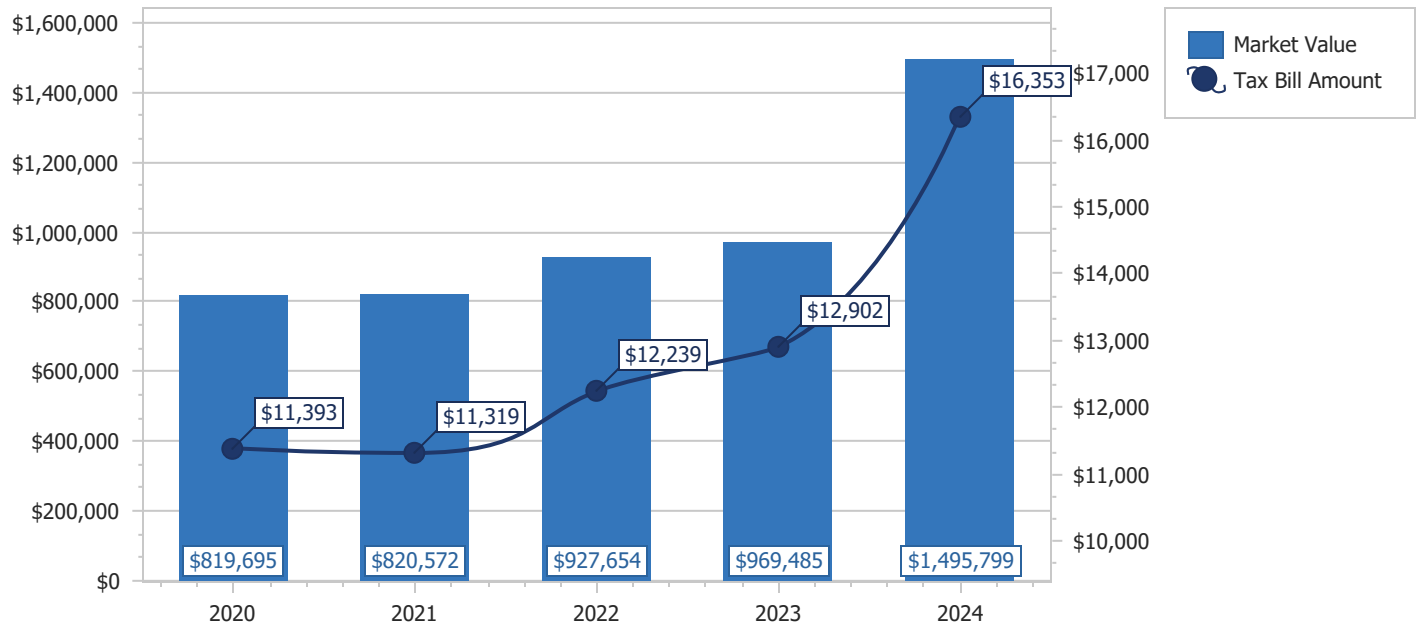
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 5/8/2025 2:42:33 PM
Project: 25-20500007
Credit Card Number: 41*****0479
Authorization Number: 09410G
Transaction Number: 080525O17-C832B157-2E51-4AD2-A190-463F8F43FACD
Total Fees Paid: 6247.23

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	6115.50
CC CONVENIENCE FEE -- PZ	131.73
Total Amount	6247.23

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

Comment Document – Initial Submittal

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

PROJECT NAME:	SR 46 COLLISION CENTER - PD FDP AS AN ENGINEERED SITE PLAN	PROJ #: 25-20500007
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	5/07/25	
RELATED NAMES:	Z2025-09	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-19-30-5AC-0000-0920	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT AS AN ENGINEERED SITE PLAN FOR A COLLISION CENTER ON 11.64 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME RD	
NO OF ACRES	11.62	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTHWEST CORNER OF W SR 46 AND HARVEST TIME RD	
FUTURE T LAND USE-	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:		CONSULTANT:
THOMAS DIXON FIRST TEAM COMMERCIAL LLC 1875 S ORLANDO AVE MAITLAND FL 32751 (321) 594-6771 TAD@DIXONCAP.COM		CHAD WISE KIMLEY-HORN & ASSOCIATES 12740 GRAN BAY PARKWAY W STE 2350 JACKSONVILLE FL 32258 (904) 544-7363 CHAD.WISE@KIMLEY-HORN.COM

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please ensure there are the correct number of plantings per 100 feet. On the East side buffer, the southern portion seems to be disproportionate in understory tree amount in terms of plant unit groups per 100 linear feet. There appears to be some sort of structure located in the buffer. Please clarify.	Unresolved
2.	Buffers and CPTED	Please provide water use zones on irrigation plans and please also state the water use zone on the landscape notes page. See SCLDC Sec. 30.14.18 for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Unresolved
3.	Buffers and CPTED	Please provide a buffer on the west side of Lot 2. The buffer width calculated has an opacity of 0.1 and a width of 10 feet. Please see the SCLDC for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT_14LASCBUOPSP_S30.14.5STBUPEAD	Unresolved
4.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
5.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
6.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
7.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
8.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
9.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.	Info Only
10.	Natural Resources	Due to the Migratory Bird Act (1918), all site work must be performed between July and December, unless a waiver is obtained from the US Fish and Wildlife Service to disturb the Anhinga/Great White Heron rookery located on the island within the existing pond.	Info Only
11.	Natural Resources	Changemark: Ornamental grass selection Please replace the fountain grass with a Florida-Friendly species. Examples include lovegrass (<i>Eragrostis</i> spp),	Unresolved

		bluestem grass (Andropogon spp), or cordgrass (Sporobolus spp).	
12.	Natural Resources	Tree fee Seminole County does not have a tree fee. Please remove this line from the table.	Unresolved
13.	Natural Resources	Tree mitigation fee Seminole County's tree mitigation fee is \$125 per caliper inch that is not planted on site, not \$75 per 2.5 caliper inches. Please correct this line on the table.	Unresolved
14.	Natural Resources	Please correct the tree replacement table to show all of the trees that will be removed as well as any trees saved on lot 1 and the stormwater tract. No credit for trees saved on lot 1 can be given as they will likely be removed in the future during the development of lot 2.	Unresolved
15.	Natural Resources	Please split the tree mitigation data into three groups: lot 1; lot 2; and the stormwater tract.	Unresolved
16.	Planning and Development	On the Overall Site Plan sheet under the Site Data table, please update the zoning to reflect the PD Zoning and Future Land Use.	Unresolved
17.	Planning and Development	On all the site plan sheets, please dimension all tracts and lot lines.	Unresolved
18.	Planning and Development	On the Overall Site Plan sheet, under the site data table, please label the lots/tracts as such as opposed to "Phase 1" and "Phase 2". Please also make a note in the Site Data referring to the project being accomplished in two phases.	Unresolved
19.	Planning and Development	Please show consistency between FDP/Final Engineering and the Final Plat. The Final Plat showed the stormwater pond entirely located on Lot 2 (phase 2 of the project). In order to count the stormwater pond as required open space, it has to be entirely located on the lot it is serving and will only serve as open space for that lot. Otherwise, it can be put into a tract to be used as common open space for both parcels with a property owner's association/agreement. Please also update the open space calculations in the Site Data table to reflect this.	Unresolved
20.	Planning and Development	On the either the Landscape sheet or Site Plan sheet, please demonstrate that the proposed EV charging equipment complies with the design criteria outlined under Sec. 30.11.5.6.	Unresolved
21.	Planning and Development	On the Site Plan sheets, please delineate and place call outs where the EV charging equipment is being located on site. and provide details on the Site Plan pages. Additional landscape screening may be required for mechanical equipment such as transformers associated with charging equipment, consistent with mechanical equipment screening requirements. Please see design standards per SCLDC Sec. 30.11.5.6 Design.	Unresolved
22.	Planning and Development	Additional comments may be generated upon resubmittal due to the nature of layout related comments.	Info Only
23.	Planning and Development	Is there a proposed tire storage area covered/enclosed? On the Site Plan sheet, please dimension this structure and provide details.	Unresolved

		Per Condition M in the Highway 46 Commercial Development Order: Outdoor storage of materials is prohibited per the Development Order.	
24.	Planning and Development	On the Site Plan sheets, please differentiate parking areas that are being utilized to meet required parking and vehicle storage. This should be indicated on the plan and in the Site Data parking breakdown.	Unresolved
25.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please state the maximum and proposed Floor Area Ratio. Per the definitions section of the Introduction Element of the Comprehensive Plan, Floor Area Ratio (FAR) is based on net buildable area rather than gross site area.	Unresolved
26.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please state the maximum building height and the proposed building height.	Unresolved
27.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please provide the total net buildable acreage.	Unresolved
28.	Planning and Development	On the Overall Site Plan sheet, under the Site Data table, please be specific about the intended use under the "Proposed Use".	Unresolved
29.	Planning and Development	On the Overall Site Plan sheet, Please differentiate between the provided parking and the spaces used for vehicle storage in the parking calculation. The spaces that are being provided for actual parking should adhere to the 80/20 ratio. Per Sec. 30.11.6 (b) - Up to eighty (80) percent of parking spaces provided may have a minimum width of nine feet (9), and a minimum length of eighteen feet (18). A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum width of ten (10) feet and a minimum length of twenty (20) feet.	Unresolved
30.	Planning and Development	On the Overall Site Plan sheet under the site data, please place a note that states the proposed development will comply with Development Order #24-20500014 and the Developer's Commitment Agreement #25-20500007.	Unresolved
31.	Planning and Development	On the Overall Site Plan sheet, please revise the proposed use to state each specific use that is being proposed for Phase 1.	
32.	Planning and Development	On the Overall Site Plan sheet, please dimension the building.	Unresolved
33.	Planning and Development	On the site plan sheets, please dimension the building setbacks from the building to the perimeter property boundary lines. These building setback lines should be dimensioned with a line from the shortest distance at a right angle.	Unresolved
34.	Planning and Development	On the Overall Site Plan sheet under the site data table, please provide the proposed setbacks (for example, the required building setback is fifty (50) feet on the south side, but the proposed building setback is ninety-eight (98) feet.	Unresolved
35.	Planning and Development	On the Overall Landscape page there is a utility pad of some sort denoted in the southmost portion of the east buffer. Please clarify what this is on the Site Plan page/s.	Unresolved
36.	Planning and Development	Is there a powerline easement on the east side? Per SCLDC Sec. 40.53, All existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-	Unresolved

		way, and building setback lines, if different than those specified by the zoning regulations) should be delineated on the Site Plan page/s.	
37.	Planning and Development	On behalf of the City of Sanford Utilities, "If there will be ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees to come in contact with petroleum products onsite, an appropriately sized oil water separator(s) will be required. All sand traps, trench drains, floor sinks and/or employee hand washing sinks must connect to the oil water separator(s). Please contact Hope Duncan at 407-688-5000 x 5512 or duncanh@sanfordfl.gov with any questions"	Info Only
38.	Planning and Development	Please provide utility approval letter from the City of Sanford.	Unresolved
39.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee. Please show amenities for the stormwater pond.	Unresolved
40.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
41.	Public Safety - Addressing	POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
42.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only
43.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress,	Info Only

		clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	
44.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
45.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
46.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
47.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) (ADDRESS ASSIGNMENT) The existing address on the property, parcel 16-19-30-5AC-0000-0920 is 3550 W SR 46, Sanford, FL 32771. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database. Please ensure this address is not labeled on ANY of the plan sheets or Commercial Drawings. This address will not be used for the new commercial structure.	Info Only
48.	Public Safety - Addressing	(Development Name) The facility name S.R. COLLISION CENTER is approved for use; however, this is similar to the comments regarding S.R. COMMERCIAL plat. If the signage proposes the business names, that will be ok. If the signage will ever have the complex, plaza name, that name must match the site plan. If you foresee the site plan name displayed on signage in the future and you would not like for S.R. 46 COLLISION CENTER to be the name on the signage, we can review another name via the site plan review in preparation. You could submit names for review and approval. The approved name is required to be on the site plan drawings. If you do not foresee a name on the signage in the future, we will approve S.R. 46 COLLISION CENTER for this site plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email: addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with	Info Only

		project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan	
49.	Public Safety - Addressing	The addresses will be assigned in conjunction with a building permit and released after the permit is issued.	Info Only
50.	Public Safety - Addressing	Add the street name Harvest Time Drive to C4.2 & C4.4 Site Plan.	Unresolved
51.	Public Safety - Addressing	Add the street name West SR 46 to C4.3 & C4.4 Site Plan.	Unresolved
52.	Public Safety - Addressing	On the Cover Sheet C0.0 within the Aerial Photograph please add the directions W to West SR 46.	Unresolved
53.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plan for every occupied tenant space on every floor, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. We will ask that the adjacent unit or suite # is labeled as well. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers for every floor of the proposed structure. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)	Info Only
54.	Public Safety - Addressing	On plan sheet C3.2 Existing Conditions and Demolition Plan, please add Harvest Time Drive. On plan sheet C3.4 Existing Conditions and Demolition Plan, please add West SR 46.	Unresolved
55.	Public Safety - Fire Marshal	Please separate the fire truck and regular vehicle turning radius analysis. Also please provide the turning radius to circle the building to ensure the truck can enter and leave the site from both accesses.	Unresolved
56.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.	Unresolved

		Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
57.	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. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
58.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
59.	Public Safety - Fire Marshal	Please clarify width of gate. If gate is electric a knox key switch and SOS shall be provided. If manual, a knox pad lock shall be provided.	Unresolved
60.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
61.	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.	Unresolved
62.	Public Safety - Fire Marshal	Separate permit and review required for the installation of the private fire mains by a licensed class 5 minimum contractor.	Unresolved
63.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal,	Unresolved
64.	Public Works - County Surveyor	The attached boundary does not match the proposed Plat which indicates that there may be unvacated right of way through the property to perhaps include the area of the building. There are major concerns based on what they own the boundary the old plat and the new plat that must be resolved prior to approval of the site plan.	Unresolved
65.	Public Works - Engineering	Dewatering information is required to be shown on the plans due to the amount of work that is needed to be done. Additional information is required around the outfall structure. Turbidity barrier and other measures are needed to ensure that no turbid water leaves the site. Show required information.	Unresolved

66.	Public Works - Engineering	Provide additional information on the site plan about the pond. Show berm width, pond dimensions etc. The section is not sufficient.	Unresolved
67.	Public Works - Engineering	Grading into the public ROW is not allowed. Please show return to natural grade at the property line. Minor grading for filling the swale to a flat slope would be allowed. Revise accordingly.	Unresolved
68.	Public Works - Engineering	The sidewalk on Harvest Time Drive needs to be 6' wide to be on the curb. Revise accordingly.	Unresolved
69.	Public Works - Engineering	The top of pond is elevation 26 not elevation 25 as stated in the section. The section shows elevation 26' but states elevation 25' in the text. Please revise reference.	Unresolved
70.	Public Works - Engineering	Adjust the tie-in on sheet C5.1 at the southwest corner of the pond to tie the elevation 26' into the side lot grading then show the break and then the elevation to the elevation 25.5' for the lot 2 connection to the pond.	Unresolved
71.	Public Works - Engineering	The mass grading on lot 2 should get the drainage to the pond or be left natural. The way it is graded there will be about 1.5' of storage on that lot. Please adjust the grading to get to the pond for the area being filled in. If the remainder of lot 2 is left natural no storage would be required at this time.	Unresolved
72.	Public Works - Engineering	Provide appropriate end of road signage for the future connection to lot 2.	Unresolved
73.	Public Works - Engineering	Revise the inbound and outbound Radii to 50' inbound and 35' outbound for all roadway connections. If FDOT does not want it that wide let us know but a right turn lane may be required to get traffic safely into the site.	Unresolved
74.	Public Works - Engineering	Please verify and update all references in the plans. The legend sheet C4.0 references C7.0 and the information is on C8.0. Verify and revise all detail and other references.	Unresolved
75.	Public Works - Engineering	The motorized Gate does not seem to be shown correctly on the road. Please revise and adjust accordingly.	Unresolved
76.	Public Works - Engineering	The fire truck path goes through the motorized gate. Please show appropriate emergency opening mechanism on the plans. Please show it on the C7.0 and the appropriate C4.0 and C4.2.	Unresolved
77.	Public Works - Engineering	What is the pipe size between MES2 and MES3? Please label pipe.	Unresolved
78.	Public Works - Engineering	Please provide a 15' x 15' corner clip at the corner of SR46 and Harvest Time Drive. Please provide a 25' half ROW along Harvest Time Drive if it does not exist.	Unresolved
79.	Public Works - Engineering	Open Cut of the County Road is not allowed unless there is no other option. The water and reuse are required to be directional drilled. The sewer connection has to be in the road so it can be open cut.	Unresolved
80.	Public Works - Engineering	The water and reuse valves need to be out of the ROW and meet clear zone requirements. Unless they are underground they cannot be as shown.	Unresolved
81.	Public Works - Engineering	Provide conflict separation information at all stormwater and gravity sewer crossings. See Sheet C6.4.	Unresolved
82.	Public Works - Engineering	Staff has concerns with the outfall Boundary stages. Please get the new basin study and get justification that the flows are as short as shown. These pipes could flow for much longer	Unresolved

		than shown. Otherwise get a clear outfall for the pipes and model the tailwater to there.	
83.	Public Works - Engineering	Please raise the skimmer to at least 6" over the peak stage to the 100-year storm. To elevation 25' would be acceptable.	Unresolved
84.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency Guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-4368	Review Complete Recommend Approval
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	Corrections Required
Public Works-County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/26/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Jim Potter, Sarah Harttung, Amy Curtis, Matthew Maywald, Ray Phillips, William Wharton

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-617

Title:

SLAVIA STATION - PD REZONE

Project Number: 25-20500009

Project Description: Proposed PD Rezone for a mixed commercial use on 1.45 acres located on the southeast corner of W SR 426 and east of Red Bug Lake Rd

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

Parcel ID: 20-21-31-501-0000-0050

BCC District: 1-Dallari

Applicant: Jan B. Postava (255) 803-7636

Consultant: John Frith (407) 363-0739



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

PROJ. #: 25-20500009

Received: 5/28/25

Paid: 5/29/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: SLAVIA STATION	
PARCEL ID #(S): 20-21-31-501-0000-0050	
LOCATION: 1973 W State Road 426, Oviedo, FL 32765	
EXISTING USE(S): Vacant	PROPOSED USE(S): Mixed Commercial
TOTAL ACREAGE: 1.45 ac	BCC DISTRICT: 1: Dallari
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Jan B. Postava		COMPANY: Slavia Station, LLC
ADDRESS: 723 Bear Creek Circle		
CITY: Winter Springs	STATE: FL	ZIP: 32708-3892
PHONE: 255-803-7636	EMAIL: janbdavidson@gmail.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: John Frith		COMPANY: Frith & Associates, Inc.
ADDRESS: 8811 Great Cove Drive		
CITY: Orlando	STATE: FL	ZIP: 32819
PHONE: 407-363-0739	EMAIL: jfrith@aol.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Jan B. Postava		
ADDRESS: 723 Bear Creek Circle		
CITY: Winter Springs	STATE: FL	ZIP: 32708-3892
PHONE: 255-803-7636	EMAIL: janbdavidson@gmail.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

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

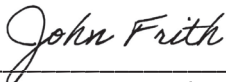
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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


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

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

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

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


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



Digitally signed by _____
John E Frith
Date: 2025.05.23 11:36:22 -04'00'
5-23-2025
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, JAN POSTAVA, the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-501-0000-0050 hereby designates PRITH & ASSOCIATES (JOHN PRITH) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date

05/22/2025

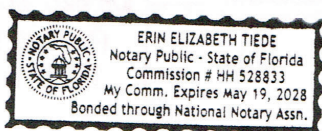
Property Owner's Signature

JAN POSTAVA
Property Owner's Printed Name

STATE OF FLORIDA Seminole
COUNTY OF _____

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

☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 22nd day of May, 2025.



Notary Public

Erin E Tiebe

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☒ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER
JAN B POSTAVA	723 BEAR CREEK CIRCLE WINTER SPRINGS FL 32708	225-803-7636

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

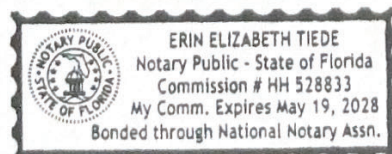
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

05-28-2025
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2025, by Jan Postava, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Erin E. Tiede
Print, Type or Stamp Name of Notary Public

NARRATIVE – SLAVIA STATION

The parcel (20-21-31-501-0000-0050) was previously rezoned by previous owners from A-1 to PUD (Obeda Property PUD) on 8.14.2007 per Seminole County Development Order 07-22000005. An additional amending SCBCC Ordinance No. 2007-30 changed the future land use from low density residential (LDR) to planned development (PD) on 8.14.2007, its present land use designation.

The five (5) year requirement for master development plan submittal has expired and the consequence PD zoning per SCLDC, Ch.30, Part 25, Sec. 30.446. Owner is requesting a “reinstatement” of PD zoning with intent to develop the property per the attached master development site plan, SP-1.0 to satisfy the master development plan requirement previously not provided.

The project consists of renovating of an existing one-story building (Bldg No.1 / 1370 s.f., constructed 1922) with interior renovations, a new toilet addition (36 s.f.) and new covered entry portico addition with ADA handicap ramp access. New construction will include a new free-standing detached building (Bldg No.2 / 320 s.f.) and new free-standing outdoor covered pavilion (934 s.f.) for an outdoor exhibit area.

The site will be cleared as required to accommodate new construction. New building and parking (17 car spaces) locations will be selected to maximize site utilization and existing tree retention. Landscape buffers, retention, sidewalks and perimeter fencing will be provided to meet Seminole County requirements. New utility connections shall be made to existing local utility providers. All existing Building No.1 utility connections will be abandoned with new underground electric service relocation to Bldg. No. 2.

- i. The proposed development addresses the goals of the Comprehensive Plan by reinstating the PD zoning and allowing the master development plan to be implemented.
- ii. The proposed development cannot be achieved under the current zoning due to expiration of the 2007 PD approval. We need a master development plan approval and the PD zoning approval to proceed.
- iii. The proposed development will provide a renovated 1922 building, a covered outdoor covered pavilion, and a new restroom building. The owner plans to offer a coffee shop with outdoor seating. Art and small music events will be provided periodically.
- iv. The County will benefit from the neighborhood get togethers and periodic events offered at the site. The site is within walking distance from several residential areas and near the Cross Seminole Trail for an easy stop over break and refresher.

Property Record Card



Parcel: 20-21-31-501-0000-0050
 Property Address: 1973 W SR 426 OVIEDO, FL 32765
 Owners: POSTAVA, JAN B
 2025 Market Value \$465,354 Assessed Value \$465,354 Taxable Value \$465,354
 2024 Tax Bill \$6,100.27
 Mixed Commercial/Residential property w/1st Building size of 1,326 SF and a lot size of 1.45 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-31-501-0000-0050
Property Address	1973 W SR 426 OVIEDO, FL 32765
Mailing Address	723 BEAR CREEK CIR WINTER SPGS, FL 32708-3892
Subdivision	WILLIAMS SURVEY OF LOT 25 SLAVIA COLONY CO
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$68,502	\$64,975
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$396,852	\$396,852
Land Value Agriculture	\$0	\$0
Just/Market Value	\$465,354	\$461,827
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$465,354	\$461,827

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,100.27
Tax Bill Amount	\$6,100.27
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 POSTAVA, JAN B

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 5 & 6
WILLAMS SURVEY OF LOT 25
SLAVIA COLONY CO
DB 157 PG 161

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$465,354	\$0	\$465,354
Schools	\$465,354	\$0	\$465,354
FIRE	\$465,354	\$0	\$465,354
ROAD DISTRICT	\$465,354	\$0	\$465,354
SJWM(Saint Johns Water Management)	\$465,354	\$0	\$465,354

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2013	\$475,000	07984/1560	Improved	No
SPECIAL WARRANTY	8/1/2007	\$500,000	06796/0242	Improved	No
QUIT CLAIM DEED	8/1/2007	\$100	06796/0237	Improved	No
QUIT CLAIM DEED	6/1/1993	\$100	02597/0668	Vacant	No

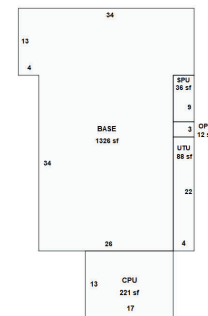
Land

Units	Rate	Assessed	Market
63,598 SF	\$6.24/SF	\$396,852	\$396,852

Building Information

#	1
Use	COMM/RES
Year Built*	1922
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1326
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$171,256
Assessed	\$68,502

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
CARPORT FINISHED	221
SCREEN PORCH UNFINISHED	48
UTILITY FINISHED	88

Permits				
Permit #	Description	Value	CO Date	Permit Date
08396	REMOVE U/G STORAGE TANK; PAD PER PERMIT 1943 SR 426	\$3,890		10/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

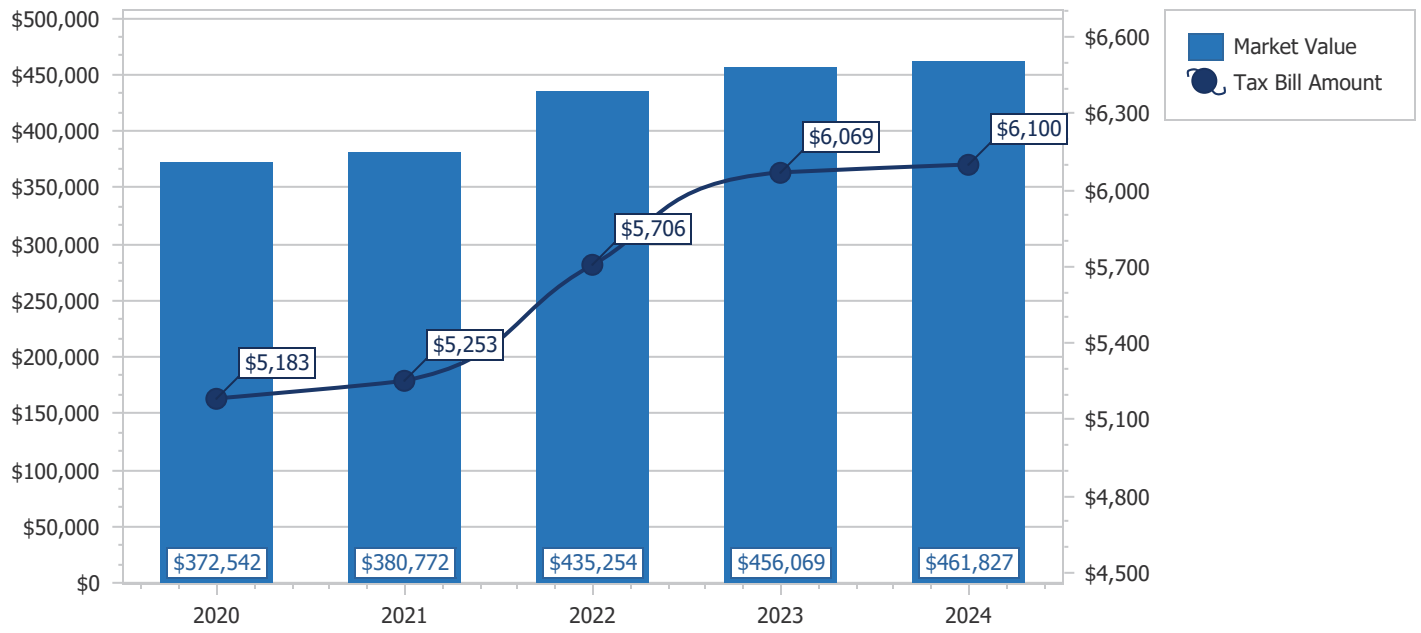
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

REZ & MASTER DEVEL PLAN 14	4150.00	4150.00	.00
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TOTAL FEES DUE.....: 4150.00

AMOUNT RECEIVED.....: 4150.00

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

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	00000005070	
CASH/CHECK AMOUNTS...:	4150.00	
COLLECTED FROM:	THE POSTAVA FAMILY TRUST	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE

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

Comment Document – Initial Submittal

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

PROJECT NAME:	SLAVIA STATION - PD REZONE	PROJ #: 25-20500009
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	5/29/25	
RELATED NAMES:	Z2025-011	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	20-21-31-501-0000-0050	
PROJECT DESCRIPTION:	PROPOSED PD REZONE FOR A MIXED COMMERCIAL USE ON 1.45 ACRES LOCATED ON THE WEST SIDE OF SR 426, SOUTH OF RED BUG LAKE RD	
NO OF ACRES:	1.45	
BCC DISTRICT:	1: DALLARI	
LOCATION:	ON THE WEST SIDE OF SR 426 SOUTH OF RED BUG RD	
FUTURE LAND USE:	PD	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JAN B. POSTAVA SLAVIA STATION LLC 723 BEAR CREEK CIRCLE WINTER SPRINGS FL 32708 (255) 803-7636 JANDAVIDSON@GMAIL.COM	JOHN FRITH FRITH & ASSOCIATES INC 8811 GREAT COVE DRIVE ORLANDO FL 32819 (407) 363-0739 JFRITH@AOL.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please clarify the uses allowed within the PD, provide building height max, and provide FAR value. This is required in order to accurately calculate the required landscape buffers for the proposed site. Please see the below link on how to calculate the Land Use Intensity (LUI). https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUS_CLIN	Unresolved
2.	Buffers and CPTED	The adjacent single family home to the east has a Land Use Intensity of II. The adjacent property to the south appears to be vacant. West State Road 426 is an classified as an arterial road, East Red Bug Road is classified as a local road, and Division Street is a local road. The required buffer opacity will be based on the Land Use Intensity calculated for this site, and the road classifications. There are two tables that determine required opacity based on those Land Use Intensities, see the following link: https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU	Unresolved
3.	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). See the following link for standard landscape buffer widths: https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPE_AD Landscape buffer widths and opacities are required to be shown on the Master Development Plan. Please provide the landscape buffer width and opacity on the Master Development Plan.	Unresolved
4.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
5.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
6.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only

7.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
8.	Building Division	A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (8th ed. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial	Info Only
9.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
10.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
11.	Comprehensive Planning	Indicate the allowable uses on the MDP. The Future Land Use of Planned Development allows Office uses, banks, churches, day nurseries, kindergartens, restaurants whiteout drive-ins, and above-office/retail flats, and all uses in the Neighborhood Commercial (CN) district. If a proposed use is not included in this list, it may trigger an amendment to the Future Land Use designation.	Unresolved
12.	Comprehensive Planning	Indicate the max FAR on the MDP. The FLU was approved for 15,000 sq ft of floor area. If the proposed project intends on exceeding this, and amendment to the FLU may be triggered.	Unresolved
13.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the northwest side of West State Road 426 as well as an 8" PVC potable water main running along the north side of East Red Bug Road. This property already has an existing water meter and water service connection off of West State Road 426 that could potentially be reused for this development.	Info Only
14.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 16" PVC force main running along the southeast side of West State Road 426 as well as a 4" PVC force main running along the south side of East Red Bug Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only

16.	Environmental Services	Be advised that West State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
17.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
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	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
24.	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	Info Only

		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)	
25.	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
26.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
27.	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
28.	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
29.	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
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
31.	Natural Resources	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)	Unresolved
32.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to enhance natural resource preservation. SCLDC 30.8.5.3(u)	Unresolved
33.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Unresolved

34.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
35.	Planning and Development	On the Master Development Plan under the site data table, please state the existing Zoning and Future Land Use.	Unresolved
36.	Planning and Development	On the Master Development Plan under the site data, please provide the proposed permitted uses for each building (including any anticipated future uses). Please additionally state what each building will be used for in the Site data table.	Unresolved
37.	Planning and Development	On the Master Development Plan under the site data, please provide the required and proposed number of parking spaces. Please refer to Sec. 30.11.3 Table 11.3-A. Per Sec. 30.11.3 (b) - Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. Please demonstrate that the site meets the applicable parking requirements for each use.	Unresolved
38.	Planning and Development	On the Master Development Plan, dimensions the parking spaces and state under the site data the size of the parking spaces (as well as how many of each size you are proposing) in addition to dimensioning the spaces on the plan.	Unresolved
39.	Planning and Development	On the Master Development Plan under the site data, please provide the required number of bicycle parking spaces. Per refer to Sec. 30.11.7.4 in the Seminole County Land Development Code.	Unresolved
40.	Planning and Development	On the Master Development Plan under the site data, please provide the maximum and proposed Floor area ratio (F.A.R.): F.A.R. is the gross floor area divided by the net lot area or building site area. The permitted floor area is measured after platting but before any additional right-of-way dedication on a previously platted lot.	Unresolved
41.	Planning and Development	Please provide net buildable acreage value in the Site Data in accordance with the following definition per SCLDC: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	Unresolved
42.	Planning and Development	Please make the following notes on the Master Development Plan: "Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.1233, Miscellaneous Design Standards. Dumpster enclosure will require a separate permit"	Unresolved

		<p>"Outdoor lighting will comply with Seminole County Land Development Code Section 1234, Outdoor Lighting Requirements.</p> <p>"All project signage shall comply with the Seminole County Land Development Code".</p> <p>"Any outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area."</p> <p>"Parking Lot Landscaping will meet the requirements of SCLDC Section 30.30.11.5"</p> <p>"Buffer Composition will be determined at the time of site plan application."</p> <p>"Landscape buffers will meet the requirements of SCLDC sections 30.14.5 and 30.14.3.1"</p>	
43.	Planning and Development	Please provide the property legal description in a separate word document. This may be emailed to kapgar@seminolecountyfl.gov	Unresolved
44.	Planning and Development	Any variation from the code requirements should have written justification. Please address this in your narrative, if applicable.	Info Only
45.	Planning and Development	<p>Please provide bicycle parking in accordance with SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. See the following link:</p> <p>https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</p>	Unresolved
46.	Planning and Development	<p>Please include two or more of the Greater Benefit criteria as referenced in SCLDC Sec. 30.8.5.3 (b) in your provided narrative, see the following link to the SCLDC:</p> <p>https://library.municode.com/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</p>	Unresolved
47.	Planning and Development	On the Master Development plan, please provide a scale for the vicinity map.	Unresolved
48.	Planning and Development	<p>Please be aware: Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover; and (2) The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4) For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided</p>	Unresolved

		that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	
49.	Planning and Development	On the Master Development Plan under the site data, please state the maximum and proposed building setbacks. Please dimension setbacks from property boundaries to all structures.	Unresolved
50.		A community meeting in accordance with SCLDC Sec. 30.3.5. - Community meeting procedure is required. Staff recommends sending the flyer out prior to mailing in order to check that it is meeting code requirements. The list of neighboring properties can be obtained from the Property Appraiser's office. Please see the following link for more information- https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	
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	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
55.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
57.	Public Works - Engineering	The plans show a future cross access across an adjacent property to a potential future road that currently has been put on hold. Please remove everything past the property line. Please just show cross access easement to the property line only.	Unresolved
58.	Public Works - Engineering	Place a note on the Master plan stating that the site will meet Seminole County and SJRWMD stormwater requirements.	Unresolved

59.	Public Works - Engineering	The pond shown would not meet several requirements. Please review Seminole County Public Works Engineering Manual for more information. A minimum 10-foot berm is required around the pond and has to be outside or mostly outside the buffers. This area has known drainage issues. The outfall for the site is not clear. There is an inlet in the FDOT SR 426 ROW. An FDOT drainage connection permit would be required to connect there. There is no other defined drainage systems around the site. If the drainage cannot go to FDOT the entire 25-year, 24-hour storm event will have to be held onsite without discharge.	Info Only
60.	Public Works - Engineering	Sidewalk is required along the frontage of the site on Red Bug Road. Please add it to the plan.	Unresolved

AGENCY/DEPARTMENT REVIEWER CONTACT AND STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Review Complete Recommend Approval
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required
Public Works- County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Review Complete Recommend Approval

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/26/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Maya Athanas, Jim Potter, Sarah Harttung

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-618

Title:

PICKLEBALL - PRE-APPLICATION

Project Number: 25-80000068

Project Description: Proposed Rezone from OP to PD to allow indoor pickleball courts and possible outdoor courts on 1.67 Acres in the OP Zoning District located on the south side of EE Williamson Rd, west of I-4

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

Parcel ID: 35-20-29-501-0000-003B

BCC District: 3-Constantine

Applicant: Moe Musleem (407) 667-7779

Consultant: N/A



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

PROJ. #: 25-80000068

Received: 6/11/25

Paid: 6/12/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME:	Pickle Ball M
PARCEL ID #(S):	35-20-29-501-0000-003B
TOTAL ACREAGE:	1.67
BCC DISTRICT:	District 3
ZONING:	OP
FUTURE LAND USE:	CURRENTLY OFF WASTES ^{to PD} OFF

APPLICANT

NAME:	Moe Musleem	COMPANY:	1665 EE Williamson LLC
ADDRESS:	755 Monroe rd unit 470211		
CITY:	Lake Monroe	STATE:	FL
PHONE:	(407) 667-7779	ZIP:	32747
EMAIL:	moemusleem@gmail.com		

CONSULTANT

NAME:	Moe Musleem	COMPANY:	
ADDRESS:	1280 Upsala rd		
CITY:	Sanford	STATE:	FL
PHONE:	(407) 667-7779	ZIP:	32771
EMAIL:	moemusleem@gmail.com		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE ^{to PD}	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Indoor Pickleball courts and possible out door courts as well				

STAFF USE ONLY

COMMENTS DUE: 6/20/25	COM DOC DUE: 6/26/25	DRC MEETING: 7/2/25
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: OP	FLU: OFF	LOCATION: on the south side of EE Williamson Rd, east of Markham Woods Rd
W/S: Sunshine Water	BCC: 3: Constantine	

Agenda: 6/27

Detailed Narrative for 1665 EE Williamson

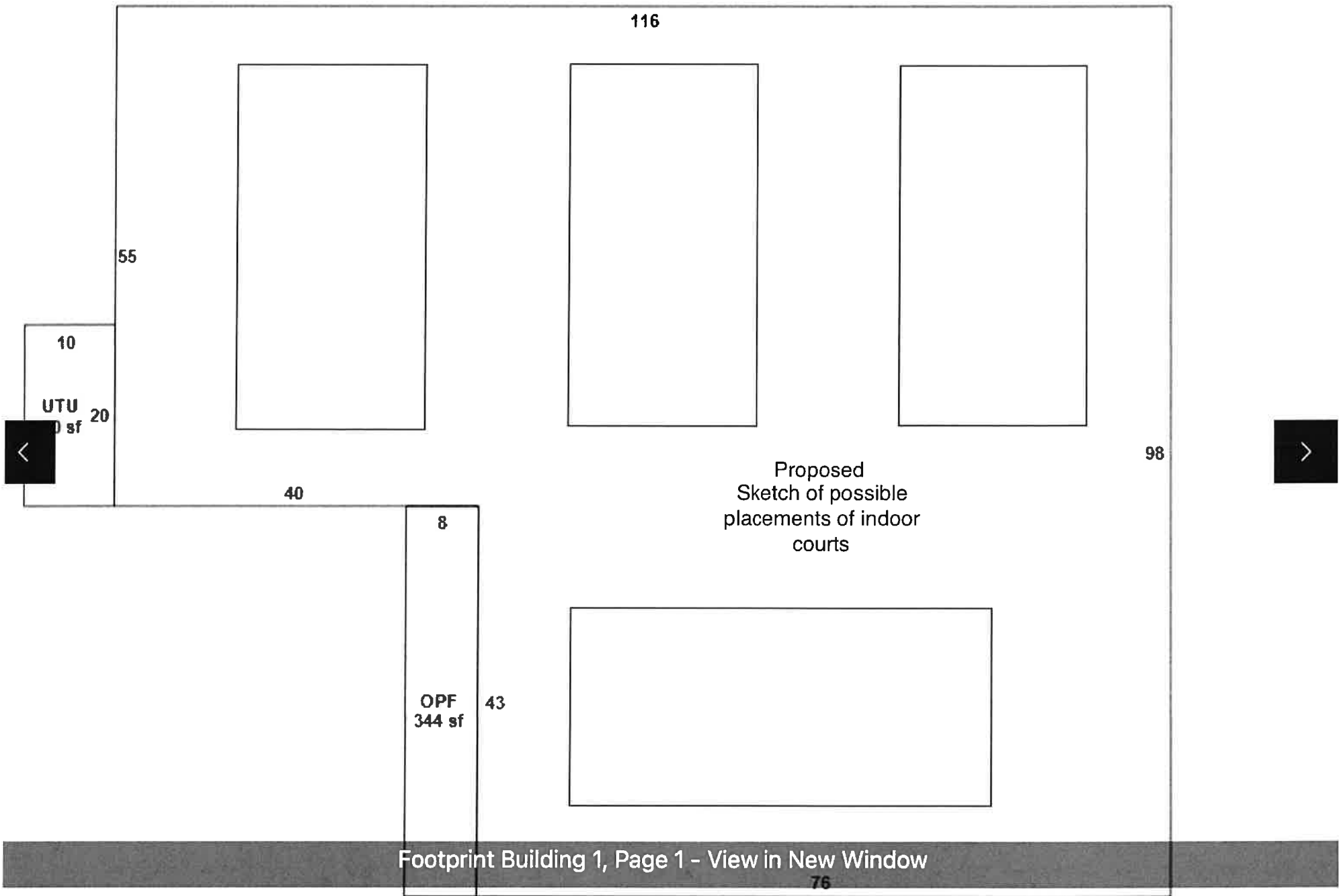
Address: 1665 E.E. Williamson Rd Longwood Florida 32779

Parcel Id: 30-20-29-501-0000-003B

Narrative:

The location was originally a Zoned as a Gym, Then a day care center for the last few years. The plan is to convert it into an Indoor and Outdoor Pickleball court Facility.

Rezoned from OP to PD



Footprint Building 1, Page 1 - View in New Window

K:\LKN_Civil\149761008-HCA Site\CAD\CONCEPT\SCHEME A.dwg



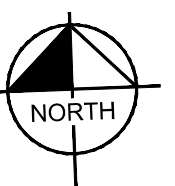
HCA SITE

SEMINOLE COUNTY, FLORIDA

CONCEPTUAL SKETCH "A"

6/12/2025 - CONTACT BROOKS A. STICKLER, P.E. (407) 427-1677

GRAPHIC SCALE IN FEET
0 20 40 80



Kimley»Horn

Property Record Card



Parcel: 35-20-29-501-0000-003B
Property Address: 1665 EE WILLIAMSON RD LONGWOOD, FL 32779
Owners: 1665 E E WILLIAMSON LLC
 2025 Market Value \$1,231,668 Assessed Value \$855,496 Taxable Value \$855,496
 2024 Tax Bill \$12,073.53 Tax Savings with Non-Hx Cap \$2,704.79
 Day Care/Pre School property w/1st Building size of 9,648 SF and a lot size of 1.67 Acres

Parcel Location



Site View



3520295010000003B 02/02/2024

Parcel Information

Parcel	35-20-29-501-0000-003B
Property Address	1665 EE WILLIAMSON RD LONGWOOD, FL 32779
Mailing Address	755 MONROE RD UNIT 470211 LAKE MONROE, FL 32747-7500
Subdivision	DES PINAR ACRES
Tax District	01:County Tax District
DOR Use Code	7201:Day Care/Pre School
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$483,672	\$488,243
Depreciated Other Features	\$22,486	\$21,334
Land Value (Market)	\$725,510	\$609,230
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,231,668	\$1,118,807
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$376,172	\$341,083
P&G Adjustment	\$0	\$0
Assessed Value	\$855,496	\$777,724

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,778.32
Tax Bill Amount	\$12,073.53
Tax Savings with Exemptions	\$2,704.79

Owner(s)

Name - Ownership Type
 1665 E E WILLIAMSON LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 208.71 FT OF W 258.71 FT OF S
108.71 FT OF LOT 3 & W 50
FT OF LOT 3 & (LESS RD) N 100 FT OF
E 233.71 FT OF W 258.71 FT OF LOT
10 DES PINAR ACRES PB 12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$855,496	\$0	\$855,496
Schools	\$1,231,668	\$0	\$1,231,668
FIRE	\$855,496	\$0	\$855,496
ROAD DISTRICT	\$855,496	\$0	\$855,496
SJWM(Saint Johns Water Management)	\$855,496	\$0	\$855,496

Sales

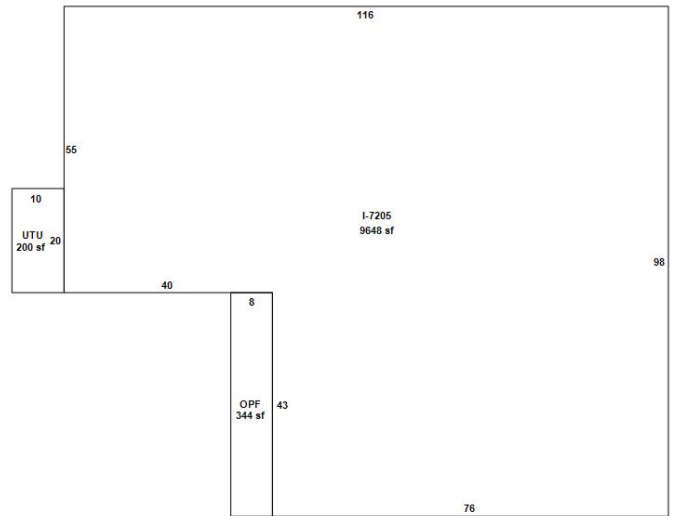
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	7/1/2010	\$100	07434/0042	Improved	No
WARRANTY DEED	7/1/2010	\$558,786	07425/1310	Improved	Yes
WARRANTY DEED	8/1/2005	\$1,300,000	05862/1500	Improved	No
WARRANTY DEED	7/1/1996	\$450,000	03101/1541	Improved	Yes
WARRANTY DEED	6/1/1992	\$295,000	02441/0434	Improved	No
WARRANTY DEED	8/1/1990	\$331,000	02218/1205	Improved	No
WARRANTY DEED	5/1/1984	\$1,000	01551/1164	Vacant	No
WARRANTY DEED	5/1/1984	\$15,000	01551/1150	Vacant	No

Land

Units	Rate	Assessed	Market
72,551 SF	\$10/SF	\$725,510	\$725,510

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	9648
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,209,180
Assessed	\$483,672

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	344
UTILITY UNFINISHED	200

Permits

Permit #	Description	Value	CO Date	Permit Date
20504	ALREADY MEASURED BY ERIC, O5'D DUE TO CO DATE (LEF)1665 EE WILLIAMSON RD: ALTERATION COMMERCIAL-CHG OF OCC NEED NEW CO [DES PINAR ACRES]	\$387,631	3/22/2022	10/25/2021
12252	1665 EE WILLIAMSON RD: FENCE/WALL COMMERCIAL-Chainlink Fence [DES PINAR ACRES]	\$6,300		10/8/2020
08882	DEMOLISH NEXTEL CELL TOWER - 1669 EE WILLIAMSON RD	\$10,000		10/22/2013
04068	SIGN - FACE CHANGE ONLY - SEMINOLE KID'S CLUB	\$1,175		5/23/2011
05992	INSTALL FIRE ALARM SYSTEM	\$2,500		7/28/2010
02352	LOW VOLTAGE SECURITY, PHONES, TV'S, SOUND, & DATA - SIGNATURE HEALTH	\$1,500		3/8/2007
12629	REROOF METAL ON METAL	\$30,000		11/9/2006
09415	INSTALL FIRE ALARM SYSTEM	\$9,595		8/15/2006
00748	INTERIOR DEMO & ALTERATION TO FITNESS CLUB	\$400,000	2/26/2007	1/24/2006
01937	DEMO WALL	\$1,000		3/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
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COMMERCIAL ASPHALT DR 2 IN	1984	9120	\$24,624	\$9,850
WALKS CONC COMM	2004	312	\$1,697	\$849
6' CHAIN LINK FENCE - LIN FT	2004	55	\$852	\$341
12' CHAIN LINK FENCE - LIN FT	2004	27	\$806	\$322
POLE LIGHT 1 ARM	2004	6	\$11,124	\$11,124

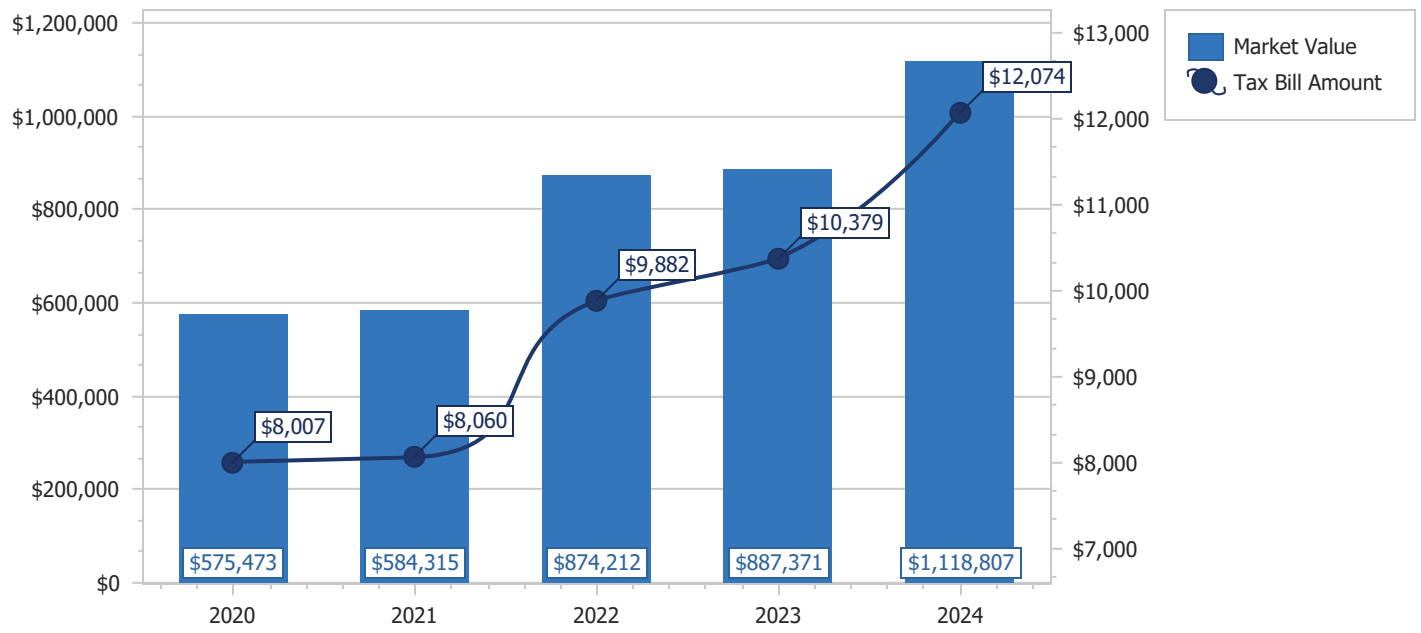
Zoning	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

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

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 6/12/2025 11:31:17 AM
Project: 25-80000068
Credit Card Number: 37*****2006
Authorization Number: 226062
Transaction Number: 120625C1C-BC2E6461-D461-417B-BEF7-96C5A5C249BB
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	PICKLEBALL - PRE-APPLICATION	PROJ #: 25-80000068
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/12/25	
RELATED NAMES:	EP MOE MUSLEEM	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-501-0000-003B	
PROJECT DESCRIPTION	PROPOSED REZONE FROM OP TO PD TO ALLOW INDOOR PICKLEBALL COURTS AND POSSIBLE OUTDOOR COURTS ON 1.67 ACRES IN THE OP ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF EE WILLIAMSON RD, WEST OF 1-4	
NO OF ACRES	1.67	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	OP	
LOCATION	ON THE SOUTH SIDE OF EE WILLIAMSON, WEST OF I-4	
FUTURE LAND USE	OFF	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
MOE MUSLEEM 1665 EE WILLIAMSON LLC 755 MONROE RD LAKE MONROE FL 32747 (407) 667-7779 MOEMUSLEEM@GMAIL.COM	MOE MUSLEEM 1280 UPSALA RD SANFORD FL 32771 (407) 667-7779 MOEMUSLEEM@GMAIL.COM	

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Office and an OP (Office) zoning designation.
- The proposed use of a pickleball court is not a permitted use within the OP (Office) zoning district, given the surrounding area's Future Land Use designation of Suburban Estates and its overall low intensity.

PROJECT AREA ZONING AND AERIAL MAPS

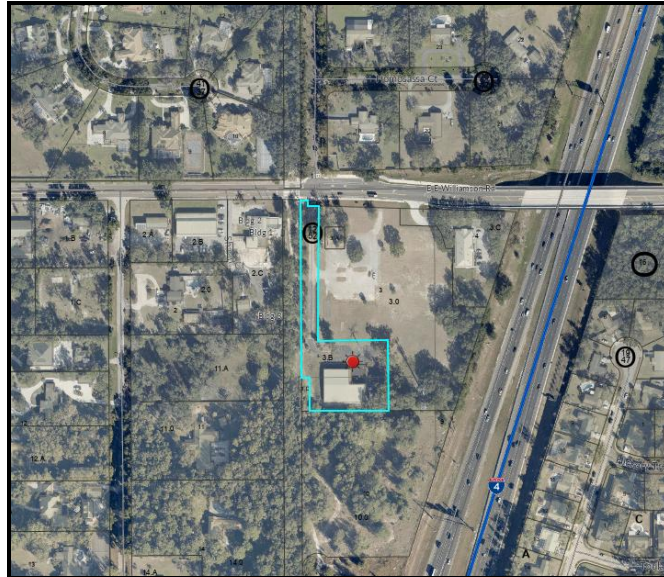
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
6.	Building Division Jay Hamm	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 Jay Hamm	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 Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Jay Hamm	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
10.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive	Future Land Use of OFF has maximum FAR of 0.35	Info Only

	Planning David German	and allows for zonings of OP, RP, A-1, PD or PLI. Uses are listed in Future Land Use section Policy FLU 5.3.1 Office as follows: Uses A Conversion of existing residential structures to low intensity professional office uses; B General office development; C Nursery schools, libraries, laboratories, and day care centers; D Public elementary schools, public middle schools, and public high schools; and E Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. F Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area. Based on this, the proposed use does not appear to be consistent with the OFF Future Land Use, a future land use amendment would be required for the proposed project.	
12.	Comprehensive Planning David German	Site is located adjacent to the Seminole Rails to Trails system. Consider a connection to the system to support outdoor recreation activities.	Info Only
13.	Comprehensive Planning David German	Planned Development (PD) Future Land Use is listed in Policy FLU 5.4.7 Determination of Compatibility in the Planned Development Zoning Classification as follows: The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on an individual basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan in its entirety.	Info Only
14.	Comprehensive Planning David German	Note OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS section of the Future Land Use Element, Seminole County Comprehensive Plan.	Info Only
15.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
16.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH	Info Only

		or greater. SCLDC Chapter 2	
17.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
18.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
19.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
21.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
22.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
23.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of preserved non-specimen trees preserved on site shall count one	Info Only

		(1) to one (1) toward meeting the total replacement requirement.	
25.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
26.	Natural Resources Sarah Harttung	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
27.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
28.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
29.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
30.	Natural Resources Sarah Harttung 6/13/25 8:32 AM	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
31.	Planning and Development	On June 14 2005, the Applicant Matt Arena requested a Rezone from A-1 (Agriculture) to OP (Office) to convert the existing gym into an office use only not a gym.	Info Only
32.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these 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:	Info Only

		http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
33.	Planning and Development Annie Sillaway	The setbacks for the OP (Office) zoning district are: Front: Twenty-five (25) feet, Rear yard: Ten (10) feet, Side Yard: Zero (0) feet, Side Street: Zero (0) feet.	Info Only
34.	Planning and Development Annie Sillaway	The OP (Office) zoning district permits use such as: Office use, Kindergarten, Middle, Highschool, Medical and Dental Clinic, Daycare, and Community Residential Home 7-14.	
35.	Planning and Development Annie Sillaway	The proposed use of an indoor and outdoor recreational field (pickleball court) is not permitted in the current OP (Office) Zoning district, nor is the use a special exception or limited use.	Info Only
36.	Planning and Development Annie Sillaway	Parking and landscaping requirements can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Recreation and Entertainment: 1 space/ 7 rated patron capacity.	Info Only
37.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
38.	Planned Development Annie Sillaway	The surrounding trend of development in the area is low intensity Suburban Estates Future Land Use consisting primarily of residential development with a minimum lot size of one (1) acre, general rural uses, and public elementary, middle, and high schools on sites that can accommodate the school site requirements. The use of indoor and outdoor recreation is not permitted under the Suburban Estates land use.	Info Only
39.	Planned Development Annie Sillaway	Indoor recreation uses are considered commercial in nature and are permitted under C-1 (Retail Commercial), C-2 (General Commercial), and C-3 (Heavy Commercial and Very Light Industrial) zoning districts. Outdoor recreation is permitted in C-2, and C-3 zoning districts. C-1 and C-2 zoning require Commercial Future Land Use and C-3 zoning requires an Industrial Future Land Use, neither of which would be a compatible Future Land Use per Staff's analysis.	Info Only
40.	Planned Development Annie Sillaway	The intent of the Planned Development Future Land Use designation is to promote flexibility and creativity in the development design, especially where needed to implement adopted policies of the	Info Only

		Comprehensive Plan. It may also be used to promote affordable/workforce housing, pedestrian-oriented development, and protection of natural resources such as wetlands, lakes, and other natural amenities. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, HDR, and Office, Commercial and Industrial.	
41.	Planned Development Annie Sillaway	A request for a Future Land Use Amendment to Planned Development must include a request to Rezone to the PD (Planned Development) zoning classification. The Applicant must demonstrate compliance with the applicable Seminole County Comprehensive Plan policies as well as Seminole County Land Development Code (SCLDC) regulations, including but not limited to, SCLDC Sec. 30.8.5. – PD Planned Development.	Info Only
42.	Planned Development Annie Sillaway	Staff has determined that the proposed use of outdoor recreational courts is not compatible with the surrounding area, and therefore, would not be supported by Staff. The proposed use of indoor recreational courts Might be compatible if the Applicant can demonstrate compliance with the PD (Planned Development) review criteria under SCLDC Sec. 30.8.5.3 – PD Review Criteria, and the development design provides mitigation of adverse impacts to the surrounding area. Compatibility concessions may include limited hours of operation, limited number of courts, generous buffering, tree preservation, etc.	Info Only
43.	Planned Development Annie Sillaway	The subject site is within the Wekiva Study and must comply with the following Policies in the Seminole County Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: A Protection of Open Space <ul style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of 	Info Only

		<p>the subdivision and/or site plan approval process;</p> <ol style="list-style-type: none"> 3. Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District; 4. Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and 5 Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space. <p>B. Most Effective Recharge Areas</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and, 3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: <ol style="list-style-type: none"> a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved. <p>C. Karst Features and Sensitive Natural Habitat</p> <ol style="list-style-type: none"> 1. The County shall adopt Best Management Practices (BMPs), including applicable BMPs recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-31 Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to: <ol style="list-style-type: none"> a. Increasing public awareness via Seminole 	
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		<p>County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques;</p> <ul style="list-style-type: none"> b. Restricting untreated water from a development site from directly discharging into karst features; c. Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat; d. Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and e. Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features. <p>2. The County shall also adopt BMPs to:</p> <ul style="list-style-type: none"> a. Increase public awareness of the Florida Yards and Neighborhoods Program regarding proper lawn and Florida - Friendly landscaping, fertilization, and irrigation techniques; b. Request the Wekiva Working Group to recommend policies and/or regulations to protect natural resources, including springheads; and c Discourage the use of flammable plants such as saw palmetto and wax myrtle adjacent buildings to ensure a defensible transition space to minimize wildfire impacts. <p>D. Land Development Code Provisions The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs.</p>	
44.	Planning and Development Annie Sillaway	<p>DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS</p> <p>30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards".</p> <p>The following findings are hereby adopted as legislative findings by the Board of County Commissioners:</p>	Info Only

		<p>(a)The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p> <p>(b)The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p> <p>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which:</p> <p>(a) Provides uniform design standards to establish high quality development.</p> <p>(b) Maintains existing flora and fauna.</p> <p>(c) Allows for effective and innovative planning and development activities.</p> <p>(d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</p> <p>(e) Provides for minimization of disturbance to listed species and their habitats.</p> <p>(f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act.(g)Implements, and is consistent with, the Seminole County Comprehensive Plan.</p> <p>30.10.5.13 Applicability. All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p> <p>30.10.5.14. Environmental development standards.</p> <p>(a) Karst Features Protection.</p> <p>(1) A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate</p>	
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		<p>canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees.</p> <p>(2) A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed.</p> <p>(3) Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies.</p> <p>(4) Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies.</p> <p>(5) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager.</p> <p>(6) Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(7) An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or</p>	
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		<p>geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this Part.</p> <p>(b) Sensitive Natural Habitat Protection.</p> <p>(1) A clearing and building construction setback of a minimum of fifty (50) feet from sensitive natural habitat areas, as defined in this Part, is required.</p> <p>(2) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the sensitive natural habitat feature, and approved by the Development Review Manager.</p> <p>(3) Sensitive natural habitat areas shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(4) An applicant may object to the designation of sensitive natural habitat by providing demonstration through competent expert evaluation of biological data to the Development Review Manager that the land does not contain sensitive natural habitat as identified in this Part. If the Development Review Manager concurs with the evaluations submitted by the applicant, these provisions shall not apply to the subject land.</p> <p>(c) Open Space Protection.</p> <p>(1) Open space areas shall be physically connected, whenever practicable, when spread throughout a development site.</p> <p>(2) Development shall preserve conservation areas via enforcement of the FP-1 (Floodprone) zoning classifications pursuant to Section 30.12.1.1 of this Code</p> <p>(3) Development shall meet the open space ratios and open space credit provisions established in Section 30.14.2.</p> <p>(4) Development shall use joint or shared access and stormwater facilities to minimize impervious surfaces, as determined by the Development</p>	
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		<p>Review Manager.</p> <p>(d) Protection of Most Effective Recharge Areas. (1) Development shall comply with the standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification of Section 30.10.1. For the purposes of this Part, all properties identified as containing Type "A" Hydrologic Soils Group, as defined by the U.S. Soil Conservation Service, shall be subject to the standards of the Aquifer recharge Overlay Zoning Classification of Section 30.10.1.</p> <p>(2) All residential developments shall use swales with swale blocks or raised driveway culverts, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</p> <p>(3) Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</p> <p>(4) Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.</p> <p>(e) Conservation Easements. Where easements are required by the County for protection of wetlands, floodprone areas, open space, karst features, or sensitive natural habitat, within this Part, these shall be dedicated to at least one (1) of the following entities:</p> <p>(1) St. Johns River Water Management District; or</p> <p>(2) The homeowners association; or</p> <p>(3) Seminole County.</p> <p>(f) Wekiva River Protection Area Environmental Design Standards In addition to the provisions</p>	
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		contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part, development activities must also comply with the following provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part:(1)Section 30.10.5.9. Definitions.(2)Subsection 30.10.5.10(b) (except for (b)(2)), (c), and (d).	
45.	Planning and Development Annie Sillaway	<p>Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies The following objective and policies from various Elements of the Seminole County Comprehensive Plan to reinforce the provisions of the Wekiva River Protection Act are hereby incorporated into this Element by reference below:</p> <p>A. Most Effective Recharge 1 Conservation Element – Policy CON 1.3 Recharge Area Protection 2 Future Land Use Element – Policy FLU 2.5.2 Cluster Development</p> <p>B. Open Space 1 Conservation Element – Policy CON 3.6 Conservation Easements/Dedication 2 Future Land Use Element – Policy FLU 2.5.2 Cluster Development 3 Recreation and Open Space Element – Policy REC 6.2 Recreation Grants 4 Recreation and Open Space Element – Policy REC 7.5 Agency Coordination 5 Recreation and Open Space Element – Policy REC 7.7 Significant Open Space and Natural Lands Acquisition.</p> <p>C. Sensitive Natural Habitat 1 Introduction Element – Definition of Rare Upland Habitat 2 Recreation and Open Space Element – Policy REC 7.7 Significant Open Space and Natural Lands Acquisition.</p> <p>D. Property Rights 1 Future Land Use Element – Objective FLU 7.1 Protection of Private Property Rights</p>	Info Only
46.	Planning and Development Annie Sillaway	<p>A Planned Development is obtained through a two-step process:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may</p>	Info Only

		<p>range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) as an Engineered Site Plan and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p>	
47.	Planning and Development Annie Sillaway	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
48.	Planning and Development Annie Sillaway	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Info Only
49.	Planning and Development Annie Sillaway	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Info Only
50.	Planning and Development Annie Sillaway	<p>Per Sec. 30.8.5.1 - Intent and purpose.</p> <p>The Planned Development (PD) District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations. Planned developments shall promote flexibility and creativity in addressing changing social, economic and</p>	Info Only

		<p>market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan. Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment.</p> <p>An increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts. Development standards to be applied within a planned development shall be established by the Board of County Commissioners (BCC) at the time of rezoning. Such rezoning shall be conditioned upon a master development plan and a written development order. Specific criteria for the development may address, but are not limited to, compatibility with surrounding land uses, road access, availability and efficient use of utility capacity, coordination with transit, etc. Architectural and other appearance-related design elements should be included as approval conditions where the BCC finds they will support goals, such as economic development, neighborhood compatibility, or aesthetic or environmental enhancement of an area.</p>	
51.	Planning and Development Annie Sillaway	A Rezone to PD (Planned Development) would require a minimum of twenty-five (25) percent open space.	
52.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
53.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
54.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
55.	Public Safety - Fire Marshal Matthew Maywald	This will be a change of use / change of occupancy. Appropriate building permits shall be applied for.	Info Only
56.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

57.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
58.	Public Works - Engineering Jim Potter	The proposed project is located within the Little Wekiva drainage basin.	Info Only
59.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. The site is considered high recharge.	Info Only
60.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site is either, Land Locked, does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists downstream, therefore the site will be required to retain the entire 100-year, 24-hour storm event volume onsite without discharge.	Info Only
61.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope west.	Info Only
62.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall across multiple private properties to an isolated landlocked depression.	Info Only
63.	Public Works - Engineering Jim Potter	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Impact Analysis William Wharton	A Traffic Impact Study (TIS) will be required if the trip generation for the proposed use generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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.shtml>

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.shtml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-619

Title:

HCA SITE - PRE-APPLICATION

Project Number: 25-800000069

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

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

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

BCC District: 5-Herr

Applicant: Benjamin Collins (615) 589-3020

Consultant: Brooks Stickler (407) 502-2258



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

PROJ. #: 25-80000069
PM: Kaitlyn
REC'D: 6/13/25
Paid: 6/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: HCA Site
PARCEL ID #(S): 29-19-30-300-0280-0000
TOTAL ACREAGE: ±21.61 BCC DISTRICT: 5: Herr
ZONING: PD FUTURE LAND USE: HIPTI

APPLICANT

NAME: Benjamin L. Collins COMPANY: Crescent Communities
ADDRESS: 213 West Comstock Ave., Suite 103
CITY: Winter Park STATE: FL ZIP: 32789
PHONE: 615-589-3020 EMAIL: BCollins@crescentcommunities.com

CONSULTANT

NAME: Brooks Stickler COMPANY: Kimley- Horn and Associates, Inc.
ADDRESS: 6876 Marwick Lane., Suite 350
CITY: Orlando STATE: FL ZIP: 32827
PHONE: 407-502-2258 EMAIL: Brooks.Stickler@kimley-horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposing Multifamily development

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

STAFF USE ONLY

COMMENTS DUE: 6/20 COM DOC DUE: 6/26 DRC MEETING: 7/2

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD FLU: HIPTI LOCATION: on the east side of International Pkwy,
W/S: Seminole County BCC: 5: Herr south of Wayside Dr

June 11, 2025

Seminole County
Planning & Development Division
1101 East First Street room 2028
Sanford, FL 32771

E-Transmittal: Plandesk@seminolecountyfl.gov

To whom this may concern,

This narrative is intended to provide additional context for our request for a pre-application meeting and to outline the details of our proposed project. We are proposing a multifamily residential development on a 21.61-acre site located at the intersection of International Parkway and Wilson Road in Seminole County, Florida. The subject property is identified by Parcel ID 29-19-30-300-0280-0000 and is currently zoned Planned Development (PD).

The purpose of the pre-application meeting is to discuss the feasibility of the proposed development, review zoning and land use considerations, and receive initial feedback from County staff prior to formal application submission.

Should you have any concerns or questions please use the contact information below

Sincerely,

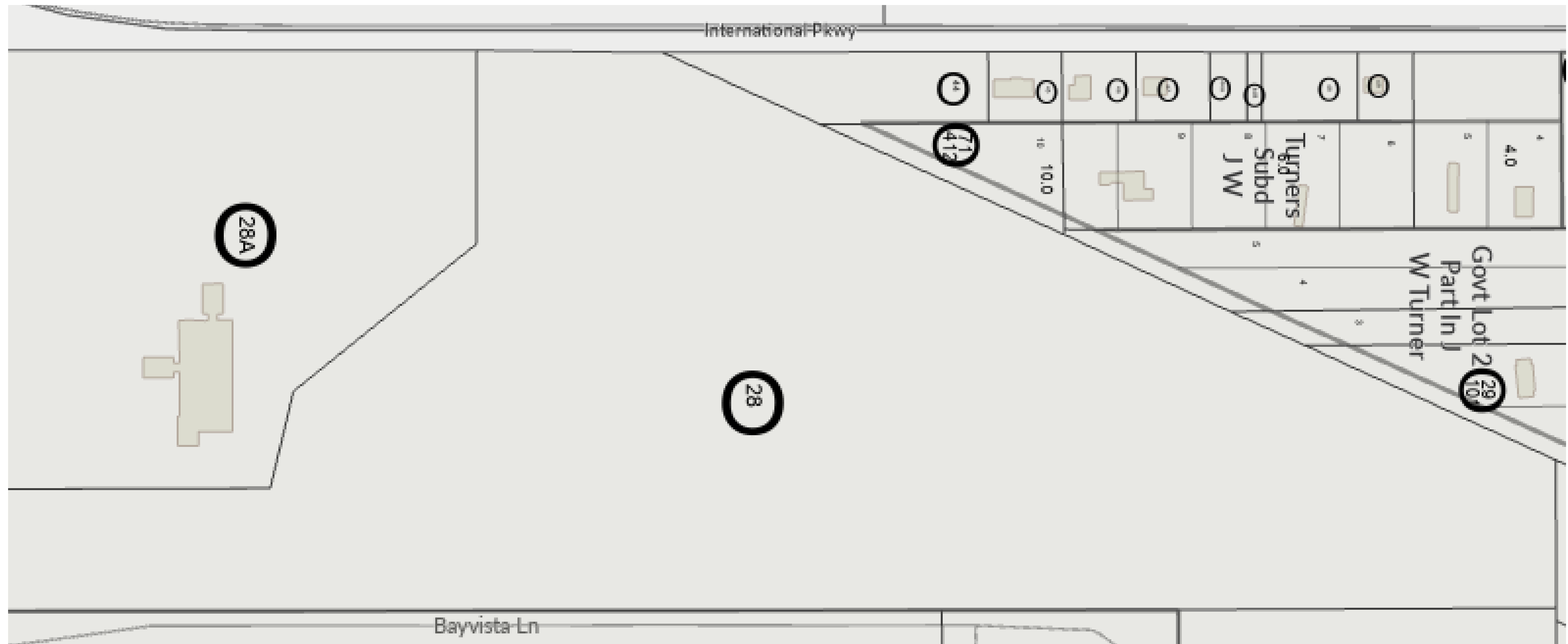
KIMLEY-HORN AND ASSOCIATES, INC.



Brooks Stickler, P.E.
Sr. Vice President
Brooks.Stickler@kimley-horn.com

Site Map Existing Conditions:

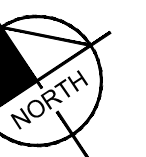




Site Sketch Proposal Parcel: 29-19-30-300-0280-0000

06/11/2025 - CONTACT: BROOKS A. STICKLER, P.E. (407) 427-1677

GRAPHIC SCALE IN FEET
0 35 70 140



Kimley»Horn

K:\LKN_Civil\149761008-HCA Site\CAD\CONCEPT\SCHEME A.dwg



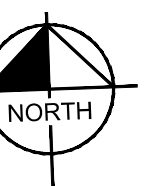
HCA SITE

SEMINOLE COUNTY, FLORIDA

CONCEPTUAL SKETCH "A"

6/12/2025 - CONTACT BROOKS A. STICKLER, P.E. (407) 427-1677

GRAPHIC SCALE IN FEET
0 20 40 80



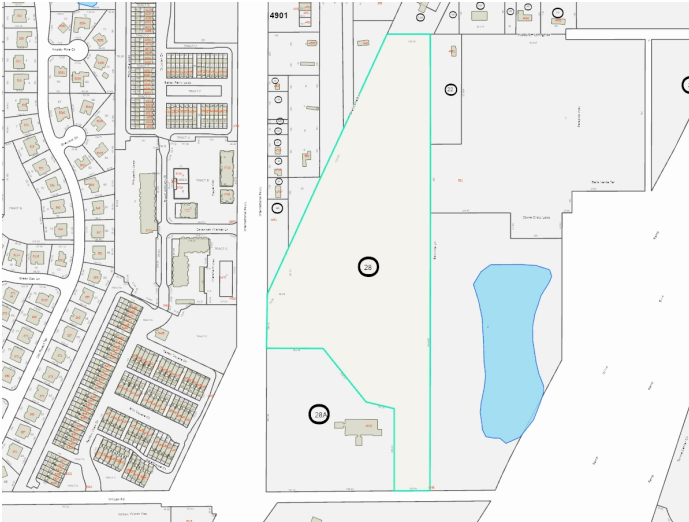
Kimley»Horn

Property Record Card



Parcel: 29-19-30-300-0280-0000
 Property Address:
 Owners: CENTRAL FLA REGIONAL HOSPITAL INC
 2025 Market Value \$7,022,275 Assessed Value \$4,862 Taxable Value \$4,862
 2024 Tax Bill \$50.24 Tax Savings with Exemptions \$72,513.74
 Grazing Land property has a lot size of 21.61 Acres

Parcel Location



Site View

Parcel Information

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

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$7,022,275	\$7,022,275
Land Value Agriculture	\$4,862	\$4,862
Just/Market Value	\$7,022,275	\$7,022,275
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$4,862	\$4,862

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$72,563.98
Tax Bill Amount	\$50.24
Tax Savings with Exemptions	\$72,513.74

Owner(s)

Name - Ownership Type

CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

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

Sales

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

Land

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

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

Building

* Year Built = Actual / Effective

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

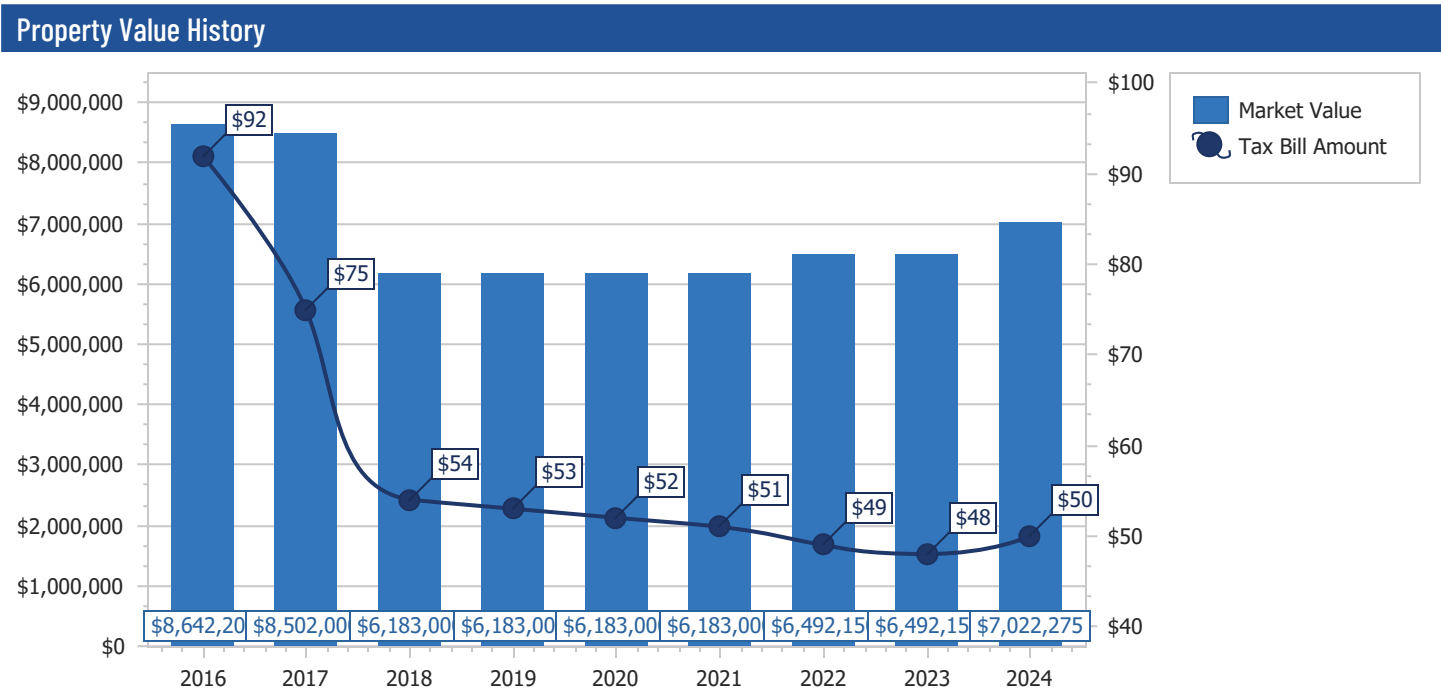
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

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



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 6/13/2025 11:13:05 AM
Project: 25-80000069
Credit Card Number: 37*****2004
Authorization Number: 220291
Transaction Number: 130625C1B-E945F96D-EFDD-42C7-9D21-1E622E850551
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	HCA SITE - PRE-APPLICATION	PROJ #: 25-80000069
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/13/25	
RELATED NAMES:	EP BROOKS STICKLER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
APPLICANT:		CONSULTANT:
BENJAMIN COLLINS CRESCENT COMMUNITIES 213 W COMSTOCK AVE STE 103 WINTER PARK FL 32789 (615) 589-3020 BCOLLINS@CRESCENTCOMMUNITIES.COM		BROOKS STICKLER KIMLEY-HORN & ASSOCIATES 6876 MARWICK LN STE 350 ORLANDO FL 32827 (407) 502-2258 BROOKS.STICKLER@KIMLEY-HORN.COM

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

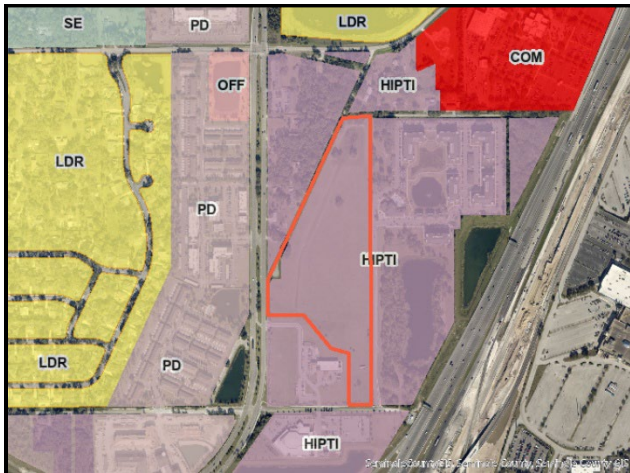
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of High Intensity Planned Development- Target Industry (HIP-TI) and a zoning designation of PD (Planned Development).
- This property is considered Lot two (2) within the International Parkway Medical Center Planned Development.
- Per Seminole County Comprehensive Plan Policy FLU 4.5.3 of the Seminole County Comprehensive Plan states that, residential uses within the HIP-TI Future Land Use designation shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: HIPTI



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The opacity of each buffer will be determined at the time of Final Development Plan and will be based on the Seminole County Land Development Code Part 11. Per the DO, a wall or berm will not be required within the buffer areas.	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	Based on the vacation of the Grant Line Road and Woodruff Springs Road, a reevaluation of the landscape buffers will be done at the time of the PD Rezone.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
7.	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
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	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning	Site has a Future Land Use of HIPTI (High Intensity Planned Development - Target Industry). HIPTI has the following Domestic Units per net buildable acre and FAR (Floor Area Ratio). Abutting residential area - 20 DU/AC ** All other areas - 50 DU/AC * FAR abutting single-family residential area - FAR all other areas - 1.5 * Dwelling Units Per Net Buildable Acre (DU/AC) and Floor Area Ratio (FAR) are the measurements of density or intensity of land use ** Residential uses permitted per Policy FLU 5.8	Info Only
12.	Comprehensive Planning	Zonings allowed in HIPTI are PD or PLI. Per Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: B Compatibility Guidelines Target Industries must use compatibility guidelines as identified during the Planned Development zoning approval process intended to protect existing adjacent residential communities, including but not limited to: landscaped buffer areas, placement of required open space, drainage and less intense uses nearest to residential uses, wedding cake stepping back, or other creative design of structures	Info Only

		nearest to residential uses, to effect the purpose of ensuring compatibility. Noise and light limitations to mitigate impacts on residential uses must be employed to the extent possible.	
13.	Comprehensive Planning	Per Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: 2 High density residential uses, subject to the following conditions: a Residential uses in the HIP-TI shall be ancillary to target industry uses and must be functionally and physically integrated into project components; b Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways. Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. c Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project. Based on this, the proposed plan appears to be consistent with the HIPTI Future Land Use.	Info Only
14.	Comprehensive Planning	Per Policy FLU 4.5.3 North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards: 5 Medium density residential uses and lower intensity office uses may only be located adjacent to existing subdivisions as a buffer for the existing subdivisions from future target industry development. As a condition of this use, medium density development must provide adequate areas on the development site to buffer the residential uses from future target industry development.	Info Only
15.	Comprehensive Planning	Site is located in the North I-4 Target Area High Tech Economic Development Area. Per Policy FLU 5.6.4 Workforce Housing in Economic Development Target Areas: New housing developments located within any of the economic target areas (areas eligible for Community Development Block Grant funds) shall provide a minimum quantity of housing with prices or rents obtainable by households earning the average wage within the subject Economic Development Target Area, consistent with Policy FLU 7.3.2 Promote Economic Development in Target Areas through Urban Infill and Redevelopment. Exceptions shall be granted in cases where applicants demonstrate that either workforce housing exists within close proximity,	Info Only

		or insufficient market support exists for workforce housing within the subject target area.	
16.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
17.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Bayvista Lane. There is also 20" PVC potable water main running along the east side of International Parkway as well as what appears to be an 8" PVC water main stub out on the northside of parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000 in the future.	Info Only
18.	Environmental Services	This development is within Seminole County's sewer service area and is required to connect. There is a sewer manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way (this is the preferred connection). There is also a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
19.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane as well as a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
20.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
21.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
22.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald	Info Only

		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.	
23.	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
24.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
25.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
26.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
27.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
28.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
29.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
30.	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
31.	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
32.	Natural Resources	For Planned Development rezone requests: Please demonstrate how the development proposes to meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. SCLDC 30.8.5.3(c)	Info Only

33.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
34.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
35.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
36.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
37.	Planning and Development	The proposed development is within the Higher Intensity Planned Development Area (Part 25 Chapter 30; FLU Element Exhibit-24) or Higher Intensity Planned Development Target Industry (FLU Element Exhibit-24), and any application to change the Future Land Use designation from Higher Intensity Planned Development (HIP) shall provide data and analysis to respond to point "F" in the Standards of Review for amendments to the Future Land Use Element to demonstrate that the jobs-to-housing balance required by the Seminole County Comprehensive Plan can be maintained.	Info Only
38.	Planning and Development	The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0. Per the approved Development Order, development of Lot/Tract 2 that does not include a hospital will require a PD major amendment rezone.	Info Only
39.	Planning and Development	Per the approved International Parkway Medical Center PD Development Order; One (1) access point onto International Parkway is permitted, and Two (2) access points onto Wilson Road is permitted; the eastern most	Info Only

		access point will be for emergency vehicles, employees, and service/delivery vehicles only, and will be designated with the appropriate signage.	
40.	Planning and Development	Any change in access will require a Major Amendment to the Planned Development.	Info Only
41.	Planning and Development	<p>Per Seminole County Comprehensive Plan Policy FLU 4.5.3, residential uses in the HIP-TI FLU shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project. Residential uses must be functionally and physically integrated into project components.</p> <p>Residential uses that are functionally integrated into a project are residential uses that are supportive of the project.</p> <p>Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways.</p> <p>Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. The Applicant must demonstrate compliance with Policy FLU 4.5.3.</p>	Info Only
42.	Planning and Development	<p>Parking requirements are also subject to bicycle parking in compliance with SCLDC 30.11.7.1. Please see the following link regarding short term and long term bicycle parking requirements</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</p>	Info Only
43.	Planning and Development	On December 12, 2023, the Board of County Commissioners approved the vacation and abandonment of the right-of-way for Grant Line Road and Woodruff Springs Road.	Info Only
44.	Planning and Development	Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association shall be created to manage all common areas and facilities.	
45.	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 Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us .	Info Only
46.	Planning and Development	Community Meeting Procedures Section 30.3.5.3:	Info Only

		<ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	
47.	Planning and Development	<p>Per Sec. 30.8.5.3 (b) the Applicant would be required to address how the proposed development would result in providing greater benefits:</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
48.	Planning and Development	<p>Per Sec. 30.8.5.3 (c) the Applicant is required to address how the proposed development is meeting or exceeding the following goals –</p> <ol style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural 	Info Only

		design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.	
49.	Planning and Development	<p>Per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <p>(1) How the proposed development addresses the goals of the Comprehensive Plan.</p> <p>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</p> <p>(3) How the proposed development provides an innovative approach to land development.</p> <p>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)</p>	Info Only
50.	Planning and Development	<p>Approval for a PD (Planned Development) rezone is obtained through a two-step process:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml </p>	Info Only
51.	Planning and Development	<p>A minimum of 25% open space shall be required. Please see open space requirements per Seminole County Land Development Code Sec. 30.14.2. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP </p>	Info Only
52.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements	

		outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/url/Bear-Management-Ordinance-Final-Approved-Document.pdf .	
53.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
54.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
55.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
56.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
57.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
58.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drainage soils.	Info Only
59.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists downstream, therefore the site will be required to retain the entire 100-year, 24-hour storm event volume onsite without discharge.	Info Only
60.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to an onsite drainage system.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have an outfall.	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only

63.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
64.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
65.	Public Works - Engineering	If the residential area is proposed to be gated special considerations will be required to not block access to the remaining development.	Info Only
66.	Public Works - Engineering	The accesses to International Parkway will have to be evaluated. Left turn lane extensions may be required. A right turn lane may be required.	Info Only
67.	Public Works - Engineering	There is a proposed development / PD to the north. Co-ordination with that development for cross access with that development will be required.	Info Only
68.	Public Works - Engineering	A signal warrant analysis was previously done showing the necessity for a Traffic signal at Wilson Road and International Parkway. This will have to be re-evaluated based on the new proposed traffic. This project may necessitate the installation of the signal. At minimum a cost share will be required as part of this project.	Info Only
69.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The access next to Bayvista Lane will not be allowed. The Bayvista Lane will have to be shared with this development per the adjacent PD requirements.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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