



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, June 10, 2026

9:00 AM

Room 3024 and TEAMS

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

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

DRC & PRE- APPLICATIONS

9:00 AM (IN PERSON) HISTORIC OVIEDO COLORED SCHOOLS MUSEUM - [2026-0470](#)
PD FDP AS AN ENGINEERED SITE PLAN

Project Number: 26-20500005

Project Description: Proposed PD FDP as an Engineered Site Plan on 0.11 acres in the PD zoning district located on the northeast corner of James Dr and W SR 426

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

Parcel ID: 29-21-31-501-0000-0050

BCC District: 1-Dallari

Applicant: Judith Smith (407) 234-3374

Consultant: N/A

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

9:20 AM (IN PERSON) BALMY COVE - PRE-APPLICATION

[2026-0443](#)

Project Number: 26-80000054

Project Description: Proposed Site Plan for a 36 lot townhome development on 8.82 acres in the PD zoning district located on the east side of Balmy Beach Dr, south of E SR 436

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

Parcel ID: 07-21-29-524-0000-0040+++

BCC District: 3-Constantine

Applicant: Scott Banta (407) 947-9922

Consultant: Richard Anderson (407) 280-1003

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

9:40 AM (TEAMS) CAMERON AVE RESIDENTIAL INFILL - PRE-APPLICATION

[2026-0441](#)

Project Number: 26-80000050

Project Description: Proposed Site Plan for a small scale residential infill project on 0.32 acres in the A-1 zoning district located on the west side of Cameron Ave, south of Celery Ave

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

Parcel ID: 33-19-31-300-0090-0000

BCC District: 5-Herr

Applicant: Luz Giraldo (786) 877-0900

Consultant: Gladiz Velez (786) 651-6313

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

COMMENTS ONLY (NO MEETING SCHEDULED)**CSC PROPERTIES - SPECIAL EXCEPTION****[2026-0469](#)****Project Number:** 26-32000003**Project Description:** Proposed Special Exception for automotive repair shop on 0.34 acres in the C-2 zoning district located on the southwest corner of Us Hwy 17-92 and Prairie Lake Dr**Project Manager:** Chad Harvey (407) 665-7341
(Charvey02@seminolecountyfl.gov)**Parcel ID:** 18-21-30-515-0D00-0010**BCC District:** 4-Lockhart**Applicant:** John Baldwin (407) 257-9235**Consultant:** Jim Hall (407) 257-9235**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CULVER'S - PRE-APPLICATION****[2026-0471](#)****Project Number:** 26-80000055**Project Description:** Proposed Site Plan for a quick service restaurant on 3.53 acres in the PD zoning district located on the north side of W SR 46, northwest of International Pkwy**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-516-0000-0C40+**BCC District:** 5-Herr**Applicant:** Isaac Ryba (715) 828-1970**Consultant:** Shamus Schroeder (386) 872-7794**Attachments:** [APPLICATION](#)
[COMMENTS](#)**RED BUG LAKE RD - PRE-APPLICATION****[2026-0472](#)****Project Number:** 26-80000056**Project Description:** Proposed Special Exception to split the lot for a K-12 school on 5.22 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Dodd Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0190-0000**BCC District:** 1-Dallari**Applicant:** Pete Baldwin (407) 973-2011**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

UPHOLSTERY OFFICE - PRE-APPLICATION[2026-0473](#)**Project Number:** 25-80000051**Project Description:** Proposed Special Exception for office use on 0.43 acres in the RP zoning district located on south side of SR 436, west of Us Hwy 17-92**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 17-21-30-508-0A00-0030**BCC District:** 4-Lockhart**Applicant:** Dionis Pena (407) 438-9117**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ASSISTED LIVING FACILITY - PRE-APPLICATION**[2026-0474](#)**Project Number:** 25-80000057**Project Description:** Proposed Special Exception for an assisted living facility on 0.91 acres in the R-1AAA zoning district located on the east side of Sweetwater Cove Blvd, south of Wekiva Springs Rd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 32-20-29-5DP-0G00-0020**BCC District:** 3-Constantine**Applicant:** Lacey Lahey (602) 402-6502**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0470

Title:

9:00 AM (IN PERSON) HISTORIC OVIEDO COLORED SCHOOLS MUSEUM - PD FDP AS AN ENGINEERED SITE PLAN

Project Number: 26-20500005

Project Description: Proposed PD FDP as an Engineered Site Plan on 0.11 acres in the PD zoning district located on the northeast corner of James Dr and W SR 426

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

Parcel ID: 29-21-31-501-0000-0050

BCC District: 1-Dallari

Applicant: Judith Smith (407) 234-3374

Consultant: N/A



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

PROJ. #: 26-20500005
 Z#: ~~23-20500026~~
 LUA #: Z2026-10
BP26-00001614

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 (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT AND REZONE (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE (AS CALCULATED BELOW)
CONCURRENT REVIEW FEE CALCULATION:	
LSFLUA FEE (\$400/ACRE) _____ + 50% OF REZONE FEE _____ = _____	LSFLUA AND REZONE FEE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT (≤10 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT AND REZONE (≤10 ACRES)	\$3,500 + 50% OF REZONE FEE (AS CALCULATED BELOW)
CONCURRENT REVIEW FEE CALCULATION:	
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	SSFLUA AND REZONE FEE
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> REZONE (PD)**	
<input type="checkbox"/> REZONE AND MASTER DEVELOPMENT PLAN	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> FINAL DEVELOPMENT PLAN	\$1,000
<input checked="" type="checkbox"/> FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	AS CALCULATED BELOW
(INCLUDES 2 RESUBMITTALS. ADDITIONAL RESUBMITTALS ARE SUBJECT TO ADDITIONAL FEES.) (\$8,500 MAX. FEE)	
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW/1,000)* X \$25.00 + \$2,500.00 = FEE DUE	
(TOTAL SF OF NEW ISA <u>943 sqft</u> / 1,000 = <u>.943</u>) * x \$25 + \$2,500 = FEE DUE: \$2,527.58	
EXAMPLE: 40,578 SQ FT OF NEW ISA FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^A (\$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

4-10-2026
Judith A. Smith

* ALL 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

PROJECT

PROJECT NAME: HISTORIC OVIEDO COLORED SCHOOLS MUSEUM, INC	
PARCEL ID #(S): 29-21-31-501-0000-0050	
LOCATION: 2170 JAMES DRIVE OVIEDO, FL 32765	
EXISTING USE(S): CHURCHES	PROPOSED USE(S): MUSEUM TO CHRONICLE THE HISTORY OF COLORED SCHOOLS
TOTAL ACREAGE: .5 0.11	BCC DISTRICT: 1-DALLARI
WATER PROVIDER: SEMINOLE COUNTY	SEWER PROVIDER: SEMINOLE COUNTY
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: MDR	PROPOSED FUTURE LAND USE: MDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: JUDITH D. SMITH	COMPANY: HISTORIC OVIEDO COLORED SCHOOLS MUSEUM, INC
ADDRESS: P.O. Box 621589	
CITY: OVIEDO	STATE: FLORIDA ZIP: 32762
PHONE: 407-234-3374	EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): ST. JAMES A.M.E CHURCH / % CENTRAL ANNUAL CONFERENCE
ADDRESS: 632 BROOKFIELD PL
CITY: APOPKA STATE: FL ZIP: 32712-604
PHONE: 321-544-8780 EMAIL: [REDACTED]

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PD Final Development Plan 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 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.

Auditha D. Smith
SIGNATURE OF AUTHORIZED APPLICANT
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

March 26, 2025
DATE

①

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): _____

CENTRAL ANNUAL CONFERENCE TRUSTEES OF THE
A.M.E. CHURCH, INC. (PER SUNBIZ.ORG)

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
ZANDERS, II MARVIN C. BISHOP	TRUSTEE	101 EAST UNION STREET #201 JACKSONVILLE, FL 32202	100%
GRAY, I, TERENCE R. REV.	TRUSTEE	1968 BRITTON BLVD ORLANDO, FL 32806	100%
PRESLEY, TYRONE	TRUSTEE	580 GEORGE W. ENGRAH BLVD DAYTONA BEACH, FL 32120	100%

(Use additional sheets for more space) SEE SHEET 2

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)

2

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

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

- Individual
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- Other (describe): _____

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(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
POSTELL, II, HENRY L PRESIDING ELDER	TRUSTEE	632 BROOKFIELD PLACE APOPKA, FL 32712	100%
BROOKFIELD MILTON, PRESIDING ELDER	TRUSTEE	881 BARTELL AVE. ROCK LEDGE, FL 32955	100%

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



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

Name of LLC: _____

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:

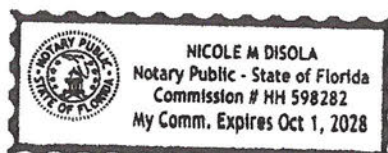
4-20-26
Date

Milton Broomfield
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Broward

Sworn to and subscribed before me by means of physical presence or online notarization, this 20th day of April, 2026, by Milton Broomfield, who is personally known to me, or has produced FL DL as identification.



N
Signature of Notary Public

Nicole Disola
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, AMEC - Central Conference Trustees, the owner of record for the following described property (Tax/Parcel ID Number) 29-21-31-501-0000 - 0050 hereby designates Historic Oviedo Colored School Museum Inc Judith Smith to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: 2170 James Drive, Oviedo FL 32765 - St James AMEC
 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.

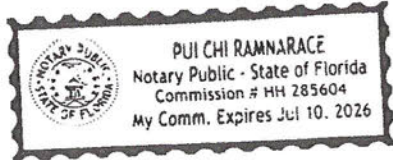
4-8-26
 Date

Milton Broomfield
 Property Owner's Signature

Milton Broomfield
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Brevard

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Milton Broomfield (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 8th day of April, 2026



Pui Chi Ramnarace
 Notary Public

Property Record Card



Parcel: **29-21-31-501-0000-0050**
 Property Address: **2170 JAMES DR OVIEDO, FL 32765**
 Owners: **ST JAMES A M E CHURCH**
 2026 Market Value \$84,828 Assessed Value \$81,310 Taxable Value \$81,310
 2025 Tax Bill \$1,062.35 Tax Savings with Non-Hx Cap \$82.27
 Churches property w/1st Building size of 1,180 SF and a lot size of 0.11 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-501-0000-0050
Property Address	
Mailing Address	C/O CENTRAL ANNUAL CONF OFFC, OF THE TREASURER 632 BROOKFIELD PL APOPKA, FL 32712-6041
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$52,908	\$51,757
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$31,920	\$31,920
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,828	\$83,677
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,518	\$9,759
P&G Adjustment	\$0	\$0
Assessed Value	\$81,310	\$73,918

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,144.62
Tax Bill Amount	\$1,062.35
Tax Savings with Exemptions	\$82.27

Owner(s)

Name - Ownership Type
 ST JAMES A M E CHURCH

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 FACING JAMES DRIVE JAMESTOWN PB 9
PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$81,310	\$0	\$81,310
Schools	\$84,828	\$0	\$84,828
FIRE	\$81,310	\$0	\$81,310
ROAD DISTRICT	\$81,310	\$0	\$81,310
SJWM(Saint Johns Water Management)	\$81,310	\$0	\$81,310

Sales

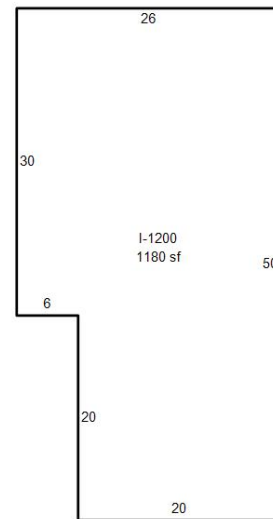
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/1974	\$200	01010/1657	Improved	No

Land

Units	Rate	Assessed	Market
0.11 Acres	\$200,000/Acre	\$31,920	\$31,920

Building Information

#	1
Use	WOOD BEAM/COLUMN
Year Built*	1950/1975
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1180
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$132,271
Assessed	\$52,908



Building 1

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
10751	2170 JAMES DR: PLUMBING - COMMERCIAL-Existing sewer line tie in to city line [JAMESTOWN]	\$1,600		7/31/2024

07791	2170 JAMES DR: REROOF COMMERCIAL-Commercial Building [JAMESTOWN]	\$5,000	5/18/2022
03259	MISC ELECTRIC WIRING	\$0	4/1/2000
02259	PLUMBING; PAD PER PERMIT 2170 JAMES DR	\$0	3/1/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed

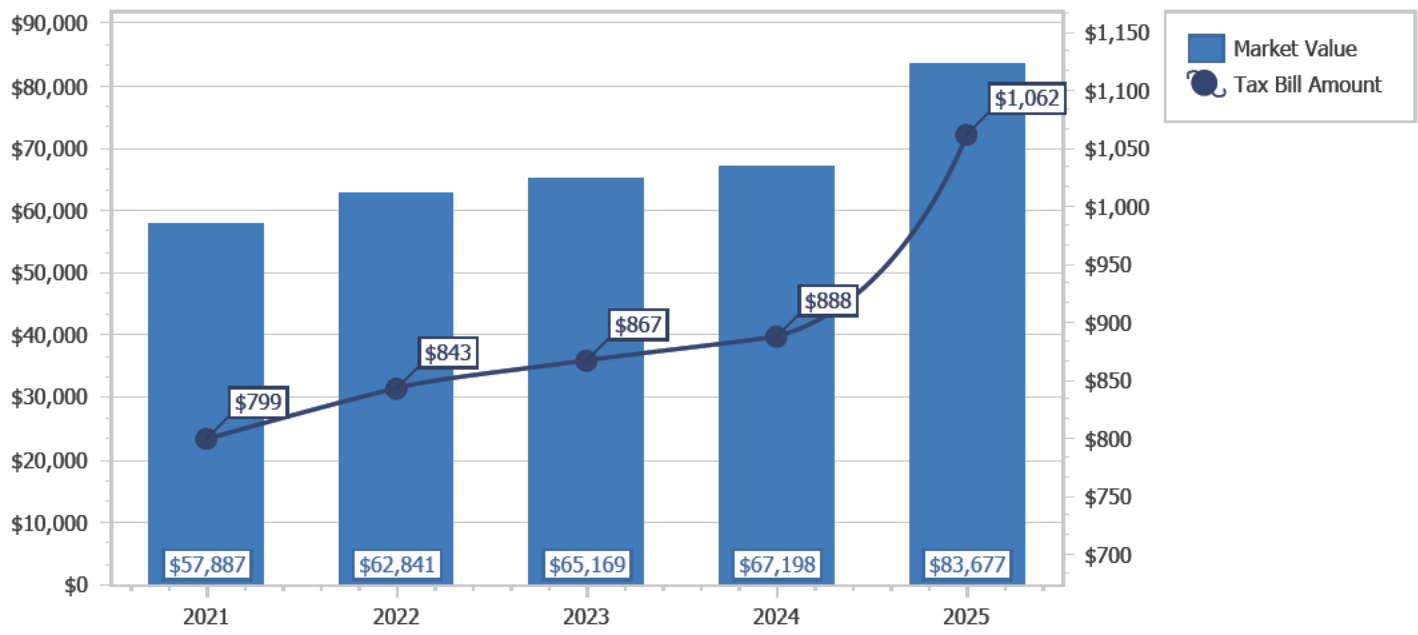
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

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 75

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Detail by Entity Name

Florida Not For Profit Corporation

CENTRAL ANNUAL CONFERENCE TRUSTEES OF THE A.M.E. CHURCH, INC.

Filing Information

Document Number	N14000005379
FEI/EIN Number	47-1071091
Date Filed	06/05/2014
Effective Date	06/01/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/11/2017

Principal Address

1968 BRUTON BOULEVARD
ORLANDO, FL 32805

Mailing Address

1968 BRUTON BOULEVARD
ORLANDO, FL 32805

Registered Agent Name & Address

Zanders, II, Marvin C., Bishop
101 EAST UNION STREET
SUITE 201
JACKSONVILLE, FL 32202

Name Changed: 09/18/2024

Officer/Director Detail

Name & Address

Title C

GRAY, I, TERENCE R, Rev.
1968 BRUTON BOULEVARD
ORLANDO, FL 32805

Title VC

PRESLEY, TYRONE
580 GEORGE W. ENGRAM BLVD.
DAYTONA BEACH, FL 32120

Title Treasurer

Postell, II, Henry L., Presiding Elder
632 BROOKFIELD PLACE
APOPKA, FL 32712

Title EX-O

BROOMFIELD, MILTON, Presiding Elder
881 BARTEL LANE
ROCKLEDGE, FL 32955

Annual Reports

Report Year	Filed Date
2024	01/30/2024
2024	09/18/2024
2025	04/09/2025

Document Images

04/09/2025 -- ANNUAL REPORT	View image in PDF format
09/18/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
03/23/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- REINSTATEMENT	View image in PDF format
06/05/2014 -- Domestic Non-Profit	View image in PDF format

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

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

Receipt Details

Date: 4/30/2026 10:58:47 AM
Project: 26-20500005
Credit Card Number: 49*****2559
Authorization Number: 163125
Transaction Number: 300426O3A-03DB86F3-AA7C-4291-AABA-88EBAC98599F
Total Fees Paid: 2558.85

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	2527.58
CC CONVENIENCE FEE -- PZ	31.27
Total Amount	2558.85

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	HISTORIC OVIEDO COLORED SCHOOLS MUSEUM -	PROJ #: 26-20500005
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	5/01/26	
RELATED NAMES:	Z2026-10	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-501-0000-0050	
PROJECT DESCRIPTION	PROPOSED PD FDP AS AN ENGINEERED SITE PLAN ON 0.11 ACRES LOCTED ON THE NORTHEAST SIDE OF JAMES DR, SOUTH OF W SR 426	
NO OF ACRES	0.11	
BCC DISTRICT	Bob Dallari	
LOCATION	ON THE NORTHEAST SIDE OF JAMES DR, SOUTH OF W SR 426	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JUDITH SMITH HISTORIC OVIEDO COLORED SCHOOL PO BOX 621589 OVIEDO FL 32762 (407) 234-3374 [REDACTED]	N/A	

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.

State Permits that may be required:

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>On the Final Development Plan, please state and dimension required buffers:</p> <p>North- Ten (10) foot wide landscape buffer with a 0.4 opacity (constrained buffer may be utilized for the eastern most 20 feet)</p> <p>South- Ten (10) foot wide landscape buffer with a 0.4 opacity for the first 38.7 feet (north of the building)</p> <p>East- Ten (10) foot wide landscape buffer with a 0.2 opacity</p> <p>West- Fifteen (15) foot wide landscape buffer with a 0.4 opacity</p>	Unresolved
2.	Buffers and CPTED	<p>Please choose a plant unit group for each buffer and indicate such on plans. Any areas with overhead utility lines should utilize the height restricted Group C. Please see SCLDC Sec. 30.14.3 for more information:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_P_T14LASCBUOPSP_S30.14.3BU</p>	Unresolved
3.	Buffers and CPTED	<p>Please provide landscape plans indicating the required plants to be installed in the buffers. All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_P_T14LASCBUOPSP_S30.14.16GEPRALLAAR</p>	Unresolved
4.	Buffers and CPTED	<p>Please provide an irrigation plan for installed plants. Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.</p>	Unresolved

5.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only
6.	Buffers and CPTED	Are any trees being removed? Please provide a plan showing any trees being removed/installed. If none, there is no plan needed.	Unresolved
7.	Buffers and CPTED	Please note that if any trees are being removed, the replacement of such trees will be subject to further review under SCLDC Sec. 60- Arbor Regulations https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH60ARRE	Unresolved
8.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
9.	Buffers and CPTED	If trees are being removed, please provide a tree survey indicating species and genus of all existing trees onsite.	Unresolved
10.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
11.	Building Division	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
12.	Building Division	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Planning and Development	Please provide/designate one page as the "Final Development Plan" page. The page should contain items stated in SCLDC Sec. 30.8.5.5. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE It may be beneficial to utilize the previous Master Development Plan and add the necessary items as per the code.	Unresolved

14.	Planning and Development	Please state building setbacks on the Final Development Plan as follows: North- twenty-five (25) feet South (James Drive)- One (1) foot East- Ten (10) feet West (SR 426)- Thirty-eight (38) feet	Unresolved
15.	Planning and Development	On the Final Development Plan, please dimension the building setbacks to the property lines.	Unresolved
16.	Planning and Development	On the Final Development Plan, please dimension the one (1) parking spot provided.	Unresolved
17.	Planning and Development	Please provide the proposed open space on site on the Final Development Plan page. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Unresolved
18.	Planning and Development	Please provide the proposed and maximum building height (35 feet) on the Final Development Plan page.	Unresolved
19.	Planning and Development	Please provide the total building square footage proposed and maximum (1,100 sq. ft.) on the Final Development Plan page.	Unresolved
20.	Planning and Development	Please state the total square footage of decking being proposed.	Unresolved
21.	Public Safety - Addressing	The PZ26-20500005 Site Plan has the same plan sheets as BP26-1614. On 003-A01_Arch_Site_Plan.pdf it appears as though the access to the property will remain from James Drive therefore the address will remain as 2170 James DR, Oviedo, FL 32765.	Info Only
22.	Public Safety - Addressing	Additional comments and requirements may be generated depending on the resubmission. Should other reviewers require additional drawings or modifications to the existing drawings, Addressing will evaluate those drawings and provide supplementary comments and/or requirements.	Unresolved
23.	Public Safety - Addressing	On the 003-A01_Arch_Site_Plan.pdf, please delineate the property boundary lines. Add the subject parcel 29-21-31-501-0000-0050 & 29-21-31-501-0000-0010 located to the north of the subject parcel.	Unresolved

24.	Public Safety - Addressing	On the 003-A01_Arch_Site_Plan.pdf, please ensure the directional is added to the adjacent street to the west. The correct street name is "W SR 426".	Unresolved
25.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	Info Only
26.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 29-21-31-501-0000-0050, is 2170 James DR, Oviedo, FL 32765. Please ensure the address number(s) are posted on the structure and at the entrance to the property, if not visible from the street. *Address numbers are to be installed facing the street the structure is addressed to. SCLDC 90.5 (7)	Info Only
27.	Public Safety - Fire Marshal	Existing fire department access shall be maintained at all times including 50 ft to a door in accordance with NFPA 1 chapter 18.	Info Only
28.	Public Works - Engineering	Please provide a detailed grading plan to show that ADA parking spaces and sidewalks meet requirements.	Unresolved
29.	Public Works - Engineering	Please include a plan detail of ADA parking and signage e.g. Transportation Detail T-19 of the Public Works Engineering Manual.	Unresolved
30.	Public Works - Engineering	The driveway access to the site should be paved or substantially stabilized.	Unresolved

AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-	Approved
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Approved
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Approved
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	No Review 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	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334	Corrections Required
Public Works - Impact Analysis	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	No Review Required
Public Works-County Surveyor	Raymond Phillips	rphillips@seminolecountyfl.gov	407-665-5647	No Review Required

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/28/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Kaitlyn Apgar, Amy Curtis, Andrew Broxton

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

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

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

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2026-0443

Title:

9:20 AM (IN PERSON) BALMY COVE - PRE-APPLICATION

Project Number: 26-80000054

Project Description: Proposed Site Plan for a 36 lot townhome development on 8.82 acres in the PD zoning district located on the east side of Balmy Beach Dr, south of E SR 436

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

Parcel ID: 07-21-29-524-0000-0040+++

BCC District: 3-Constantine

Applicant: Scott Banta (407) 947-9922

Consultant: Richard Anderson (407) 280-1003



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

PROJ. #: 26-80000054
 PM: DAVID
 REC'D: 05/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME:	BALMY COVE		
PARCEL ID #(S):	SEE ATTACHED		
TOTAL ACREAGE:	8.82 ACRES	BCC DISTRICT:	3
ZONING:	PD	FUTURE LAND USE:	PD/COM

APPLICANT

NAME:	SCOTT BANTA	COMPANY:	TELESIS SERVICES, LLC	
ADDRESS:	2075 DIXIE AVENUE			
CITY:	SANFORD	STATE:	FL	ZIP: 32771
PHONE:	407-947-9922	EMAIL:	[REDACTED]	

CONSULTANT

NAME:	RICHARD ANDERSON	COMPANY:	RA STRATEGIES, PA	
ADDRESS:	732 CHEVIOT COURT			
CITY:	APOPKA	STATE:	FL	ZIP: 32712
PHONE:	407-280-1003	EMAIL:	[REDACTED]	

PROPOSED DEVELOPMENT

Brief description of proposed development:	TOWNHOUSE DEVELOPMENT UP TO 36 UNITS			
<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:	05/15	COM DOC DUE:	05/21	DRC MEETING:	05/27/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	PD	FLU:	PD/COM	LOCATION: on the east side of Balmy Beach Dr, south of E SR 436	
W/S:	SEMINOLE COUNTY UTILITIES	BCC:	3: CONSTANTINE		

BALMY BEACH COVE – OWNERSHIP TRACTS

Main Tract:	07-21-29-524-0000-0040	2.92 Acres
Easement Tract:	07-21-29-524-0E00-0000	2.82 Acres
Roadway Tract:	07-21-29-524-RW00-0000	1.04 Acres
Buffer Tract:	07-21-29-524-B00-0000	<u>2.04 Acres</u>
	Total Acreage	8.82 Acres

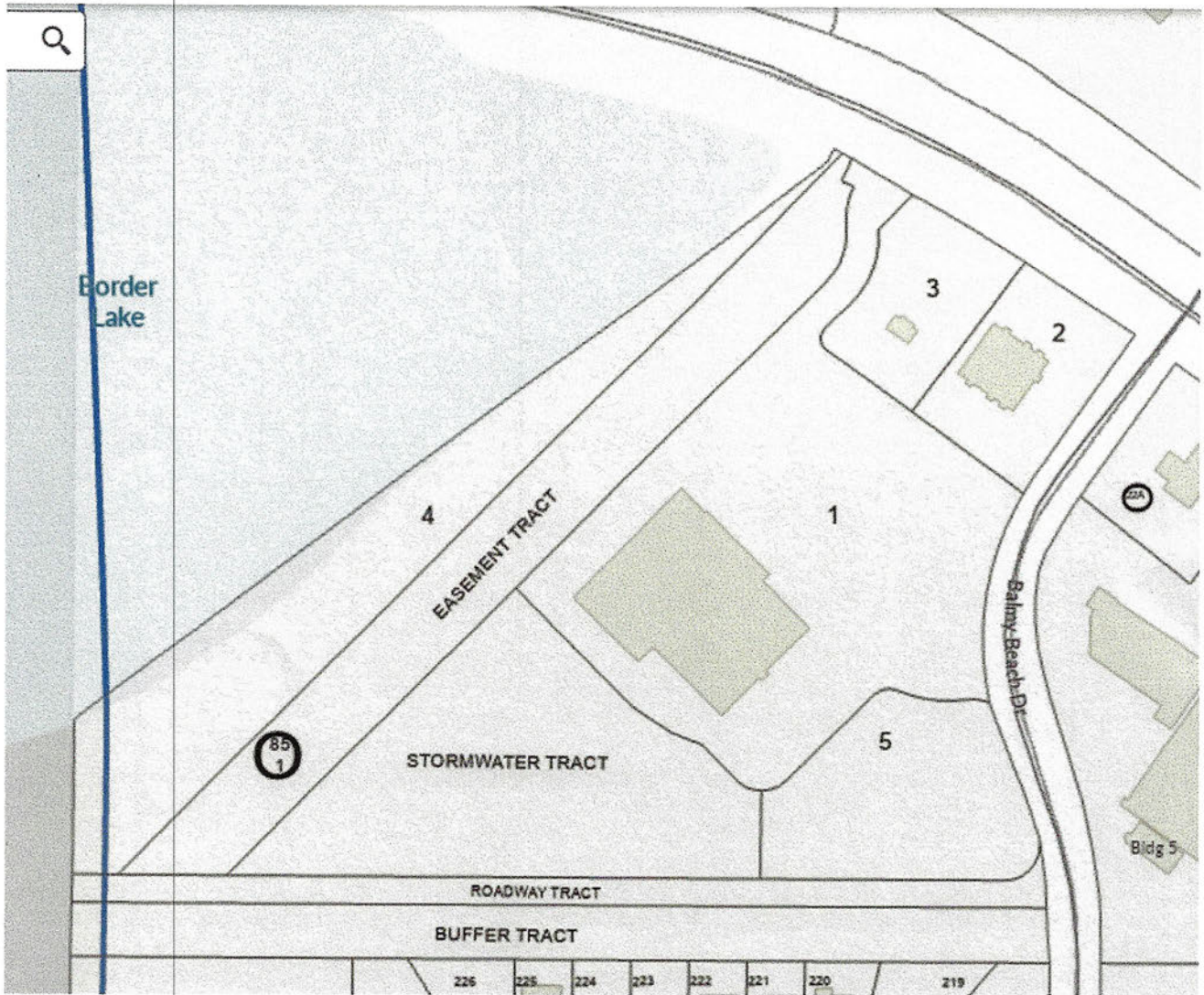
BALMY COVE – Pre-App Narrative

Balmy Cove is proposing to build a townhome development with a maximum of 36 units on Lot 4 of the Balmy Beach Marketplace PD. Lot 4 is the last undeveloped parcel within the PD and was originally approved for a 5-story assisted living facility with 252 units. Applicant is proposing to build a maximum of 36 – 2 story townhomes, with each unit having a built-in 2-car garage and direct lake frontage on Border Lake.

Situated behind the Walmart Neighborhood Market, a Walmart Gas Station, a small strip center housing a Taco Bell, and the Creative World School. The site features direct frontage on SR 436 (Semoran Blvd) and Border Lake. The subject property has vehicular access from Balmy Breeze Drive onto Lake Border Drive (no vehicular access to SR 436), an interior private road. The immediate area is completely developed with a mix of commercial / retail uses and lower density single family residential to the south.

Balmy Cove's townhome development is the highest and best use for the subject property and we appreciate the opportunity to move forward with this development.

BALMY COVE - Site Map Existing Conditions - pg 1



Balmy Cove – Site Map Existing Conditions – Pg 2

BALMY BEACH MARKETPLACE

SECTION 7, TOWNSHIP 21 SOUTH,
RANGE 29 EAST, SEMINOLE COUNTY,
FLORIDA

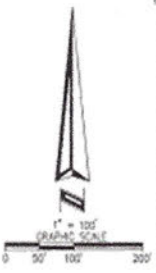
SHEET 2 OF 3

PLAT
BOOK 85 PAGE 2

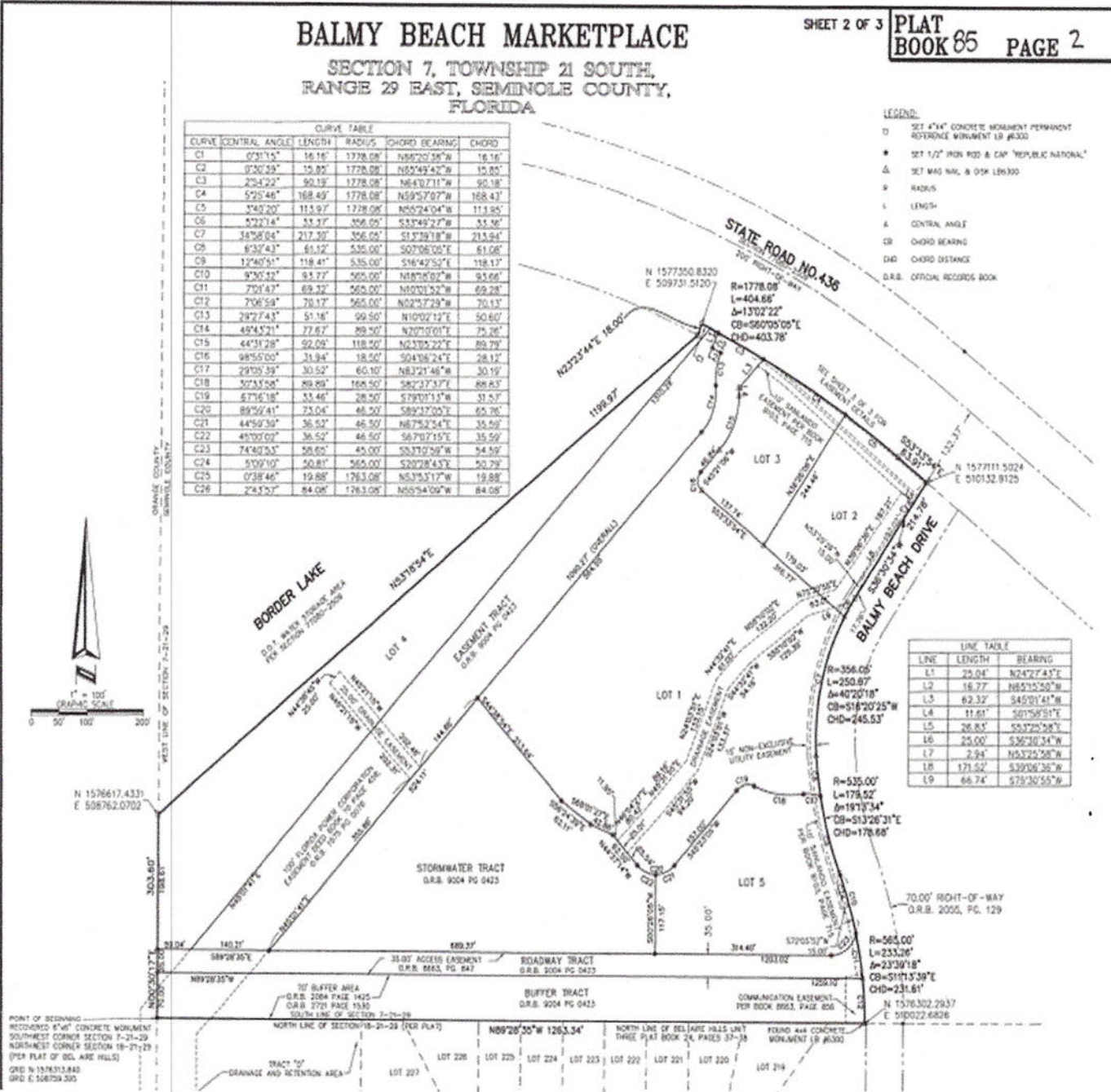
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	0°31'15"	16.16'	1778.08'	N85°20'36"W	16.16'
C2	0°30'59"	15.80'	1778.08'	N55°49'42"W	15.80'
C3	2°54'22"	90.19'	1778.08'	N64°02'11"W	90.19'
C4	5°25'46"	168.49'	1778.08'	N59°52'07"W	168.49'
C5	7°40'20"	313.97'	1778.08'	N55°24'04"W	313.97'
C6	9°22'14"	453.27'	856.00'	S33°49'27"W	453.27'
C7	16°58'04"	717.30'	356.00'	S17°39'18"W	717.30'
C8	8°37'43"	61.52'	535.00'	S07°06'30"E	61.52'
C9	17°40'51"	118.41'	535.00'	S16°42'52"E	118.41'
C10	9°30'32"	83.77'	365.00'	N87°01'07"W	83.77'
C11	7°01'47"	69.32'	365.00'	N10°01'52"W	69.32'
C12	7°06'54"	70.17'	365.00'	N02°37'29"W	70.17'
C13	29°27'43"	51.16'	99.50'	N10°02'12"E	50.60'
C14	49°45'21"	77.67'	89.50'	N20°10'01"E	75.26'
C15	44°31'28"	92.00'	118.50'	N23°05'22"E	89.79'
C16	89°55'00"	31.94'	18.50'	S04°06'24"E	28.12'
C17	29°05'39"	30.52'	60.10'	N83°21'46"W	30.19'
C18	50°33'28"	89.89'	168.50'	S82°37'37"E	88.63'
C19	67°16'18"	53.46'	28.50'	S79°01'13"W	31.53'
C20	89°50'41"	73.04'	46.50'	S82°37'00"E	65.76'
C21	44°50'39"	36.52'	46.50'	N87°52'54"E	35.59'
C22	45°00'09"	36.52'	46.50'	S87°07'15"E	35.59'
C23	74°40'33"	58.65'	45.00'	S03°10'50"W	54.59'
C24	5°09'10"	50.81'	365.00'	S20°28'43"E	50.79'
C25	0°38'46"	19.88'	1763.08'	N53°05'17"W	19.88'
C26	2°45'27"	84.08'	1763.08'	N55°04'09"W	84.08'

LEGEND:

- SET 4"x4" CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT IS #6300
- SET 1/2" IRON ROD & CAP "REPUBLIC NATIONAL"
- △ SET MAG NAIL & DISK L86300
- R RADIUS
- L LENGTH
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CHD CHORD DISTANCE
- D.R.B. OFFICIAL RECORDS BOOK



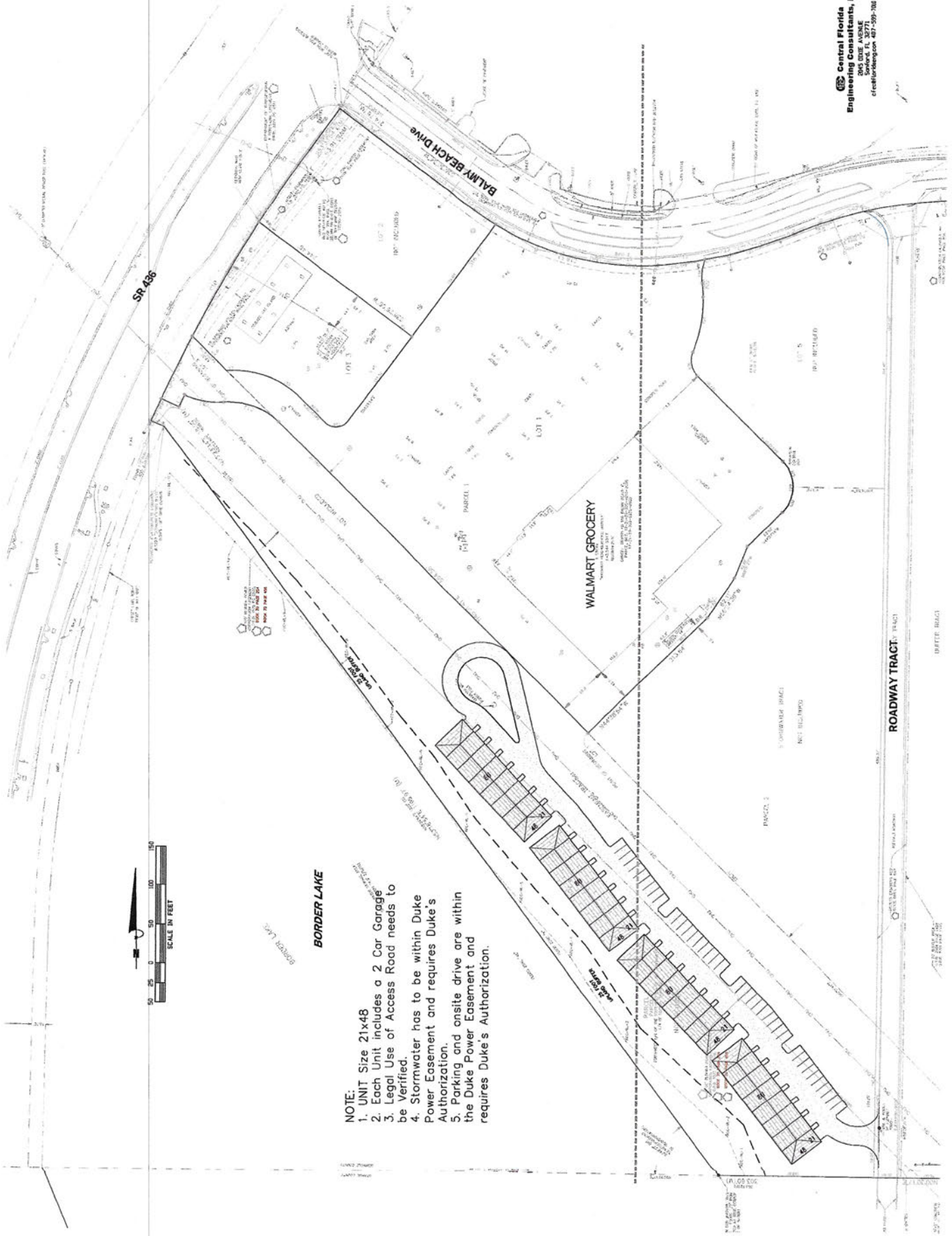
LINE	LENGTH	BEARING
L1	29.04'	N24°27'43"E
L2	16.77'	N85°15'50"W
L3	62.32'	S45°01'41"W
L4	11.61'	S01°58'51"E
L5	26.83'	S53°25'58"E
L6	23.00'	S36°30'34"W
L7	7.94'	N53°24'58"W
L8	171.52'	S39°06'36"W
L9	66.74'	S79°30'55"W



POINT OF BEGINNING
RECORDED 6"x6" CONCRETE MONUMENT
SOUTHWEST CORNER SECTION 7-21-29
NORTHWEST CORNER SECTION 18-21-29
(PER PLAT OF BELLAIR HILLS)
GRID N 1578313.843
GRID E 568759.305

BALMY COVE – Site Sketch of Proposed


**Central Florida
Engineering Consultants, LLC**
 2845 DIXIE AVENUE
 SUITE 100
 ORLANDO, FLORIDA 32817-399-708
 cfecl@earthlink.net



BORDER LAKE

- NOTE:**
1. UNIT Size 21x48
 2. Each Unit includes a 2 Car Garage
 3. Legal Use of Access Road needs to be Verified.
 4. Stormwater has to be within Duke Power Easement and requires Duke's Authorization.
 5. Parking and onsite drive are within the Duke Power Easement and requires Duke's Authorization.

Property Record Card



Parcel: 07-21-29-524-0000-0040
 Property Address:
 Owners: **TAURUS CD 186 BALMY BEACH FL LP**
 2026 Market Value \$1,167,965 Assessed Value \$1,167,965 Taxable Value \$1,167,965
 2025 Tax Bill \$15,976.59
 Vac Multi-Family property has a lot size of 2.92 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-0000-0040
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1010:Vac Multi-Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,167,965	\$1,167,965
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,167,965	\$1,167,965
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,167,965	\$1,167,965

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,976.59
Tax Bill Amount	\$15,976.59
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 BALMY BEACH MARKETPLACE PB {85}
PGS {1-3}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,167,965	\$0	\$1,167,965
Schools	\$1,167,965	\$0	\$1,167,965
FIRE	\$1,167,965	\$0	\$1,167,965
ROAD DISTRICT	\$1,167,965	\$0	\$1,167,965
SJWM(Saint Johns Water Management)	\$1,167,965	\$0	\$1,167,965

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
127,368 SF	\$9.17/SF	\$1,167,965	\$1,167,965

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

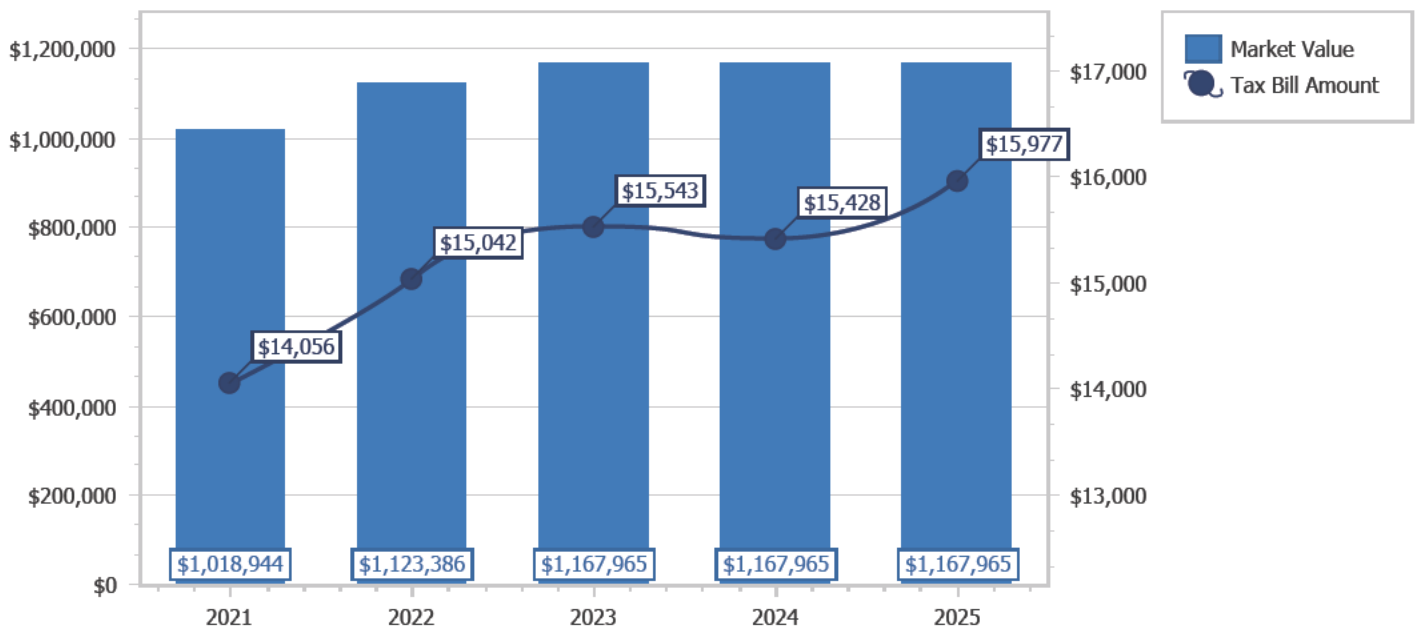
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 07-21-29-524-0E00-0000
 Property Address:
 Owners: TAURUS CD 186 BALMY BEACH FL LP
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00

Vac Comm Retention/Conservation/Roads/Common Area property has a lot size of 2.82 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-0E00-0000
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

EASEMENT TRACT BALMY BEACH
MARKETPLACE PB {85} PGS {1-3}

Taxes

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

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
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Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

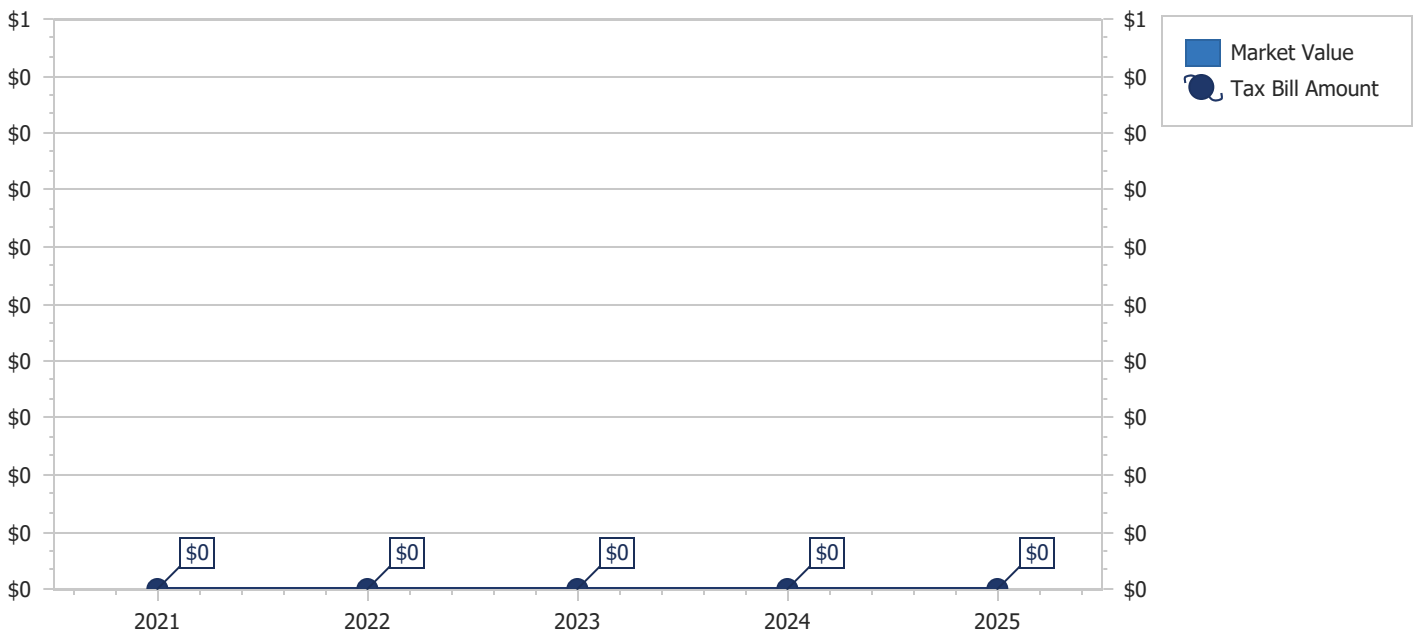
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 07-21-29-524-RW00-0000
 Property Address:
 Owners: TAURUS CD 186 BALMY BEACH FL LP
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00

Vac Comm Retention/Conservation/Roads/Common Area property has a lot size of 1.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-RW00-0000
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

ROADWAY TRACT BALMY BEACH
MARKETPLACE PB {85} PGS {1-3}

Taxes

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

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
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Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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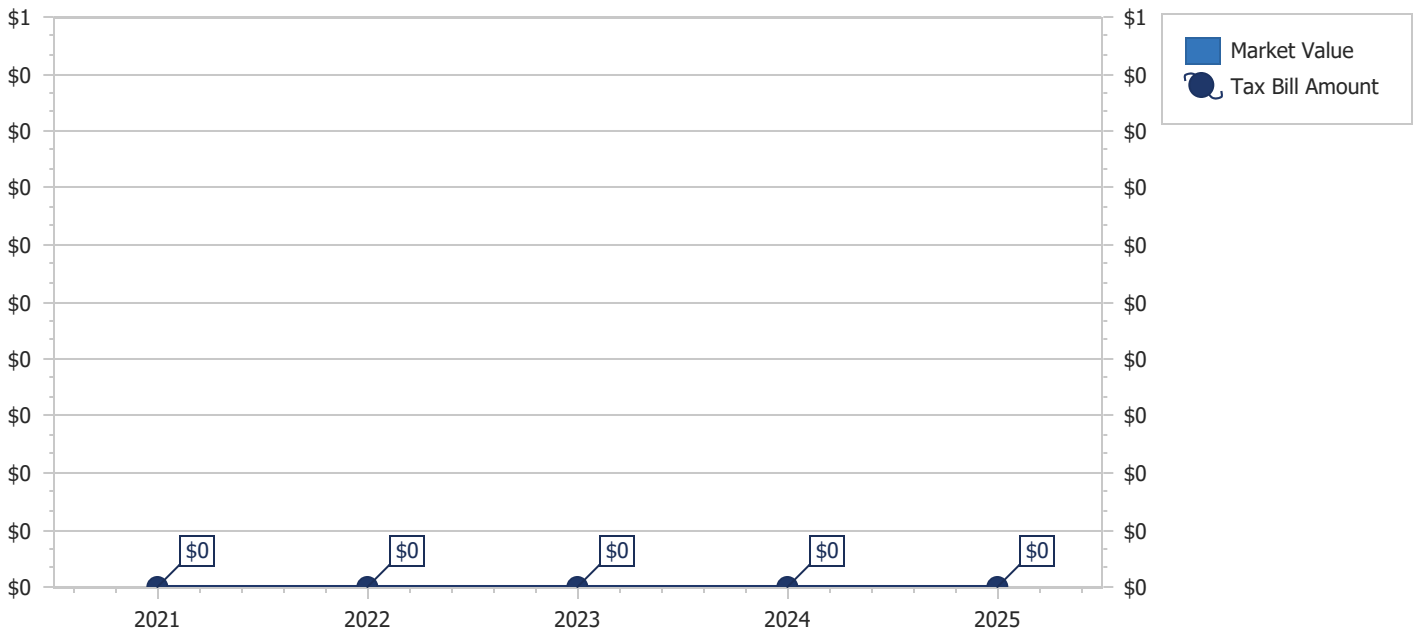
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 07-21-29-524-0B00-0000
 Property Address:
 Owners: TAURUS CD 186 BALMY BEACH FL LP
 2026 Market Value \$110 Assessed Value \$110 Taxable Value \$110
 2025 Tax Bill \$1.50

Vac Comm Retention/Conservation/Roads/Common Area property has a lot size of 2.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-0B00-0000
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

	Cost/Market	Cost/Market
Valuation Method		
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$110	\$110
Land Value Agriculture	\$0	\$0
Just/Market Value	\$110	\$110
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	\$110	\$110

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.50
Tax Bill Amount	\$1.50
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BUFFER TRACT BALMY BEACH MARKETPLACE
PB {85} PGS {1-3}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$110	\$0	\$110
Schools	\$110	\$0	\$110
FIRE	\$110	\$0	\$110
ROAD DISTRICT	\$110	\$0	\$110
SJWM(Saint Johns Water Management)	\$110	\$0	\$110

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1 Lot	\$110/Lot	\$110	\$110

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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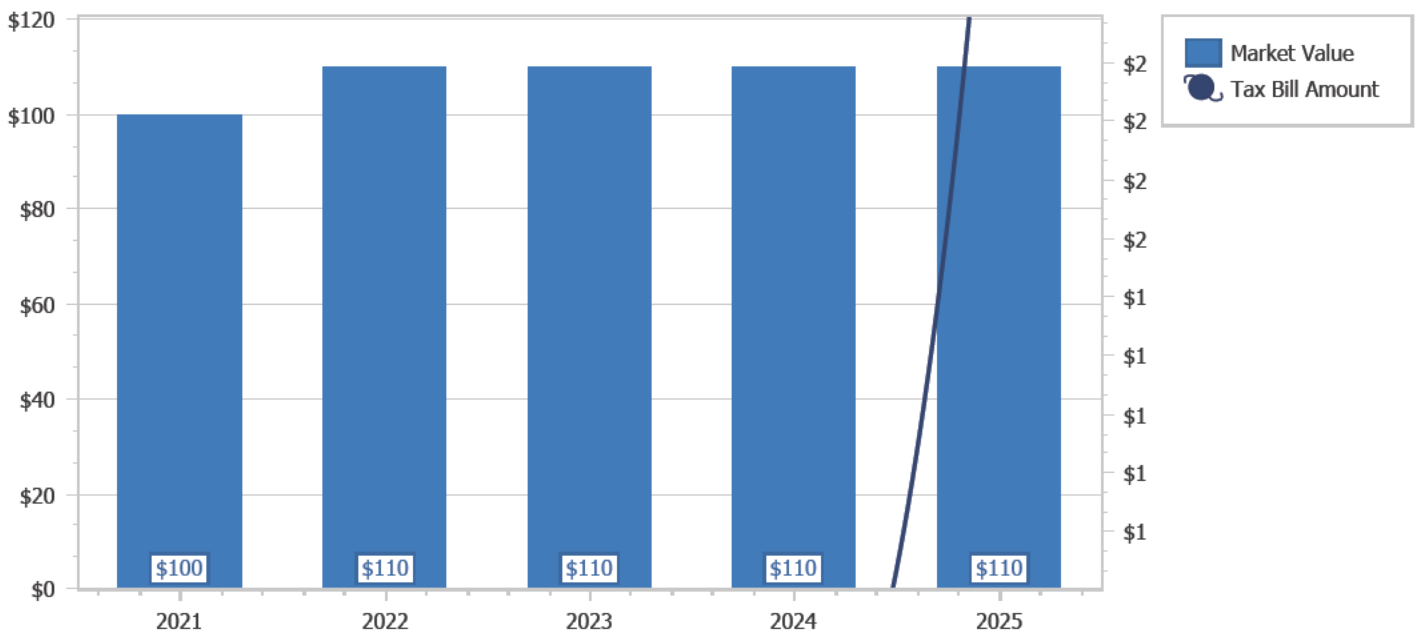
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

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 38

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

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

Receipt Details

Date: 5/5/2026 4:14:53 PM
Project: 26-80000054
Credit Card Number: 47*****5663
Authorization Number: 515051
Transaction Number: 050526O18-42A260CD-E68E-4B05-9865-076CE27E0887
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	BALMY COVE - PRE-APPLICATION	PROJ #: 26-80000054
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/05/26	
RELATED NAMES:	EP SCOTT BANTA	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	07-21-29-524-0000-0040+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 36 LOT TOWNHOME DEVELOPMENT ON 8.82 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF BALMY BEACH DR, SOUTH OF E SR 436	
NO OF ACRES	8.82	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF BALMY BEACH DR, SOUTH OF E SR 436	
CURRENT LAND USE-FUTURE	PD	
SEWER UTILITY	SEMINOLE COUNTY	
WATER UTILITY	SEMINOLE COUNTY	
APPLICANT:	CONSULTANT:	
SCOTT BANTA TELESIS SERVICES LLC 2075 DIXIE AVE SANFORD FL 32771 (407) 947-9922	RICHARD ANDERSON RA STRATEGIES, PA 732 CHEVIOT CT APOPKA FL 32712 (407) 280-1003	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

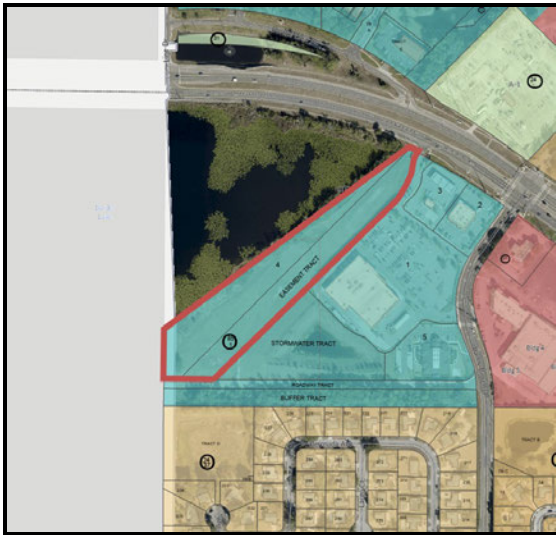
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

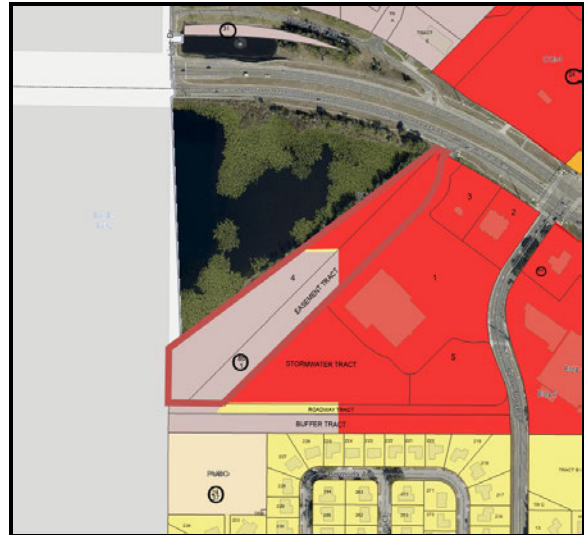
- Proposed site is within the Balmy Beach Marketplace PD DCA 19-20500039. Site has a zoning of PD and a Future Land Use of PD/COM.
- Duke Energy has an easement on the site. Please contact Duke Energy to discuss any potential development plans. A letter or written statement will be required at the Rezone stage from Duke Energy/easement owner.
- Site will require a PD Major Amendment and Land Use Amendment based on the existing PD entitlements.

PROJECT AREA ZONING AND AERIAL MAPS

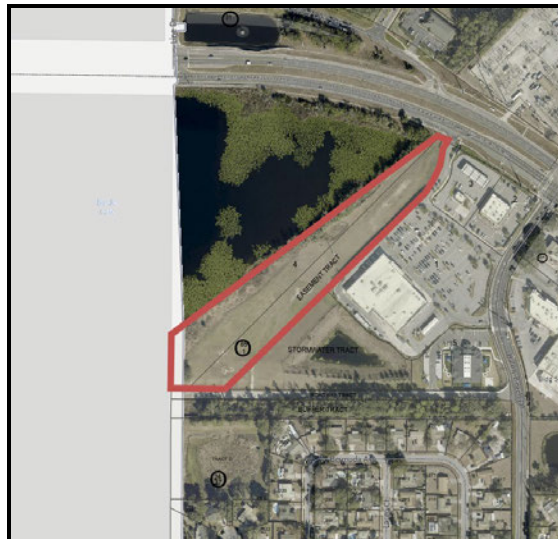
Zoning: PD



Future Land Use: PD/COM



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	<p>Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces.</p> <p>Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.</p>	Info Only
2.	Buffers and CPTED	<p>Buffers will need to be reestablished for this PD in relation to the proposed development. There will be a buffer required against the commercial Lot 1 based on intensity. Due to the overhead power lines, this will require height restricted plantings. At a cursory review based on current code, a ten (10) foot wide buffer with an opacity of 0.2 will likely be required based on Lot 1 intensity and density proposed. This is subject to change upon the evaluation of specific data with a formal application submission.</p>	Info Only
3.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</p>	Info Only
4.	Buffers and CPTED	<p>A full buffer review will be done at time of PD Major Amendment rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6.</p> <p>Upon submittal of plans, please provide</p> <ol style="list-style-type: none"> 1. Net buildable Area. 2. Density. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers. 	Info Only

5.	Buffers and CPTED	<p>All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design.</p> <p>Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</p>	Info Only
6.	Buffers and CPTED	<p>Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1.</p> <p>The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.</p>	Info Only
7.	Buffers and CPTED	<p>Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.</p>	Info Only
8.	Building Division	<ul style="list-style-type: none"> - Standard building permit will apply - Each separate building and structure requires a separate permit. <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</p>	Info Only
9.	Building Division	<ul style="list-style-type: none"> - Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review. 	Info Only
10.	Building Division	<ul style="list-style-type: none"> - All site alterations and upgrades must comply with the Florida Accessibility Code. 	Info Only

11.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
12.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
13.	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle access for each individual use. Please note this if there is proposed infill development.	Info Only
14.	Comprehensive Planning	Based on the permitted uses in the PD of Continuum Care and the proposed use of single-family dwelling unit, a Land Use Amendment will be required along with the rezone.	
15.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
16.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
17.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only

18.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
19.	Environmental Services	Be advised that E SR 436/E Semoran Blvd is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
20.	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml. This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information.</p> <p>Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>	Info Only
21.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is an 8" VCP gravity main southwest of parcel 07-21-29-524-0B00-0000. 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
22.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" DIP potable water main north of parcel 07-21-29-524-0000-0040 running along E SR 436/E Semoran Blvd.	Info Only
23.	Natural Resources	A wetlands evaluation will be required at final engineering. An appropriate undisturbed wetlands buffer of 15' minimum and 25' average are required.	Info Only
24.	Natural Resources	A threatened and endangered species report will be required as part of the final engineering review.	Info Only

25.	Planning and Development	<p>Sec. 30.8.5.3(b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul 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. <p>Per SCLDC Sec. 30.8.5.3(c): Any proposed development under the PD ordinance must address the following goals:</p> <ul style="list-style-type: none"> (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses. 	Info Only
26.	Planning and Development	<p>Site is located adjacent to the boundary of Orange County and the City of Apopka. An intergovernmental notice will be sent to both, and the applicant should reach out to the City and the County to discuss any potential development impacts.</p>	Info Only

27.	Planning and Development	<p>Steps for PD Rezone and Land Use Amendment:</p> <p>1st step is approval of the PD Rezone which includes the Master Development Plan (MDP) and Land Use Amendment. This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC).</p> <p>2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level.</p> <p>3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item.</p> <p>Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, Staff recommends the FDP/PSP not be submitted until the 1st step has been scheduled for BCC.</p> <p>The 4th step is approval of the Final Engineering Plans; Staff recommends Final Engineering not be submitted until step one has been approved by BCC and steps 2&3 are under review.</p> <p>The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.</p>	Info Only
28.	Planning and Development	<p>Sec. 30.8.5.8. - PD revisions.</p> <p>(a)Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing a substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners. A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.</p>	Info Only

29.	Planning and Development	<p>Parking requirements per LDC Table 11.3-A: Minimum Parking Required: Residential Unit</p> <ul style="list-style-type: none"> - 1,000 SF or greater is 2 spaces / dwelling unit - Less than 1,000 SF is 1.5 spaces / dwelling unit - Studio Apartment / Efficiency is 1 space / dwelling unit 	Info Only
30.	Planning and Development	Balmy Beach Marketplace Final Development Plan requires a 25% Open Space. The total land area is calculated at 20.91 acres in the FDP for a required minimum of 5.23 acres of Open Space.	Info Only
31.	Planning and Development	<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
32.	Planning and Development	A PD Rezone may take between 4 - 6 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link 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

34.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
35.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
36.	Planning and Development	The proposed site is within "Lot 4" of the Balmy Beach Marketplace FDP. Per the FDP, the PD currently requires an Assisted Living Facility on approximately 5.75 acres and 27.5% of the total site area. It appears the proposed development of townhomes is not consistent with the current PD requirement of Assisted Living Facility, Memory Care and Independent Living Facilities. Per section VIII. - Permitted Uses: "Continuum Care Facility on Lot 4 and C-1 (retail commercial) for Lots 1, 2, 3 and 5." Based on this, the proposed townhomes would require a PD Major Amendment.	Info Only
37.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time	Info Only

		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/	
38.	Planning and Development	SETBACKS: The setbacks in the Balmy Beach PD are: 25ft from the North property line, 25ft from the east property line, 50ft from the normal high water line on the west property line, and 100ft from the South property line.	Info Only
39.	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
40.	Planning and Development	Proposed site is within the Balmy Beach Marketplace PD DCA 19-20500039. The residential density for the PD is 19.52 du/ac (72 units). The residential density for the PD is 19.52 du/ac (72 units). Based on the proposed plan, it appears there are approximately 32 units being proposed on a 5.75+/- development site. Based on the calculation the proposed residential density appears consistent and within the PD density requirement.	Info Only
41.	Planning and Development	As noted on the 2019 FDP (Final Development Plan): "PROPOSED LOT 4 ACCESS DRIVE - SUBJECT TO DUKE ENERGY AND OTHER AGENCY APPROVAL." Duke Energy has an easement on the site. Please contact Duke Energy to discuss any potential development plans.	Info Only

42.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 	Info Only
43.	Public 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
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
46.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.	Info Only

47.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
49.	Public Works - Engineering	Proposed buildings may encroach upon existing drainage easements and structures.	Info Only
50.	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
51.	Public Works - Engineering	FDOT permit will be required for discharges to Border Lake.	Info Only
52.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Retention will be required.	Info Only
53.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. Forty-six feet of dedicated right of way is required for access to urban developments fewer than 50 units.	Info Only
54.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

55.	Public Works - Engineering	Proposed development may encroach upon a power easement held by Duke Energy. Developer must obtain a letter of consent from the easement holder.	Info Only
56.	Public Works - Engineering	Based on preliminary review, the site has known drainage issues and is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
57.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only
58.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 36 Multi Family unit development with new external trip generation less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines.	Info Only
59.	Public Works - Water Quality	Please be advised that this project is located within the Wekiva Springs Priority Focus Area and the Wekiva Springs Basin Management Action Plan area and a portion of the project is directly adjacent to Border Lake. The County would encourage the incorporation of nutrient reduction best management practices as well as the protection of the lake and any associated wetlands during the site design process through the incorporation of buffers, berms and swales or other appropriate design elements.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716
Public Works - Water Quality	Shannon Wetzell	swetzell@seminolecountyfl.gov	407-665-2455

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 22, 2026, in order to place you on the Wednesday, May 27, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0441

Title:

9:40 AM (TEAMS) CAMERON AVE RESIDENTIAL INFILL - PRE-APPLICATION

Project Number: 26-80000050

Project Description: Proposed Site Plan for a small scale residential infill project on 0.32 acres in the A-1 zoning district located on the west side of Cameron Ave, south of Celery Ave

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

Parcel ID: 33-19-31-300-0090-0000

BCC District: 5-Herr

Applicant: Luz Giraldo (786) 877-0900

Consultant: Gladiz Velez (786) 651-6313



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

PROJ. #: 26-80000050

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Cameron Ave Residential Infill

PARCEL ID #(S): 33-19-31-300-0090-0000

TOTAL ACREAGE: 0.32

BCC DISTRICT: District 5

ZONING: A-1

FUTURE LAND USE: ~~Low density residential (LDR)~~ SE

APPLICANT

NAME: Luz Giraldo

COMPANY: Centerline Florida Services Inc

ADDRESS: 15700 NE 2 Ave

CITY: Miami

STATE: Florida

ZIP: 33162

PHONE: 786-877-0900

EMAIL: [REDACTED]

CONSULTANT

NAME: Gladiz Velez

COMPANY: Modern Muse Properties

ADDRESS:

CITY:

STATE:

ZIP:

PHONE: 786-651-6313

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Small-scale residential infill project. A low-density residential development similar to nearby residential and townhouse developments. Proposing 5 townhouses or 6 smaller cottage-style units.

STAFF USE ONLY

COMMENTS DUE: 5/8COM DOC DUE: 5/14DRC MEETING: 5/27

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1FLU: SELOCATION:
on the west side of Cameron Ave,
south of Celery AveW/S: City of SanfordBCC: 5: Herr

Agenda: 5/22

Project: Cameron Ave Residential Infill

Detailed Narrative

The subject property is a ±0.32-acre parcel located at 0 Cameron Avenue in unincorporated Seminole County. The property is currently zoned A-1 Agricultural and has a Future Land Use designation of LDR.

Due to its relatively small size, the parcel is not well suited for agricultural use. The surrounding area has experienced ongoing residential growth and includes multiple single-family subdivisions and townhouse developments within close proximity. This pattern indicates a transition toward residential land use and supports consideration of compatible infill development on the subject property.

I'm exploring the feasibility of a small-scale residential infill project that would be consistent with the character of the surrounding neighborhood. Two conceptual development options are being considered at this stage. Option A consists of five (5) townhome units, two stories in height, with an approximate size of 1,500 to 1,700 square feet per unit. Option B consists of up to six (6) smaller cottage-style residential units, approximately 1,000 to 1,300 square feet each, designed to maintain a low-density and low-impact residential form.

The proposed concepts are intended to be compatible with adjacent development patterns, minimize traffic and infrastructure impacts, and provide a reasonable transition from surrounding uses. The site has frontage on Cameron Avenue and appears to have adequate access for a small residential development. Final design, layout, and access configuration would be refined in coordination with County staff based on applicable development standards.

The purpose of this pre-application request is to obtain preliminary guidance from Seminole County regarding appropriate density, development standards, infrastructure considerations (including water and sewer availability), and overall feasibility. I seek to confirm whether a small Planned Development or similar rezoning approach would be appropriate prior to submitting a formal application.

Thank you,

Luz E. Giraldo

Centerline Florida Services, Inc

Phone: 786-877-0900

Miami, FL.





SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 4/24/2026

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

OPTION A – 5 TOWNHOUSES

CONCEPTUAL SITE SKETCH



SITE DATA	
PARCEL SIZE:	0.32 AC (13,939 SF)
ZONING:	A-1 (PROPOSED REZONE)
PROPOSED USE:	TOWNHOMES
PROPOSED UNITS:	5
DENSITY:	15.6 UNITS/AC

- NOTES:**
- Conceptual layout for planning discussion only.
 - Access from Cameron Avenue.
 - Parking to be refined during formal design.
 - Landscaping and open space provided.

THIS SKETCH IS CONCEPTUAL ONLY AND INTENDED FOR PRE-APPLICATION DISCUSSION PURPOSES.
FINAL DESIGN SUBJECT TO COUNTY REVIEW AND APPROVAL.

OPTION B – 6 COTTAGE STYLE UNITS

CONCEPTUAL SITE SKETCH



SITE DATA	
PARCEL SIZE:	0.32 AC (13,939 SF)
ZONING:	A-1 (PROPOSED REZONE)
PROPOSED USE:	COTTAGE UNITS
PROPOSED UNITS:	6
DENSITY:	18.8 UNITS/AC

- NOTES:**
- Conceptual layout for planning discussion only.
 - Access from Cameron Avenue.
 - Parking to be refined during formal design.
 - Landscaping and open space provided.

THIS SKETCH IS CONCEPTUAL ONLY AND INTENDED FOR PRE-APPLICATION DISCUSSION PURPOSES.
FINAL DESIGN SUBJECT TO COUNTY REVIEW AND APPROVAL.

Property Record Card



Parcel: **33-19-31-300-0090-0000**
 Property Address:
 Owners: **CENTERLINE FLORIDA SERVICES INC**
 2026 Market Value \$46,170 Assessed Value \$46,170 Taxable Value \$46,170
 2025 Tax Bill \$631.56
 Vacant Residential property has a lot size of 0.32 Acres

Parcel Location



Site View

Parcel Information

Parcel	33-19-31-300-0090-0000
Property Address	
Mailing Address	15700 NE 2ND AVE MIAMI, FL 33162-4267
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$46,170	\$46,170
Land Value Agriculture	\$0	\$0
Just/Market Value	\$46,170	\$46,170
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	\$46,170	\$46,170

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$631.56
Tax Bill Amount	\$631.56
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

CENTERLINE FLORIDA SERVICES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
 N 86 FT OF E 188.5 FT OF W
 1/2 OF SE 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$46,170	\$0	\$46,170
Schools	\$46,170	\$0	\$46,170
FIRE	\$46,170	\$0	\$46,170
ROAD DISTRICT	\$46,170	\$0	\$46,170
SJWM(Saint Johns Water Management)	\$46,170	\$0	\$46,170

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/8/2023	\$49,900	10553/1065	Vacant	Yes
WARRANTY DEED	12/7/2023	\$13,600	10550/1763	Vacant	No
PROBATE RECORDS	11/8/2023	\$100	10550/1745	Vacant	No
WARRANTY DEED	12/1/1988	\$2,900	02024/0516	Vacant	Yes
TAX DEED	11/1/1988	\$2,800	02013/0673	Vacant	No

Land

Units	Rate	Assessed	Market
0.34 Acres	\$135,000/Acre	\$46,170	\$46,170

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

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

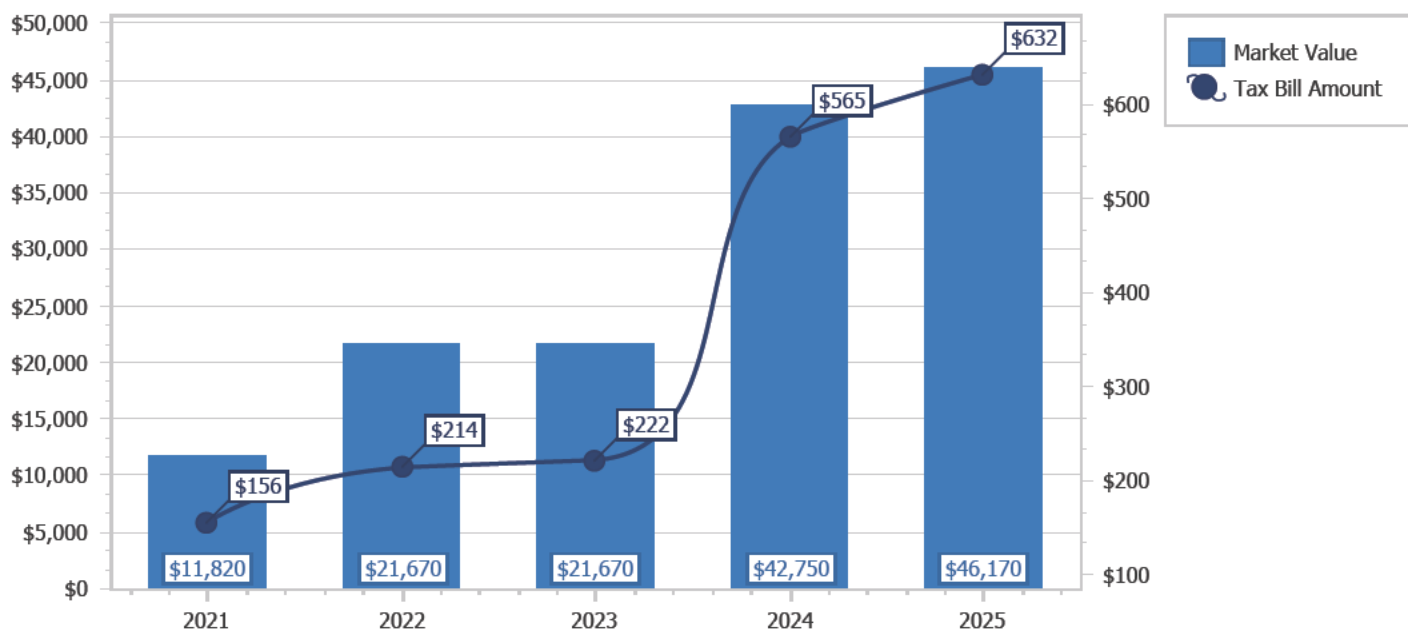
School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 4/29/2026 1:23:25 PM
Project: 26-80000050
Credit Card Number: 52*****3325
Authorization Number: 84183Z
Transaction Number: 290426C2A-C4EB1DA0-53DB-4710-A3C7-569175B58E48
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	CAMERON AVE RESIDENTIAL INFILL - PRE-APPLICATION	PROJ #: 26-8000050
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/27/26	
RELATED NAMES:	EP LUZ GIRALDO	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	33-19-31-300-0090-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SMALL SCALE RESIDENTIAL INFILL PROJECT ON 0.37 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF CAMERON AVE, SOUTH OF CELERY AVE	
NO OF ACRES	0.37	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	WEST SIDE OF CAMERON AVE, SOUTH OF CELERY AVE	
FUTURE LAND USE	SE	
APPLICANT:	CONSULTANT:	
LUZ GIRALDO CENTERLINE FLORIDA SERVICES INC 15700 NE 2 AVE NORTH MIAMI BEACH FL 33162 (786) 877-0900	GLADIZ VELEZ MODERN MUSE PROPERTIES 15700 NE 2 AVE NORTH MIAMI BEACH FL 33162 (786) 651-6313	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of Suburban Estates and is in the A-1 (Agriculture) zoning district.
- Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet.
- The subject property is located within Subsection 2 of the Sanford Joint Planning Agreement (JPA), which limits development density to a maximum of four (4) dwelling units per net buildable acre. The proposed development exceeds this limit and is therefore inconsistent with the JPA.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	A full buffer review will be done at time of Rezone. Upon submittal of plans, to calculate the required buffers please provide the gross density.
3	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
4	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
5	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
6	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
7	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4
9	Buffers and CPTED	Cameron Avenue is considered a local road. Buffers adjacent to the street and surrounding property will be calculated based on proposed project density, if applicable, per Sec. 30.14.6. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN
10	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...

11	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code
12	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.
13	Building Division	- Separate demolition permits are required for the demolition of each existing structure.
14	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.
15	Comprehensive Planning	Site is within the JPA Sub-area 2 "Southwest of Celery Avenue/ SR 415." Within the JPA Sub-area 2, a maximum of 4 dwelling units per net buildable acre is allowed between Hughey Street to Celery Avenue. Based on this, the proposed plan exceeds the 4 dwelling units per net buildable acre requirement of the JPA and is not consistent.
16	Comprehensive Planning	The subject property has a Suburban Estates (SE) Future Land Use Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Further, however, uses such as golf courses will not be computed as open space for the purpose of meeting the requirements of the Land Development Code. Based on this, the proposed use of 5-6 townhomes on less than one acre does not appear consistent with the Suburban Estates Future Land Use.
17	Comprehensive Planning	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment. Site is located in the Low Intensity FLU Urban Centers and Corridors Remainder Area and may allow a density of up to 20 du/ac subject to the standards outlined in Policy FLU 4.2.3 Urban Centers and Corridors Overlay.
18	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.

19	Natural Resources	The site is heavily treed. A tree survey for the site will be required to be submitted during the engineering review. Be sure to include the type and sizes of the trees.
20	Natural Resources	Tree replacement or paying into the Arbor fund will be required. Please see the Arbor Section of the Land Development Code for details.
21	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and is in the A-1 (Agriculture) zoning district.
22	Planning and Development	The subject property is located within Subsection 2 of the Sanford Joint Planning Agreement (JPA), which limits development density to a maximum of four (4) dwelling units per net buildable acre. The proposed development exceeds this limit and is therefore inconsistent with the JPA.
23	Planning and Development	Per SCLDC Sec. 35.61 (c), Each lot created must have a minimum net buildable lot area in accordance with the zoning district requirements that is above the 100 year flood plain and outside of the wetland areas. Net buildable acreage is the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.
24	Planning and Development	Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet.
25	City of Sanford	This comment was received from the City of Sanford: The homeowner's association/property management company must educate all incoming tenants on proper grease disposal and provide/maintain an used cooking oil recycling container onsite for residents to use. The used cooking oil container location and purpose must be included in the homeowner's association bylaws and/or lease agreement so all residents are aware. A used cooking oil recycling container fact sheet must be created and provided to residents via HOA/property management mailings, newsletters, social media (if applicable) and/or posted in a conspicuous location(s) at least once every six months. Education must be continual and constant for life of apartments/condos/townhomes. HOA/property management must provide proof of bylaw/lease inclusion and submit fact sheet to pretreatment staff prior to requesting CO/CC. The City highly recommends placing the container near a dumpster/trash can so containers for transporting used oils can be easily disposed of after pouring to the container. The City also highly recommends placing container on an impervious surface and away from open ground and storm water structures to avoid contamination if spills occur. The City also recommends properly securing the container to prevent theft. The City also recommends preparing signage to be installed adjacent to the container stating "Used Cooking Oil Only. No Motor Oil". The used cooking oil recycling center location must be included on the submitted site plans but the container is not required to be installed onsite until requesting CO/CC (City staff will inspect prior to clearing) and/or prior to the first unit becoming occupied. Please contact Hope Duncan at 407-688-5000 x5512 or duncanh@sanfordfl.gov with any questions.

26	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
27	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.
28	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
29	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"
30	Public Works - Engineering	The proposed project is located within the Midway drainage basin.
31	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.
32	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked.
33	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope northwest.
34	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The current layouts do not show an above ground retention. Above ground retention will be required.
35	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 .

36	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
37	Public Works - Engineering	The property is adjacent to Cameron Ave. which is classified as a County road.
38	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.
39	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
40	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.
41	Public Works - Impact Analysis	No Review Required.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Daniel Losada (407) 665-7468 dlosada@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	Maliha Rahman (407) 665-2033 mrahman@seminolecountyfl.gov
Natural Resources	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Stephanie Morales (407) 665-5572 smorales02@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, May 22, 2026, in order to place you on the Wednesday, May 27, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0469

Title:

CSC PROPERTIES - SPECIAL EXCEPTION

Project Number: 26-32000003

Project Description: Proposed Special Exception for automotive repair shop on 0.34 acres in the C-2 zoning district located on the southwest corner of Us Hwy 17-92 and Prairie Lake Dr

Project Manager: Chad Harvey (407) 665-7341 (Charvey02@seminolecountyfl.gov)

Parcel ID: 18-21-30-515-0D00-0010

BCC District: 4-Lockhart

Applicant: John Baldwin (407) 257-9235

Consultant: Jim Hall (407) 257-9235



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

PROJ #: 26-32000003

BS #: BS2026-02

RECEIVED 04/15/2026
 PAID 04/20/2026

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>automotive repair use</u>

PROPERTY

PARCEL ID #:	18-21-30-515-0D00-0010		
ADDRESS:	7100 S US Fern Park, FL 32730 <u>7100 S US HWY 17-92</u>		
TOTAL ACREAGE:	0.34 acres	CURRENT USE OF PROPERTY:	office
WATER PROVIDER:	Seminole	SEWER PROVIDER:	Seminole
ZONING:	C-2	FUTURE LAND USE:	Mixed Use

OWNER(S)

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	John A. Baldwin	COMPANY:	
ADDRESS:	2601 Wells Avenue Fern Park, Florida 32730		
CITY:	Fern Park	STATE:	Florida
		ZIP:	32730
PHONE:	see applicant	EMAIL:	see applicant

APPLICANT/CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Jim Hall	COMPANY:	HDSi
ADDRESS:	1302 Osprey Avenue		
CITY:	Orlando	STATE:	Florida
		ZIP:	32803
PHONE:		EMAIL:	[REDACTED]

Jim Hall

SIGNATURE OF OWNER/AUTHORIZED AGENT

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, John A. Baldwin, the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-515-0D00-0010 hereby designates Jim Hall 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"/> Lo: Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" 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.

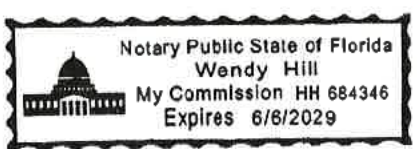
Date April 14, 2026

[Signature]
Property Owner's Signature

John A. Baldwin
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 John A. Baldwin (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL drivers License B435-461-43-1420 as identification, and who executed the foregoing instrument and sworn an oath on this 14 day of April, 2026.



[Signature]
Notary Public

**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
John A Baldwin	2601 Wells Avenue Fern Park Florida 332730	see applicant

(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:

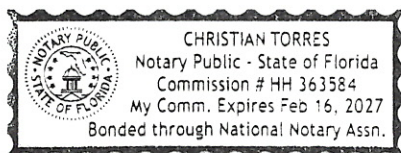
3.23.26
Date

Jim Hall
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 15 day of April, 2026, by Jim Hall, who is personally known to me, or has produced FL Driver's License as identification.

[Signature]
Signature of Notary Public



CHRISTIAN TORRES
Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: 18-21-30-515-0D00-0010
Property Address: 7100 S US HWY 17-92 FERN PARK, FL 32730
Owners: BALDWIN, JOHN A
 2026 Market Value \$498,785 Assessed Value \$390,320 Taxable Value \$390,320
 2025 Tax Bill \$5,281.36 Tax Savings with Non-Hx Cap \$686.66
 Two Story Office Bldg property w/1st Building size of 3,132 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-30-515-0D00-0010
Property Address	7100 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	2601 WELLS AVE STE 161 FERN PARK, FL 32730-2000
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	1802:Two Story Office Bldg
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$214,466	\$173,355
Depreciated Other Features	\$43,039	\$21,656
Land Value (Market)	\$241,280	\$241,280
Land Value Agriculture	\$0	\$0
Just/Market Value	\$498,785	\$436,291
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$108,465	\$81,455
P&G Adjustment	\$0	\$0
Assessed Value	\$390,320	\$354,836

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,968.02
Tax Bill Amount	\$5,281.36
Tax Savings with Exemptions	\$686.66

Owner(s)

Name - Ownership Type
 BALDWIN, JOHN A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 BLK D PRAIRIE LAKE PARK PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,320	\$0	\$390,320
Schools	\$498,785	\$0	\$498,785
FIRE	\$390,320	\$0	\$390,320
ROAD DISTRICT	\$390,320	\$0	\$390,320
SJWM(Saint Johns Water Management)	\$390,320	\$0	\$390,320

Sales

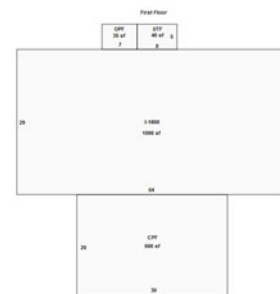
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1982	\$10,000	01411/0962	Improved	No
WARRANTY DEED	1/1/1975	\$91,500	01073/0716	Improved	No
CERTIFICATE OF TITLE	1/1/1975	\$83,500	01067/0066	Improved	No

Land

Units	Rate	Assessed	Market
14,848 SF	\$16.25/SF	\$241,280	\$241,280

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1946
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3132
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$536,166
Assessed	\$214,466



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
CARPORIT FINISHED	600

OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	110
UTILITY FINISHED	40

Permits

Permit #	Description	Value	CO Date	Permit Date
02313	7100 S US HWY 17-92 : ELECTRICAL - COMMERCIAL-COMMERCIAL PROPERTY [PRAIRIE LAKE PARK]	\$8,068		2/20/2023
14498	7100 S US HWY 17-92 : REPLACE CARPORT PORTICO; REROOF CARPORT	\$47,282		11/21/2019
04867	REROOF	\$25,700		3/29/2018
03408	RE-CONSTRUCT FRONT CANOPY	\$18,000		3/1/2003
09869	STORAGE SHED	\$6,500		10/1/1993

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	17830	\$59,731	\$35,839
CONC UTILITY BLDG	1993	240	\$12,000	\$7,200

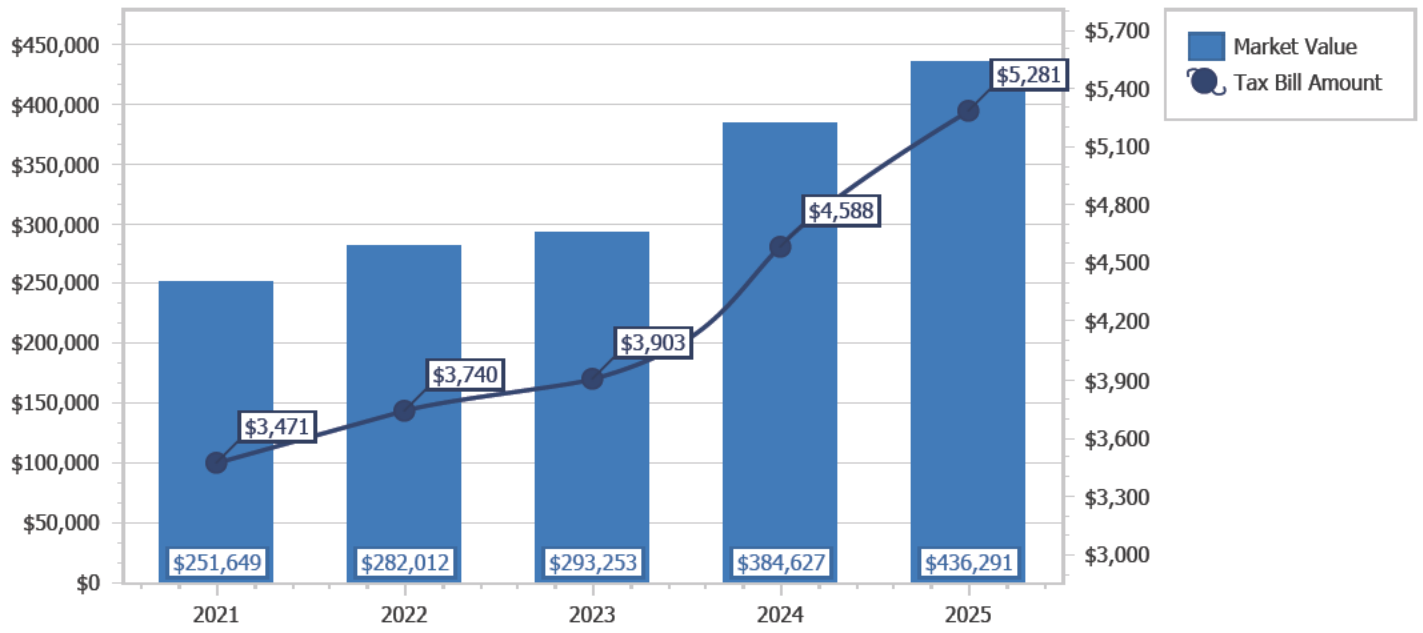
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 4/20/2026 11:28:11 AM
Project: 26-32000003
Credit Card Number: 55*****1143
Authorization Number: 02062Q
Transaction Number: 200426C18-62A2277A-62C7-4F10-A6EA-9EAFAD9B4357
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

Document date:

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	CSC PROPERTIES - SPECIAL EXCEPTION	PROJ #: 26-32000003
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	4/20/26	
RELATED NAMES:	BS2026-02	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7341	
PARCEL ID NO.:	18-21-30-515-0D00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AUTOMOTIVE REPAIR SHOP ON 0.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF U US HWY 17-92 AND PRAIRIE LAKE DR	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST CORNER OF S US HWY 17-92 AND PRAIRIE LAKE DR	
APPLICANT:	CONSULTANT:	
JOHN BALDWIN 2601 WELLS AVE FERN PARK FL 32730 (407) 257-9235 [REDACTED]	JIM HALL HDSI 1302 OSPREY AVE ORLANDO FL 32803 (407) 257-9235 [REDACTED]	

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

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Public Safety - Fire Marshal Matthew Maywald	Comment Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
2.	Public Safety - Fire Marshal Matthew Maywald	Comment 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
3.	Public Safety - Fire Marshal Matthew Maywald	Comment 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
4.	Public Safety - Fire Marshal Matthew Maywald	Comment 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
5.	Public Safety - Fire Marshal Matthew Maywald	Comment Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
6.	Building Division Daniel Losada	Comment - Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division Daniel Losada	Comment - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....	Info Only
8.	Building Division Daniel Losada	Comment - All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
9.	Building Division Daniel Losada	Comment - Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division Daniel Losada	Comment - All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only

11.	Public Works - Engineering Jim Potter	Comment The site does not show any stormwater retention. The site will have to meet water quality minimum and show no additional discharge for the 25-year, 24-hour storm event. Please show the retention area or if underground retention is proposed show the general area and provide a note on the plan that underground retention will be provided.	Unresolved
12.	Public Works - Engineering Jim Potter	Comment There is some concern with potential queueing out into the public ROW. A preliminary traffic analysis needs to be provided to show that queueing will not be an issue.	Unresolved
13.	Public Works - Engineering Jim Potter	Comment The inbound and outbound Radii has to be 35'. Revise accordingly.	Unresolved
14.	Public Works - Engineering Jim Potter	Comment Please add a note on the plan that states that the final engineering plans will meet Seminole and SJRWMD requirements.	Unresolved
15.	Public Works - Impact Analysis Arturo Perez	Comment A Traffic Impact Study (TIS) is not required for this project based on the new net external trip generation anticipated for the site to generate less than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition.	Info Only
16.	Planning and Development Chad Harvey	Comment The narrative states that the existing structure is being demolished and the concept plan shows a proposed structure of 1,732 square feet. Please revise the narrative to match the concept plan showing a proposed structure of 1,732 square feet.	Unresolved
17.	Planning and Development Chad Harvey	Comment On the concept plan, please provide the hours of operation for the new proposed use, including days and times (i.e. Monday – Friday 8am – 8pm).	Unresolved
18.	Planning and Development Chad Harvey	Comment Please provide the proposed number of employees to be present.	Unresolved
19.	Planning and Development Chad Harvey	Comment On the concept plan under site data, please state the required setbacks for the C-2 zoning district.	Unresolved
20.	Planning and Development Chad Harvey	Comment On the concept plan, please state the parking size for each parking stall being provided.	Unresolved
21.	Planning and Development Chad Harvey	Comment On the concept plan under the site data table, please provide the existing zoning and the existing and proposed future land use on the site.	Unresolved
22.	Planning and Development Chad Harvey	Comment A Small-Scale Future Land Use Amendment (FLU) for this property converting the existing FLU from MXD to Commercial must be approved prior to this special exception request being approved.	Info Only

23.	Planning and Development Chad Harvey	Comment Please add the legal description of the property to the site plan and provide the legal description in word format as part of this application submittal.	Unresolved
24.	Planning and Development Chad Harvey	Comment Please add the linear dimensions of the site.	Unresolved
25.	Planning and Development Chad Harvey	Comment On the concept plan, please provide a site data table on the site plan showing the required and proposed: - Setbacks, - Building Height, and - Floor Area Ratio	Unresolved
26.	Planning and Development Chad Harvey	Comment Please demonstrate how the traffic queueing will be handled entering and exiting the site.	Unresolved
27.	Planning and Development Chad Harvey	Comment Please provide a general plan for the proposed landscaping.	Unresolved
28.	Planning and Development Chad Harvey	Comment The Applicant needs to explain how the proposed use meets the criteria for the Special Exception: <ol style="list-style-type: none"> (1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and (2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and (3) Is consistent with the County's comprehensive plan; and (4) Will not adversely affect the public interest; and (5) Meets any special exception criteria described in Additional Use Standards 	Unresolved
29.	Buffers and CPTED Chad Harvey	Comment On the concept plan, please add a note that states that the landscape buffers will be assessed at the time of site plan review.	Unresolved
30.	Buffers and CPTED Chad Harvey	Library Comment Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13 at the time of site plan review.	Info Only
31.	Buffers and CPTED Chad Harvey	Library Comment Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section at the time of site plan review.	Info Only
32.	Buffers and CPTED Chad Harvey	Comment All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design.	Info Only

33.	Planning and Development Chad Harvey	Comment On the concept plan under site data, please provide the total lot area of the site plan.	Unresolved
34.	Planning and Development Chad Harvey	Comment Community Meeting Procedures Section 30.3.5.3 • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Unresolved
35.	Planning and Development Chad Harvey	Comment Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
36.	Planning and Development Chad Harvey	Comment On the concept plan under the site data, please provide required and proposed off-street parking calculation for the use of General Business – First 10,000 sq ft – 4 spaces/1,000 sq. ft.	Unresolved
37.	Planning and Development Chad Harvey	Comment On the concept plan under site data, please provide what the proposed uses are going to be on site (i.e. oil change facility, etc.).	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Corrections Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Corrections Required

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, **Month ##, 2026, in order to place you on the Wednesday, **Month ##**, 2026 meeting agenda.**

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

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
5/28/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Chad, Daniel, Matthew Maywald, Jim and Arturo

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

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

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

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0471

Title:

CULVER'S - PRE-APPLICATION

Project Number: 26-80000055

Project Description: Proposed Site Plan for a quick service restaurant on 3.53 acres in the PD zoning district located on the north side of W SR 46, northwest of International Pkwy

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

Parcel ID: 30-19-30-516-0000-0C40+

BCC District: 5-Herr

Applicant: Isaac Ryba (715) 828-1970

Consultant: Shamus Schroeder (386) 872-7794



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

PROJ. #: 26-80000055
 RECEIVED AND PAID 05/11/2026
 PM Kaitlyn

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: CULVER'S	
PARCEL ID #(S): 30-19-30-516-0000-0C40, 30-19-30-300-02P-0000 30-19-30-300-002P-0000	
TOTAL ACREAGE: 3.526	BCC DISTRICT: 5
ZONING: PD	FUTURE LAND USE: PD, HIPTI

APPLICANT

NAME: ISAAC RYBA	COMPANY: WINTER PARK BURGERS, LLC	
ADDRESS: 1620 S HASTINGS WAY		
CITY: EAU CLAIRE	STATE: WI	ZIP: 54701
PHONE: 715-828-1970	EMAIL: [REDACTED]	

CONSULTANT

NAME: SHAMUS SCHROEDER	COMPANY: NEWKIRK-ENGINEERING, INC.	
ADDRESS: 1230 N US HWY 1		
CITY: ORMOND BEACH	STATE: FL	ZIP: 32174
PHONE: 386-872-7794	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>PROPOSED 4,578 SF CULVER'S RESTAURANT</u>				

STAFF USE ONLY

COMMENTS DUE: 05/22	COM DOC DUE: 05/28	DRC MEETING: 06/10/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: HIPTI/PD	LOCATION: on the north side of W SR 46, northwest of International Pkwy
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

May 11, 2026

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

**RE: Culver's
Bernini Way, Sanford, FL 322771
Pre-Application Meeting Narrative**

The Applicant, Winter Park Burgers LLC, proposes a new Culver's restaurant consisting of 4,578 square feet A/C, 1-story, 124 seats, and drive-thru window on the south-west corner of the Northridge Meadow master development on SR-46. Site access is from Bernini Way & Via Pontina Run via SR-46. The site has sixty five (63) parking spaces - 3 handicap and 60 standard. The site is comprised of two parcels that will be combined, with a total site area of 3.526 acres. The project site will be split into three separate parcels with Culver's occupying the eastmost 1.432 acre parcel. Stormwater treatment will be provided by the Northridge Meadow master stormwater system. Potable water service will be provided by connection to an existing water main in the SR-46 ROW; wastewater service is provided by connection to the existing gravity main in the Via Pontina Run ROW.

If you have any questions or need additional information, please feel free to call or email me at

[REDACTED]

Sincerely,

NEWKIRK ENGINEERING, INC.

Shamus Schroeder, PE
Project Engineer, Newkirk Engineering, Inc.

INDEX OF SHEETS	
DWG. NO.	DESCRIPTION
1	COVER
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	OVERALL DEVELOPMENT PLAN
7	SITE LAYOUT PLAN
8	DRAINAGE PLAN
9	GRADING PLAN
10	CROSS SECTIONS
11	UTILITY PLAN
12	LIFT STATION DETAILS
13	UTILITY DETAILS
14	MISCELLANEOUS DETAILS
15	SEMINOLE COUNTY DETAILS AND NOTES
16	SEMINOLE COUNTY DETAILS AND NOTES
17	FDOT DETAILS AND NOTES
18	FDOT DETAILS AND NOTES
19	MAINTENANCE OF TRAFFIC
20	MAINTENANCE OF TRAFFIC
21	AUTOTURN PLAN - FIRE TRUCK
22	AUTOTURN PLAN - GARBAGE TRUCK
23	MOT PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS AND NOTES
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS AND NOTES
TP1	IRRIGATION DETAILS AND NOTES

LEGAL DESCRIPTION

PARCEL 1: LOTS 19 AND 20, BLOCK M, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND LOTS 21, 22 AND 23, BLOCK M, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS THAT PART OF LOTS 22 AND 23 CONVEYED TO THE COUNTY OF ORANGE FOR ROAD RIGHT-OF-WAY WHICH RIGHT-OF-WAY IS DESCRIBED AS ALL THAT PROPERTY LYING WITHIN 50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE, TO-WIT: BEGIN AT THE INTERSECTION OF THE CENTERLINES OF BRYAN AVENUE AND GODDARD AVENUE AS LAID OUT IN PLAT OF FAIRVIEW SHORES, SAID PLAT BEING RECORDED IN PLAT BOOK M, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE RUN WEST ALONG THE CENTER LINE OF BRYAN AVENUE 151.16 FEET TO THE POINT OF CURVATURE OF A 3 DEGREE CURVE TO THE LEFT HAVING A RADIUS OF 1910.08 FEET AND THE INTERSECTION ANGLE OF 48 DEGREES 06', THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1603.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN SOUTHWESTERLY A DISTANCE OF 222.15 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF STATE ROAD NO. 257 (OLD ORLANDO-APOPKA ROAD) AND STATE ROAD NO. 625, AND LOTS 4, 5 AND 6, BLOCK M, FAIRVIEW SHORES, AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND ALSO ALL THAT PORTION OF LOT 3, BLOCK M, FAIRVIEW SHORES, PLAT BOOK M, PAGES 73 AND 74 THAT LIES SOUTH OF THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PORTION OF LOTS 1, 2 AND 3, BLOCK M, FAIRVIEW SHORES, PLAT BOOK M, PAGE 74 THAT LIES WITHIN FIFTY (50) FEET OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF BRYAN AVENUE AND GODDARD AVENUE AS LAID OUT IN PLAT BOOK M, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING A PLAT OF FAIRVIEW SHORES SUBDIVISION, THENCE RUN WEST ALONG THE CENTER LINE OF BRYAN AVENUE A DISTANCE OF 154.33 FEET TO A POINT OF CURVATURE OF A 3 DEGREE CURVE TO THE LEFT HAVING A RADIUS OF 1910.08 FEET AND AN INTERSECTION ANGLE OF 47 DEGREES, 58 MINUTES, 30 SECONDS, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1599.16 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE RUN SOUTHWESTERLY A DISTANCE OF 214.70 FEET TO A POINT 11.8 FEET EAST OF THE INTERSECTION OF THE CENTER LINES OF STATE ROAD NO. 257 (OLD ORLANDO-APOPKA ROAD) AND STATE ROAD NO. 625, ALSO LESS A TRIANGULAR PARCEL OF LAND IN LOT 3, BLOCK M, FAIRVIEW SHORES ACCORDING TO THE PLAT RECORDED IN PLAT BOOK M, PAGE 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS BEGINNING AT THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 438, AND THE EAST LINE OF SAID LOT 3, THENCE RUN SOUTH ALONG SAID EAST LOT LINE 10 FEET, THENCE RUN NORTHWESTERLY ALONG A STRAIGHT LINE TO THE SAID SOUTHERLY RIGHT OF WAY LINE AT A POINT 10 FEET WEST OF THE POINT OF BEGINNING, THENCE RUN EAST ALONG SAID RIGHT OF WAY LINE 10 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOTS 7 AND 8, BLOCK M, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 73, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PROJECT STATEMENT

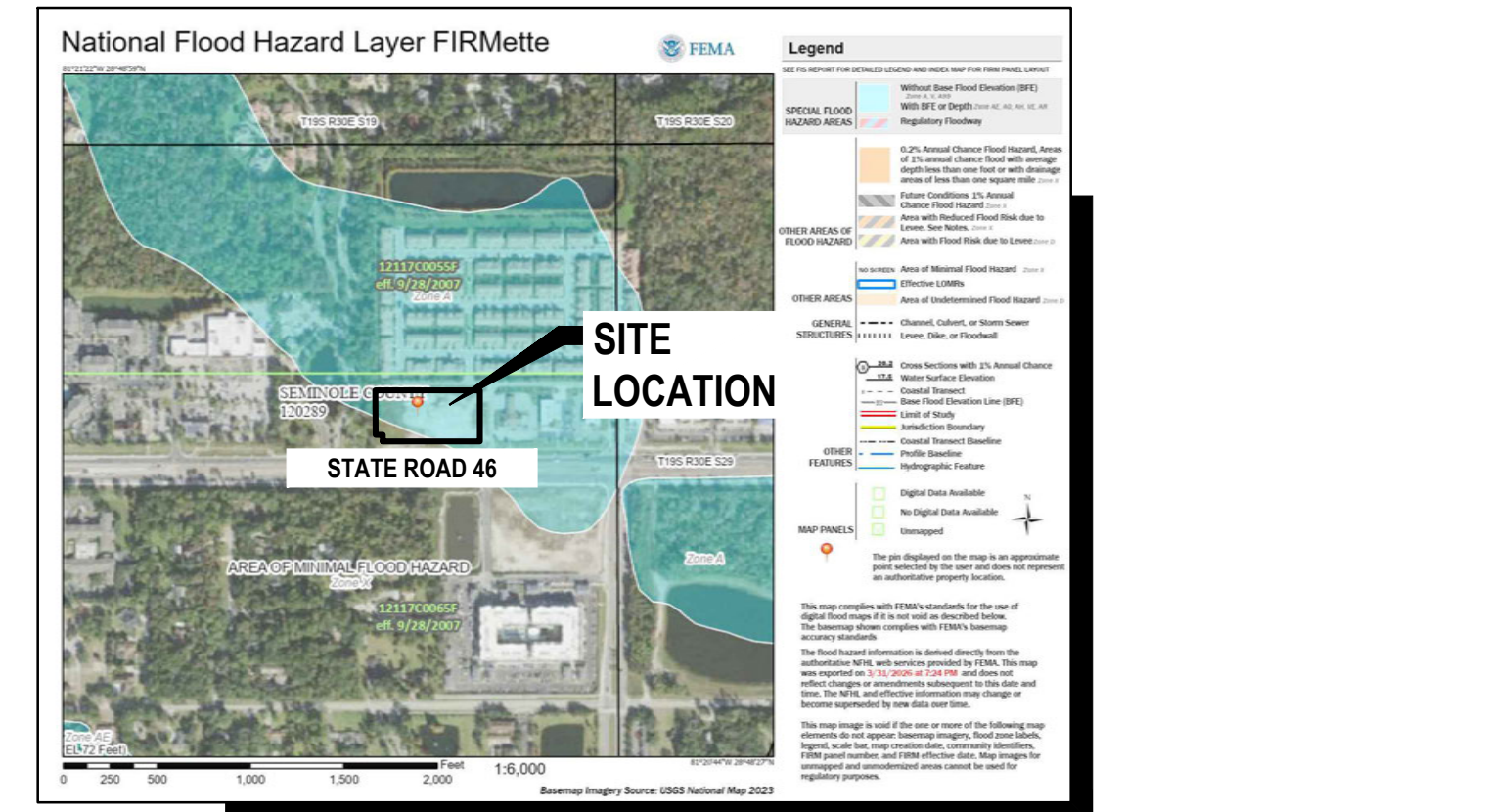
PROPOSED 4,578 SF CULVER'S RESTAURANT ON A 1.535 ACRE COMMERCIAL SITE, COMPRISED OF TWO PARCELS THAT WILL BE COMBINED. THE SITE FEATURES 56 PARKING SPACES, DOUBLE DRIVE THROUGH, AND OUTDOOR SEATING AREA WITH ASSOCIATED PAVING, GRADING, LANDSCAPE, AND UTILITY IMPROVEMENTS.

JURISDICTIONAL AGENCY PERMIT No.

- SEMINOLE COUNTY (DEVELOPMENT ORDER)
- NPDES (NOTICE OF INTENT "NOI")
- SRJWMD (STORMWATER)
- FDOT (ACCESS)
- FDOT (DRAINAGE)
- CITY OF WINTER PARK (UTILITIES)
- FDEP (WASTEWATER)



AERIAL MAP
SCALE: 1" = 200'



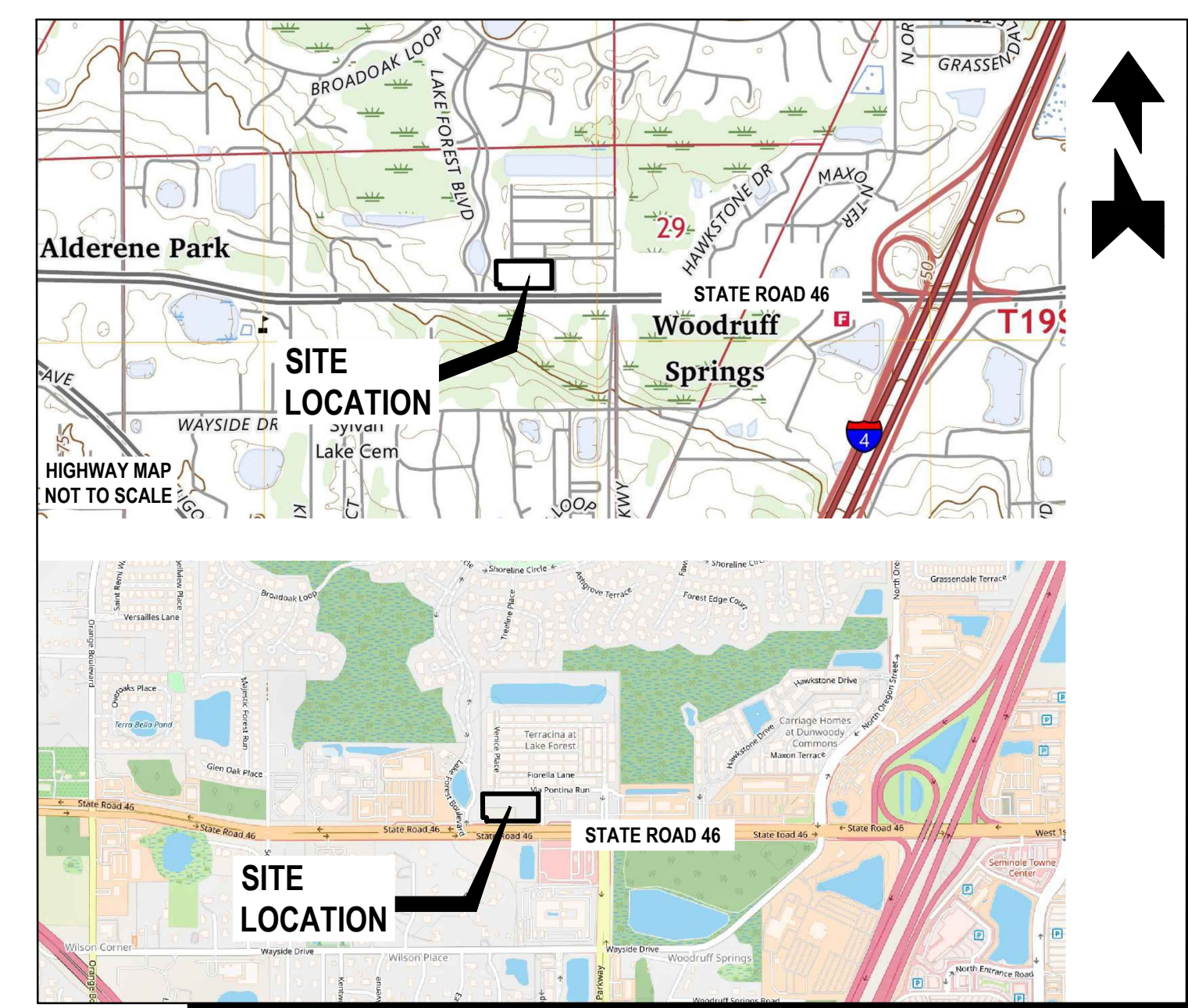
FLOOD ZONE MAP
SCALE: 1" = 1,000'

FLOOD ZONE "A"
PANEL No. 12177C0055F
DATED SEPTEMBER 28, 2007

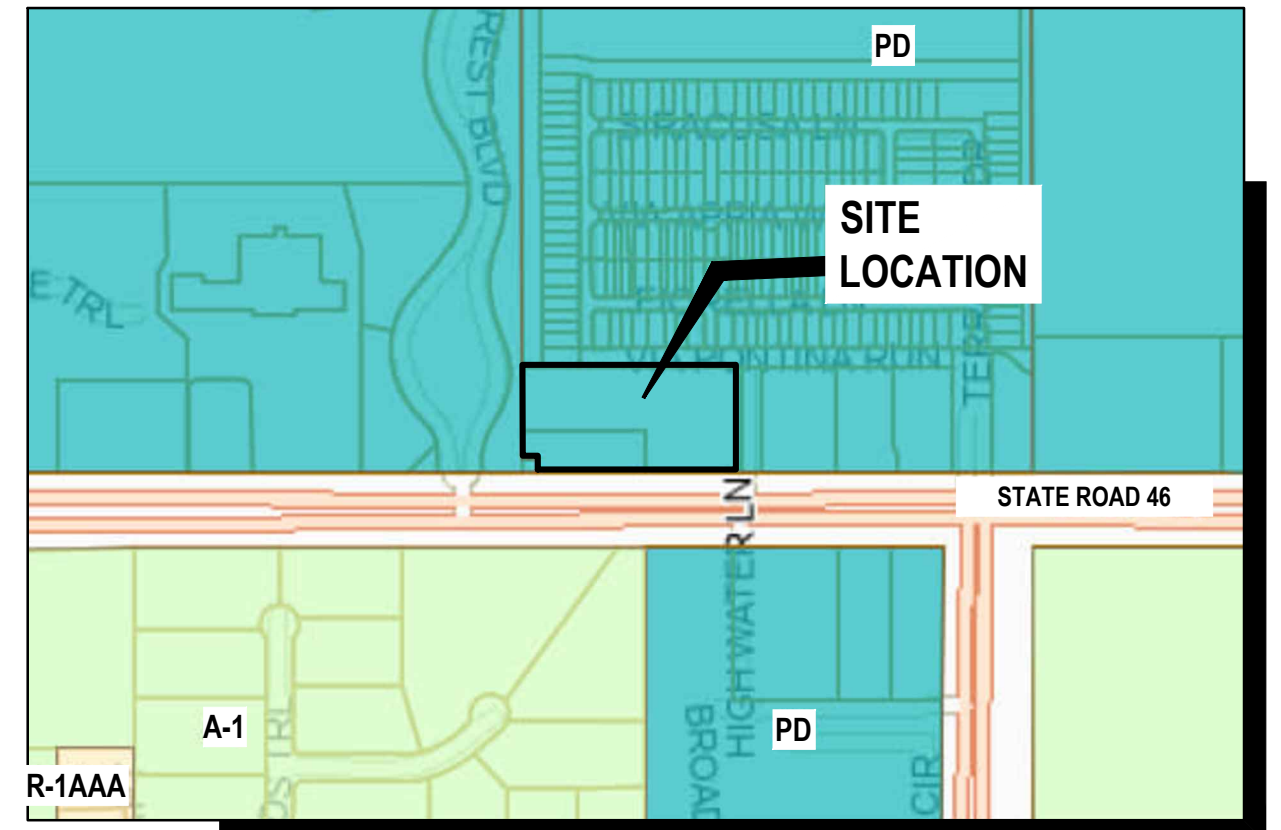
SITE PLAN DRAWING FOR



**SECTION 30, TOWNSHIP 19 S., RANGE 30 E.
TAX PARCEL ID # 30-19-30-516-0000-0C40 & 30-19-30-300-002P-0000
BERNINI WAY
SANFORD, FL 32771
MAY 2026**

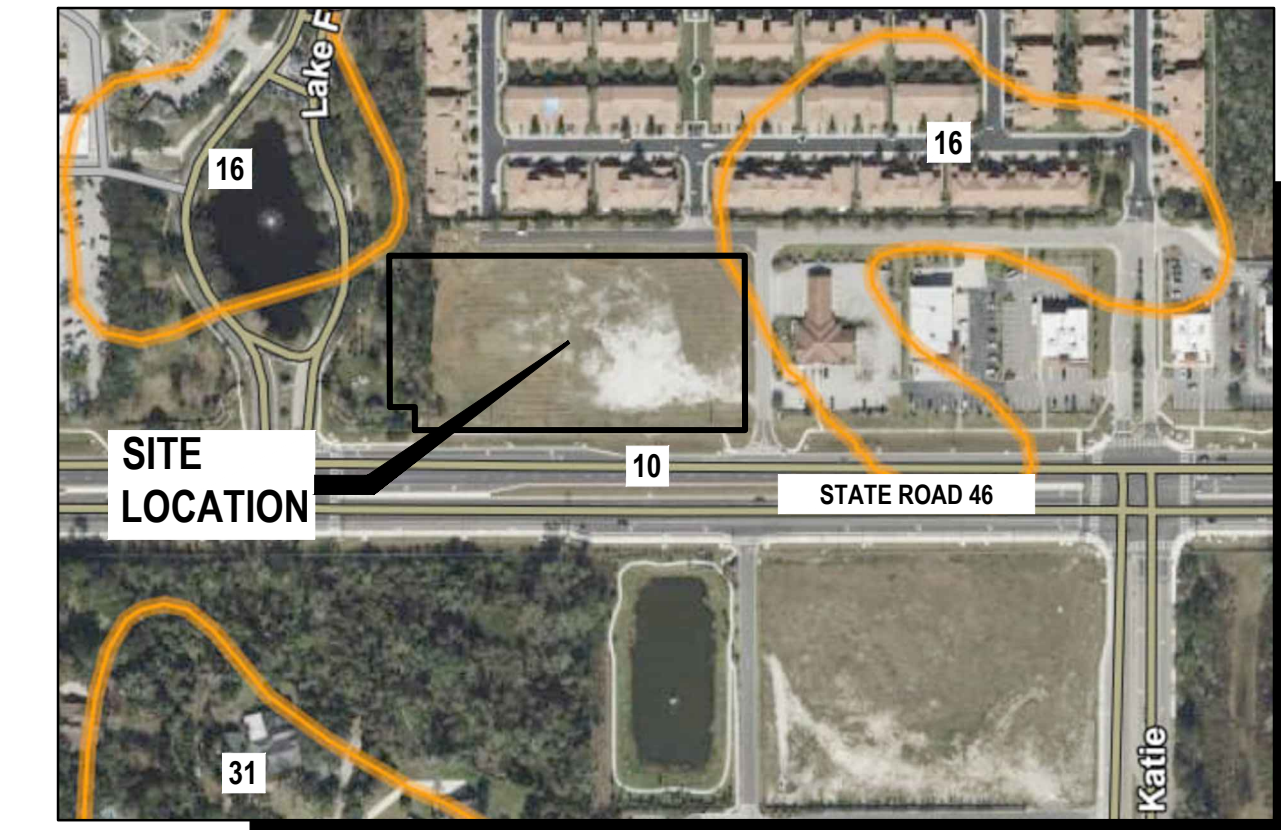


LOCATION MAP
SCALE: 1" = 1500'



ZONING MAP
SCALE: 1" = 500'

ZONING : PD



SOILS MAP
SCALE: 1" = 300'

SOIL TYPES: (10) BASINGER, SAMSULA, & HONTOON SOILS, DEPRESSIONAL
(16) IMMOKALEE SAND, 0 TO 2 PERCENT SLOPES
(2) ADAMSVILLE-SPARR FINE SANDS
(31) TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES

PROJECT TEAM

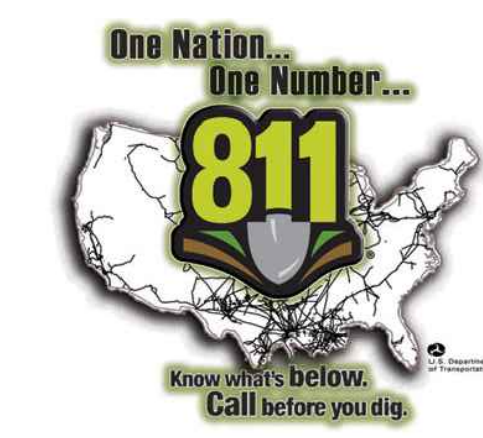
- PROPERTY OWNER:** ROBERT T HATTAWAY 1996 TRUST
C/O FRANKLIN W. MARTZ II, TRUSTEE
500 SKIDDER CT
LONGWOOD, FL 32750-3088
PHONE: (407) 571-8031
EMAIL:
- APPLICANT:** ORLANDO BURGERS LEE ROAD, LLC
1620 HASTINGS WAY
EAU CLAIRE, WI 54701
PHONE: (715) 828-1970
EMAIL: ISAAC@BOWEBUSINESSGROUP.COM
- GENERAL CONTRACTOR:** CAMPBELL CONSTRUCTION JD, INC. (FLORIDA OFFICE)
2981 BLACKWATER CREEK DRIVE
LAKELAND, FL 33810
PHONE: (262) 436-4760
EMAIL: JAY@CAMPBELLCONSTRUCTIONBBG.COM
- CIVIL ENGINEER/ PROJECT MANAGER/ LANDSCAPE ARCHITECT:** NEWKIRK ENGINEERING, INC.
1230 NORTH US HIGHWAY 1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: SHAMUS@NEWKIRK-ENGINEERING.COM
- ARCHITECT:** OLIVERI ARCHITECTS
32707 US HIGHWAY 19
PALM HARBOR, FL 34684
PHONE: (727) 781-7525
EMAIL: SEAN@OLIVERIARCHITECTS.COM
- SURVEYOR:** A1A SURVEYING, INC.
711 PINELAND TRAIL
ORMOND BEACH, FL 32174
PHONE: (386) 216-5730
EMAIL: SHAWN@A1ASURVEYING.COM
- GEOTECHNICAL:** ECS FLORIDA, LLC
2815 DIRECTORS ROW, SUITE 500
ORLANDO, FLORIDA 328091
PHONE: (407) 859-8378
EMAIL: AREIS@ECSLIMITED.COM

CONTACT NUMBERS

- PLANNING DEPARTMENT - SEMINOLE COUNTY (407) 665-7371
ZONING DEPARTMENT - SEMINOLE COUNTY (407) 665-7371
BUILDING DEPARTMENT - SEMINOLE COUNTY (407) 665-7371
WATER - SEMINOLE COUNTY (407) 665-2040
WASTEWATER - SEMINOLE COUNTY (407) 665-2040
GAS - FL PUBLIC UTILITIES (386) 785-4354
ELECTRIC - FLORIDA POWER & LIGHT - SEMINOLE (407) 328-1909
TELEPHONE/CABLE - CHARTER COMMUNICATIONS (720) 482-4449
WATER MANAGEMENT DISTRICT - SURWMD (407) 659-4800
DEPARTMENT OF TRANSPORTATION - DISTRICT 5 - (386) 943-5000

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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www.NewKirk-Engineering.com

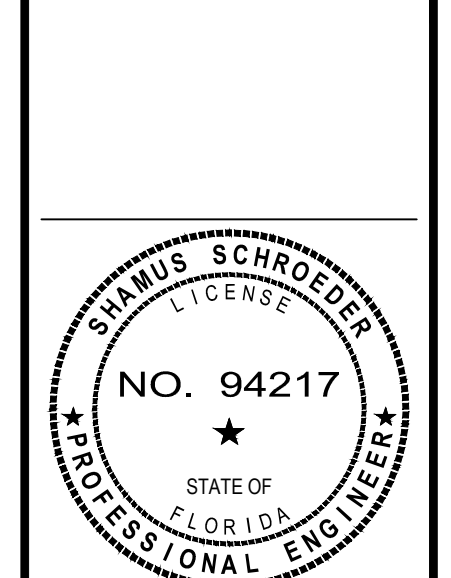
C.A. # 30209
L.C. # 26000584
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Civil Engineering,
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Landscape Architecture

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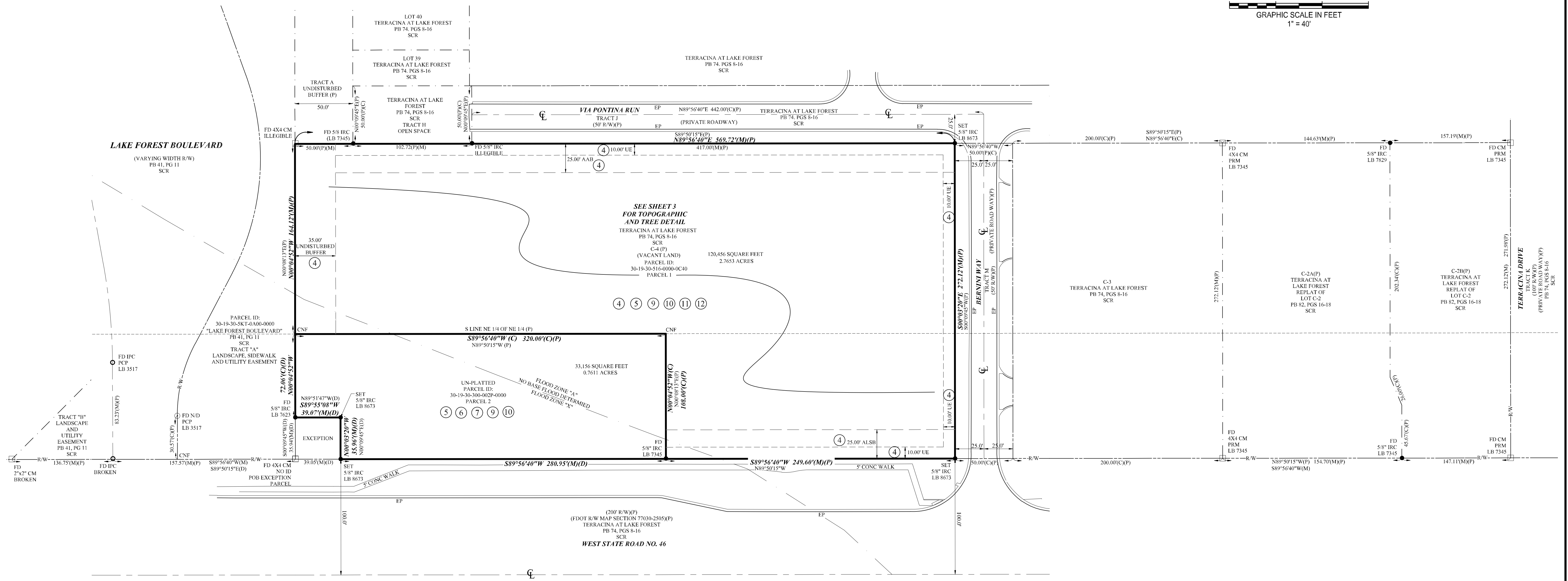
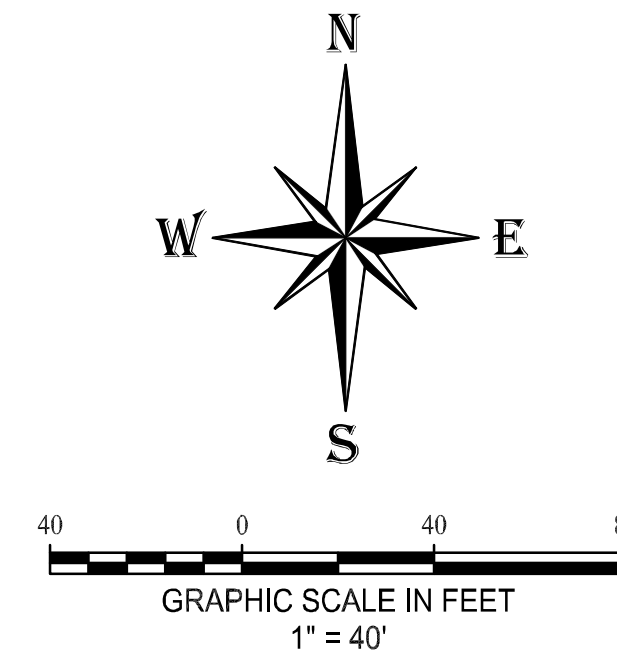


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DRAWING NUMBER

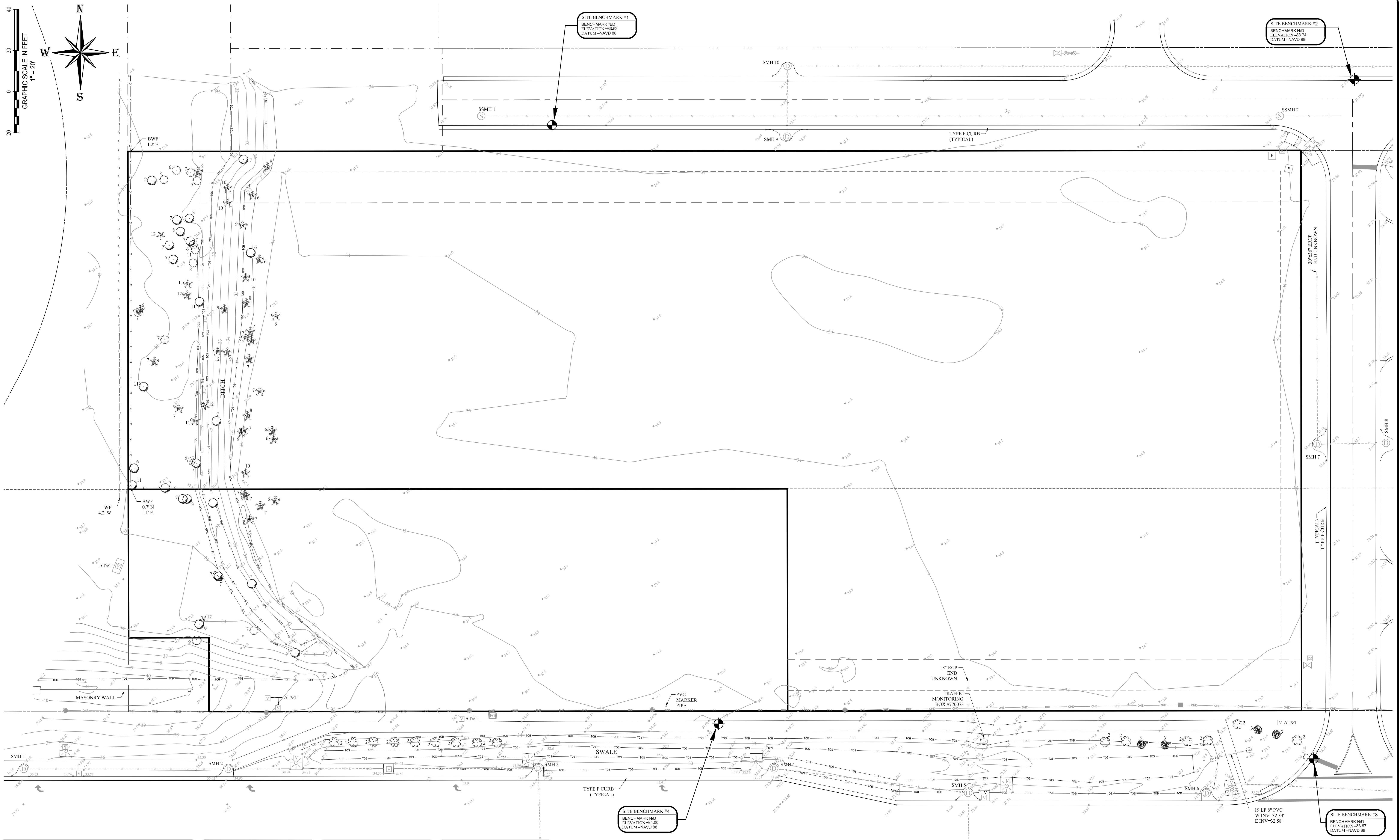
01

ALTA / NSPS LAND TITLE SURVEY FOR
CULVERS - SANFORD
WEST STATE ROAD 46



REVISIONS:	SITE ADDRESS: West State Road 46 Sanford, Florida	<p>RESIDENTIAL COMMERCIAL</p> <p>711 Pineland Trail Ormond Beach, Florida LB 8673 386.216.5730</p>
CERTIFIED TO:	TYPE OF SURVEY: ALTA Boundary	
	PROJECT NUMBER: 26-44	
	Field Work by: MAX Date: 04/20/26 Field Book: 51 Page: 44	
	Office Work by: DH Date: 04/24/26 Scale: 1" = 40'	

ALTA / NSPS LAND TITLE SURVEY FOR
CULVERS
WEST STATE ROAD 46 - Sanford, Florida
SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER
SEE THIS SHEET 1 OF 3 FOR SURVEYORS SIGNATURE
SHEET 2 OF 3



ALTA / NSPS LAND TITLE SURVEY FOR CULVERS
 WEST STATE ROAD 46 - Sanford, Florida
 SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER
 SEE SHEET 1 OF 3 FOR SURVEYORS SIGNATURE
SHEET 3 OF 3

CONSTRUCTION

RESIDENTIAL **COMMERCIAL**

711 Pineland Trail
Ormond Beach, Florida

LB 8673
386.216.5730

REVISIONS:

CERTIFIED TO:

SITE ADDRESS:	West State Road 46 Sanford, Florida
TYPE OF SURVEY:	ALTA Boundary
PROJECT NUMBER:	26-44
Field Work by:	MAX Date: 04/20/26
Field Book:	S1 Page: 44
Office Work by:	DH Date: 04/24/26
Scale:	1" = 20'



TOPOGRAPHIC AND TREE DETAIL
 ALTA / NSPS LAND TITLE SURVEY FOR CULVERS - SANFORD
 WEST STATE ROAD 46

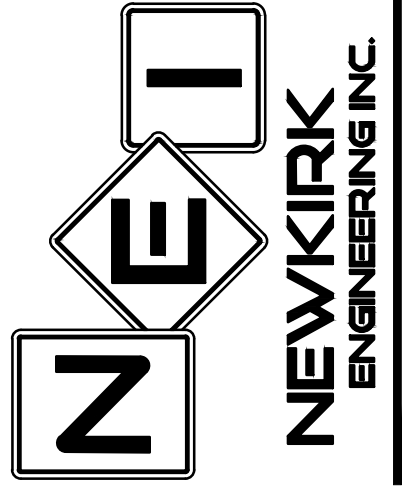


STORM DATA:		SMH 4		SMH 5		SMH 7		SMH 9		SANITARY SEWER DATA:	
SMH 1	THROAT=35.04'	SMH 4	TOP=33.76'	SMH 5	TOP=34.03'	SMH 7	TOP=33.56'	SMH 9	TOP=33.54'	SSMH 1	TOP=33.75'
SMH 1	TOP=36.10'	SMH 4	THROAT=32.71'	SMH 5	THROAT=33.03'	SMH 7	THROAT=32.54'	SMH 9	THROAT=32.59'	SSMH 1	8" PVC N=26.70'
SMH 1	18" RCP E=31.30'	SMH 4	18" RCP N INV=29.57'	SMH 5	18" RCP N INV=28.87'	SMH 7	18" RCP N INV=28.27'	SMH 9	24" RCP N INV=28.52'	SSMH 1	8" PVC E=26.60'
SMH 1	BOTTOM=31.48'	SMH 4	18" RCP E INV=29.13'	SMH 5	18" RCP E INV=29.13'	SMH 7	24" RCP E INV=INACCESSIBLE	SMH 9	24" RCP N INV=INACCESSIBLE	SSMH 1	BOTTOM=26.65'
SMH 2	THROAT=34.03'	SMH 3	TOP=34.10'	SMH 5	24" RCP S INV=29.06'	SMH 7	24" RCP E INV=INACCESSIBLE	SMH 10	TOP=33.43'	SSMH 2	TOP=34.07'
SMH 2	TOP=35.02'	SMH 3	THROAT=33.11'	SMH 5	24" RCP S INV=28.78'	SMH 8	TOP=33.53'	SMH 10	24" RCP S INV=INACCESSIBLE	SSMH 2	8" PVC E=25.09'
SMH 2	18" RCP E=30.55'	SMH 3	18" RCP W INV=29.44'	SMH 5	BOTTOM=28.86'	SMH 8	THROAT=32.52'	SMH 10	24" RCP E INV=INACCESSIBLE	SSMH 2	8" PVC W=25.19'
SMH 2	18" RCP W=30.65'	SMH 3	24" RCP S INV=28.21'	SMH 6	TOP=34.12'	SMH 8	24" RCP W INV=28.83'	SMH 10	BOTTOM=26.10'	SSMH 2	BOTTOM=25.14'
SMH 2	BOTTOM=30.60'	SMH 3	THROAT=33.62'	SMH 6	THROAT=33.62'	SMH 8	BOTTOM=29.00'	SMH 10			
		SMH 4	18" RCP W INV=29.46'	SMH 6	18" RCP W INV=29.46'						
		SMH 4	BOTTOM=28.45'	SMH 6	BOTTOM=29.85'						

REVISIONS

DATE	DESCRIPTION

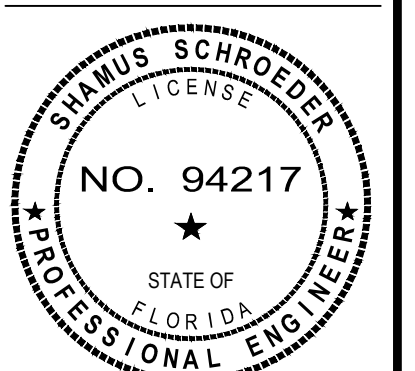
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OVERALL DEVELOPMENT PLAN
CULVER'S - SANFORD
110 BERNINI WAY
SANFORD, FLORIDA 32771

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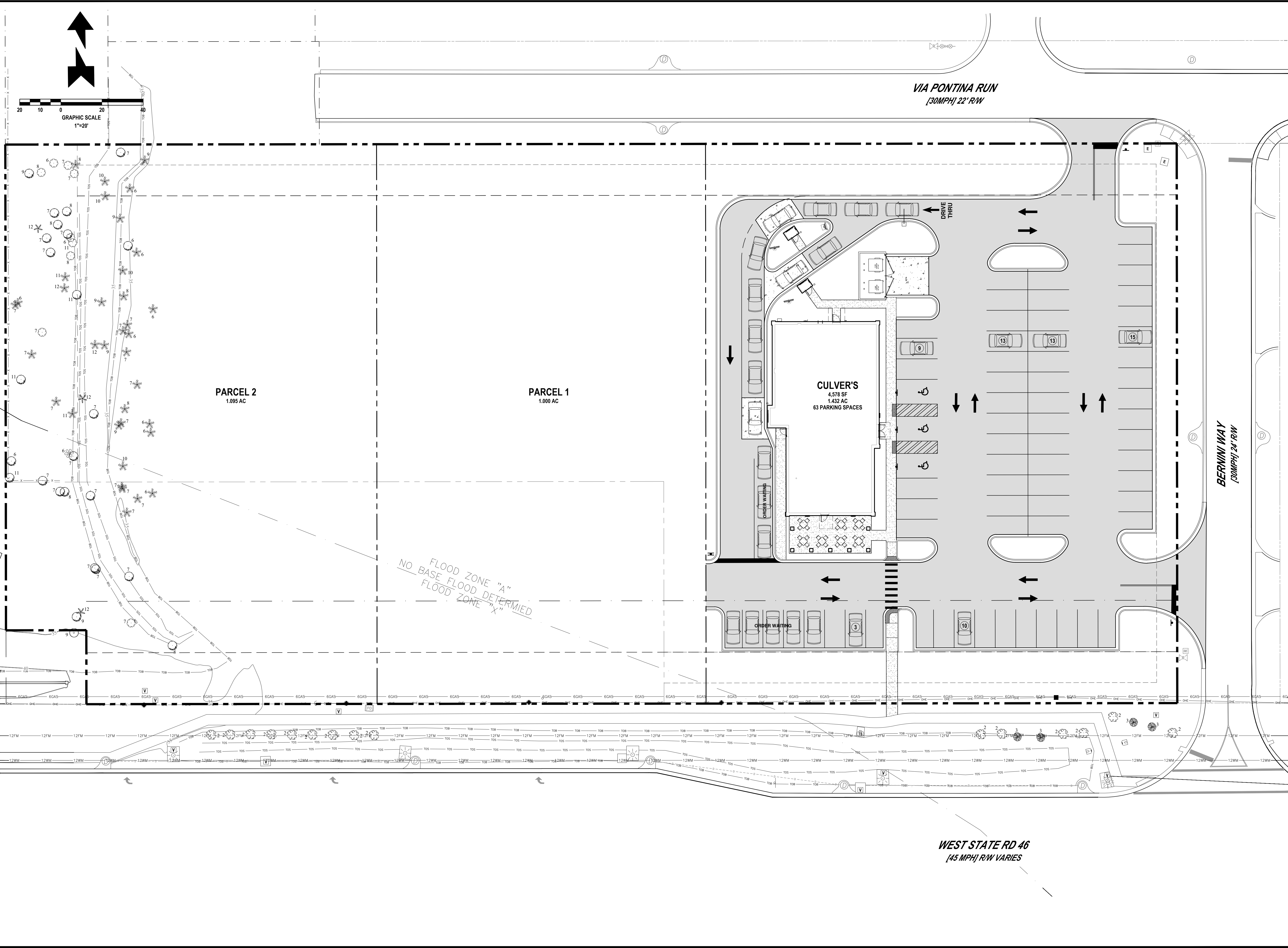
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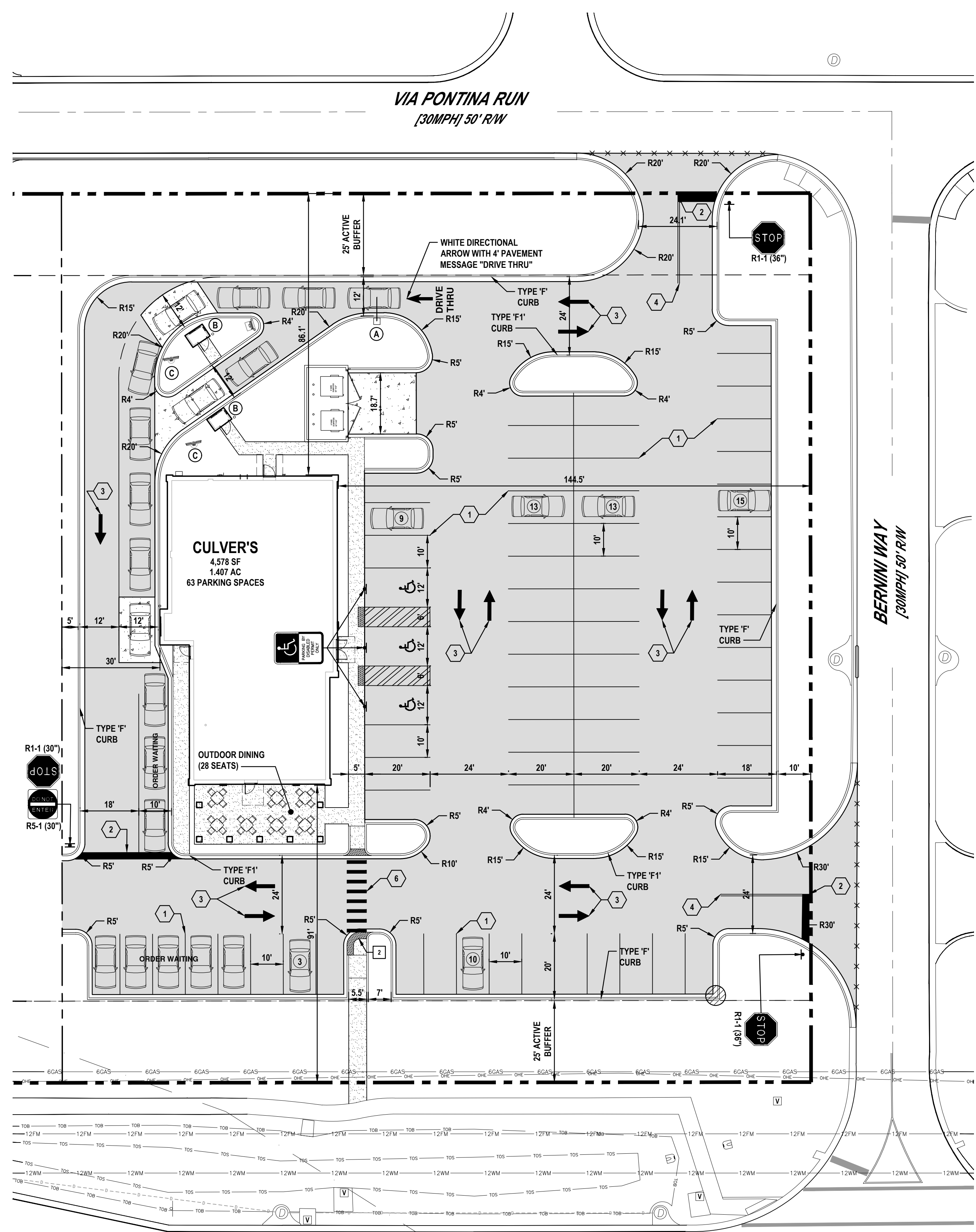
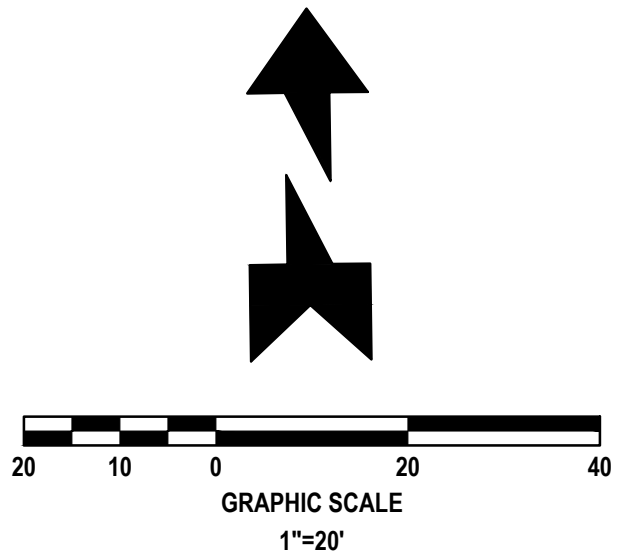


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PROJECT No: 2026-36
DATE: MAY 2026
DESIGN BY: STS
DRAWN BY: IHS
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

06





WEST STATE RD 46
[45 MPH] 200' R/W

LEGEND

- TYPE "F" CURB
SEE DETAIL SHEET No. .
- TYPE "F1" CURB
SEE DETAIL SHEET No. .
- TYPE "F1" SPILLOUT CURB
SEE DETAIL SHEET No. .
- TYPE "F" CURB
TRANSITION TO "F1"
- 24" DETECTABLE WARNING MAT
- SITE LIGHTING
SEE ARCHITECTURAL PLANS
FOR DETAILS

DRIVE THRU KEY:

- (A) VEHICLE HEIGHT DETECTOR (9'-6" CLEARANCE)
- (B) DRIVE THRU ORDER POD
- (C) DRIVE THRU ORDER MENU BOARD (MAX HEIGHT = 6')

STRIPING LEGEND:

- 1 6" SOLID WHITE LINE (TYPICAL)
PER FDOT INDEX 711-001
- 2 24" WHITE STOP BAR (THERMOPLASTIC)
PER FDOT INDEX 711-001
- 3 WHITE DIRECTIONAL ARROW (TYPICAL)
PER FDOT INDEX 711-001
- 4 6" SOLID DOUBLE YELLOW LINE (TYPICAL)
PER FDOT INDEX 711-001
- 5 2'x1' WHITE SPECIAL EMPHASIS (7' O.C.)
CROSSWALK (THERMOPLASTIC)
PER FDOT INDEX 711-001
- 6 12" WHITE STANDARD CROSSWALK
(THERMOPLASTIC)

CURB RAMP LEGEND:

- 1 SIDEWALK CURB RAMP (CR-E)
WITH 24" DETECTABLE WARNING
MAT PER FDOT INDEX 522-002
- 2 SIDEWALK CURB RAMP (CR-G)
WITH 24" DETECTABLE WARNING
MAT PER FDOT INDEX 522-002

GENERAL NOTES:

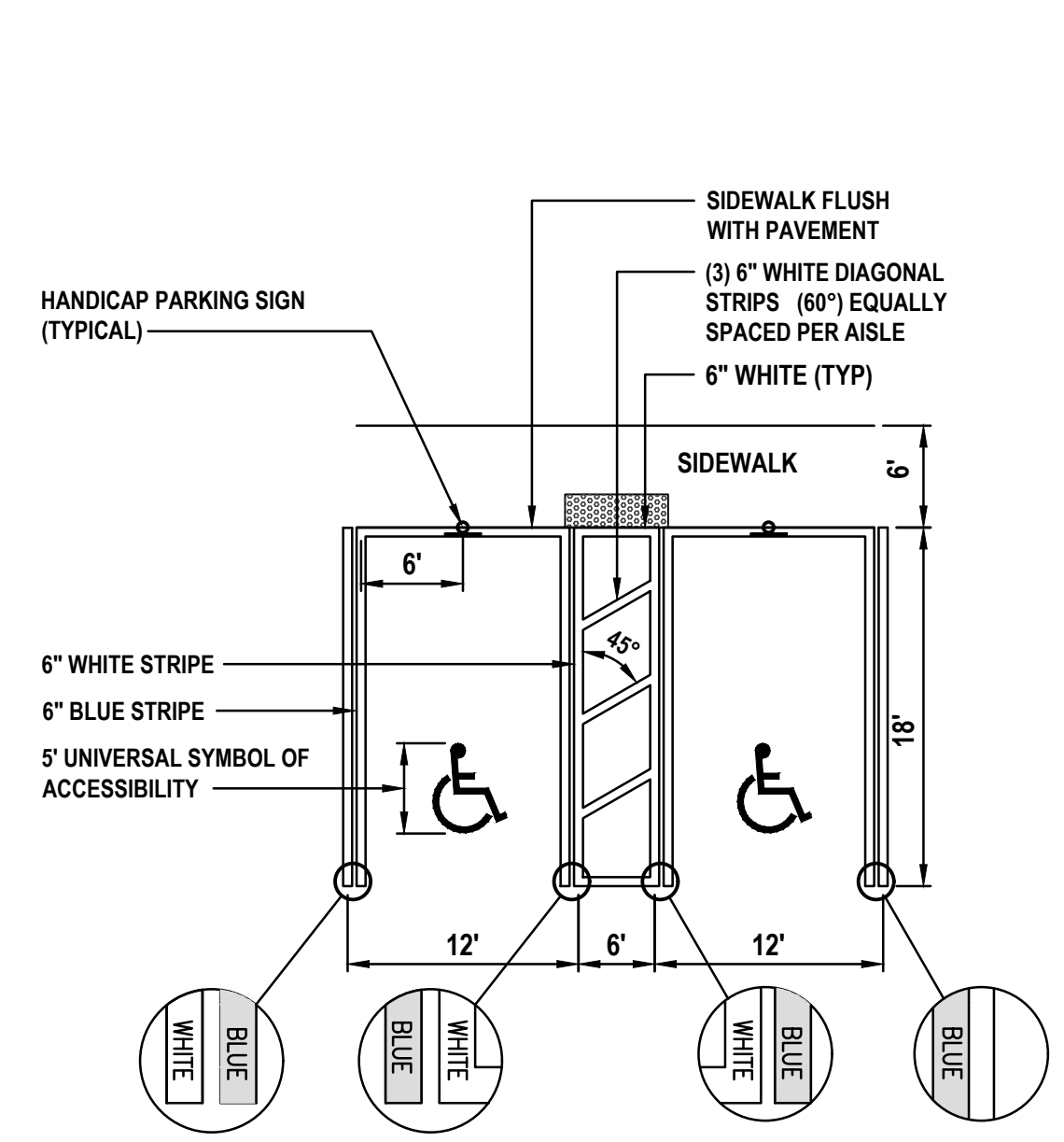
1. SEMINOLE COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
4. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
5. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
6. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.

PAVEMENT MARKING NOTES:

1. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
2. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
3. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
4. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
5. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX No. 700-010 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
7. FOR ADDITIONAL DETAILS SEE INDEX No. 700-010, 700-101, 700-102 AND 711-001.
8. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE 100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
 - 1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS
 - 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
 - * ALTERNATE 6" LIMEROCK (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
 - 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
 - * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
 - *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
 - 6" CONCRETE (4,000 P.S.I. @ 28 DAYS)
 - 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) SEE DETAIL SHEET No. .
- CONCRETE SIDEWALK
 - 4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS), CLASS I, APPROVED FDOT DESIGN MIX (FDOT INDEX No. 522-001) SEE DETAIL SHEET No. .

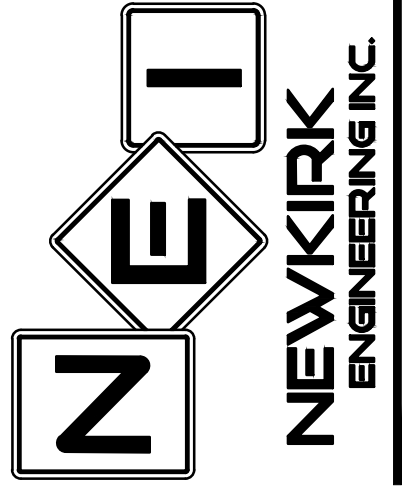


ACCESSIBLE PARKING STRIPING (UNIVERSAL SPACES PER FLORIDA ADA)
SCALE: 1" = 10'

REVISIONS

DATE	DESCRIPTION

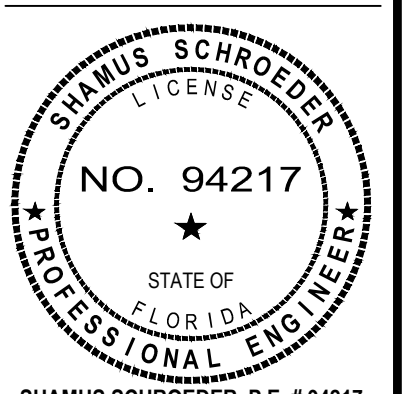
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SITE LAYOUT PLAN
CULVER'S - SANFORD
110 BERNINI WAY
SANFORD, FLORIDA 32771

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PROJECT No: 2026-36
DATE: MAY 2026
DESIGN BY: STS
DRAWN BY: IHS
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

07

Property Record Card



Parcel: **30-19-30-516-0000-0C40**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$1,868,603 Assessed Value \$1,868,603 Taxable Value \$1,868,603
 2025 Tax Bill \$25,560.62
 Vac General-Commercial property has a lot size of 2.77 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-516-0000-0C40
Property Address	
Mailing Address	C/O FRANKLIN W. MARTZ II, TRUSTEE 500 SKIDDER CT LONGWOOD, FL 32750-3088
Subdivision	TERRACINA AT LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,868,603	\$1,868,603
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,868,603	\$1,868,603
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,868,603	\$1,868,603

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$25,560.62
Tax Bill Amount	\$25,560.62
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT C-4
TERRACINA AT LAKE FOREST
PB 74 PGS 8 - 16

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,868,603	\$0	\$1,868,603
Schools	\$1,868,603	\$0	\$1,868,603
FIRE	\$1,868,603	\$0	\$1,868,603
ROAD DISTRICT	\$1,868,603	\$0	\$1,868,603
SJWM(Saint Johns Water Management)	\$1,868,603	\$0	\$1,868,603

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No

Land

Units	Rate	Assessed	Market
120,555 SF	\$15.50/SF	\$1,868,603	\$1,868,603

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features

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

Zoning

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

Political Representation

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

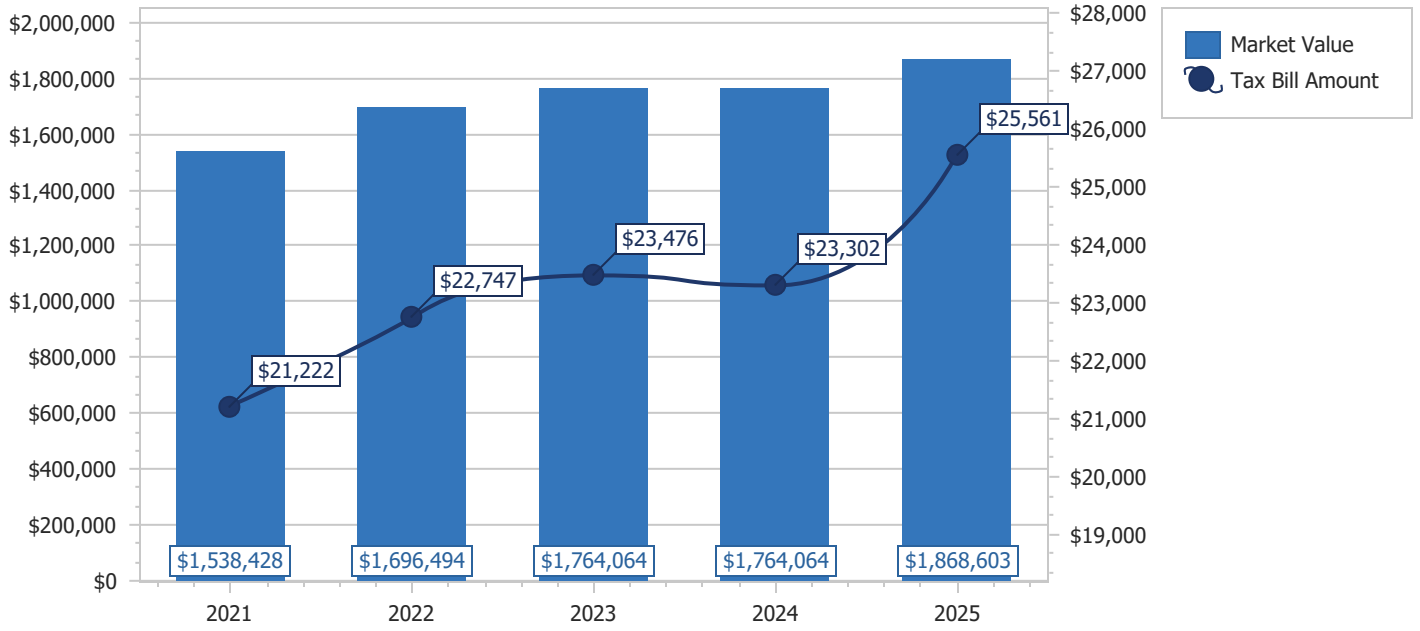
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

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

Property Value History



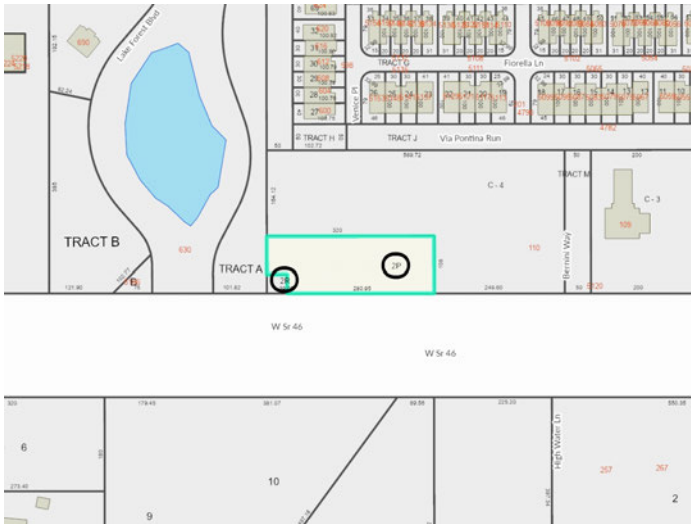
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Property Record Card



Parcel: **30-19-30-300-002P-0000**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$514,414 Assessed Value \$175,547 Taxable Value \$175,547
 2025 Tax Bill \$4,045.49 Tax Savings with Non-Hx Cap \$2,991.18
 Vac General-Commercial property has a lot size of 0.76 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-002P-0000
Property Address	
Mailing Address	C/O FRNAKLIN W MARTZ II, TRUSTEE 4099 CYPRESS BND GENEVA, FL 32732-8932
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$514,414	\$514,414
Land Value Agriculture	\$0	\$0
Just/Market Value	\$514,414	\$514,414
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$338,867	\$354,826
P&G Adjustment	\$0	\$0
Assessed Value	\$175,547	\$159,588

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,036.67
Tax Bill Amount	\$4,045.49
Tax Savings with Exemptions	\$2,991.18

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
 W 320 FT OF SE 1/4 OF NE 1/4 N
 OF NEW ST RD 46 (LESS BEG SW COR RUN E
 39.05 FT N 35.96 FT W 39.07 FT S 35.94 FT TO
 BEG)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$175,547	\$0	\$175,547
Schools	\$514,414	\$0	\$514,414
FIRE	\$175,547	\$0	\$175,547
ROAD DISTRICT	\$175,547	\$0	\$175,547
SJWM(Saint Johns Water Management)	\$175,547	\$0	\$175,547

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No
SPECIAL WARRANTY DEED	6/1/2007	\$150,000	06740/0713	Vacant	No

Land

Units	Rate	Assessed	Market
33,188 SF	\$15.50/SF	\$514,414	\$514,414

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

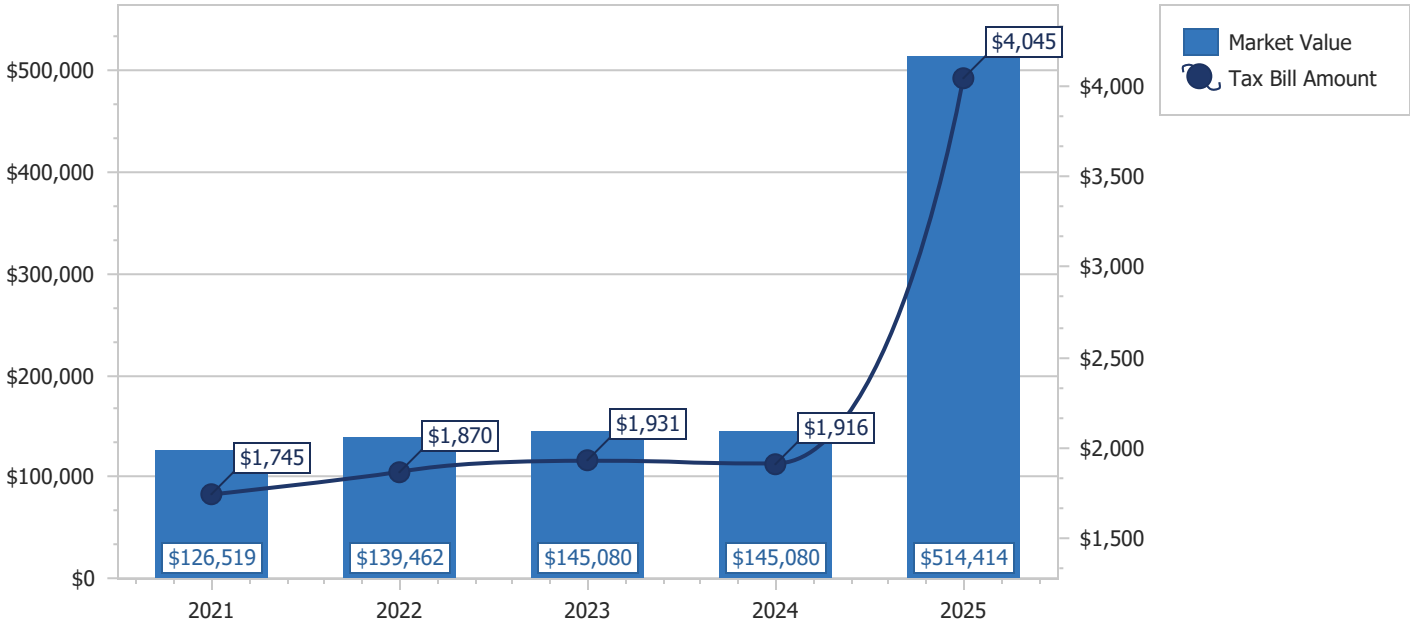
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

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

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 5/11/2026 1:58:53 PM
Project: 26-80000055
Credit Card Number: 48*****8366
Authorization Number: 056463
Transaction Number: 110526O3A-8855DE7D-A000-4522-BA4E-FF1F46AD70CD
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	CULVER'S - PRE-APPLICATION	PROJ #: 26-80000055
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/12/26	
RELATED NAMES:	EP SHAMUS SCHROEDER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-516-0000-0C40+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A QUICK SERVICE RESTAURANT ON 3.53 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, NORTHWEST OF INTERNATIONAL PKWY	
NO OF ACRES	3.53	
BCC DISTRICT	5 - ANDRIA HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 46, NORTHWEST OF INTERNATIONAL PKWY	
FUTURE LAND USE-	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
ISAAC RYBA WINTER PARK BURGERS, LLC 1620 S HASTINGS WAY EAU CLAIRE WI 54701 (715) 828-1970	SHAMUS SCHROEDER NEWIRK-ENGINEERING, INC. 1230 N US HWY 1 ORMOND BEACH FL 32174 (386) 872-7794	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

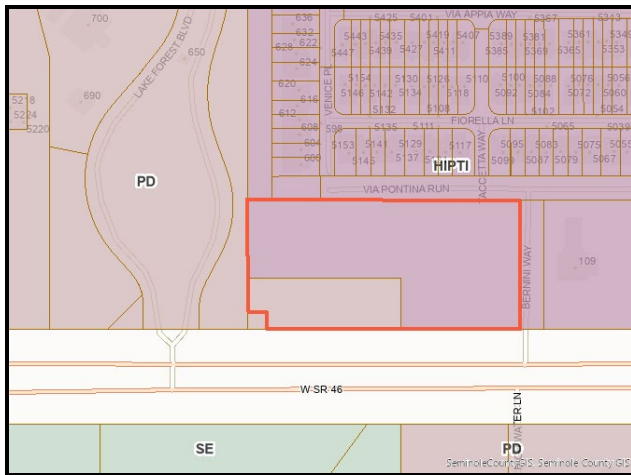
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

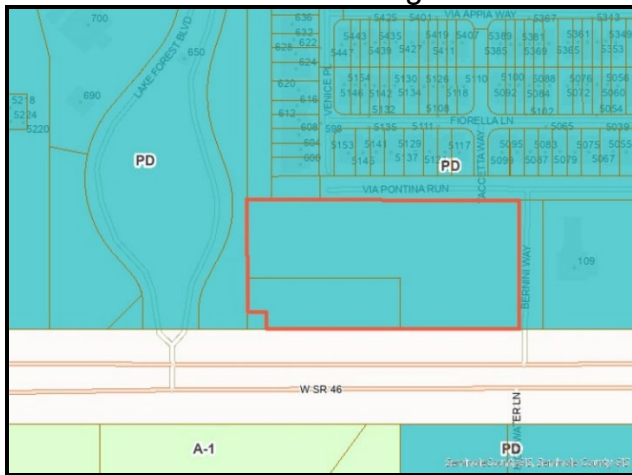
- The subject property has a Future Land Use of Planned Development (PD) and High Intensity Planned Development- Target Industry (HIPTI) and a zoning designation of PD (Planned Development).
- The SR 46/Lake Forest PD (AKA Terracina) allows for C-1, Retail Commercial Uses. The propose use of a drive through restaurant is consistent with Development Order #05-20500006. The PD Future Land Use allows for commercial development. The HIPTI Future Land Use is subsequent to the already approved PD zoning.
- The Applicant would be required to amend the Final Development Plan for the subdivision of parcels 30-19-30-300-002P-0000 and 30-19-30-516-0000-0C40.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD and HIPTI



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

1.	REVIEWED BY	TYPE	STATUS
	Buffers and CPTED	<p>The site buffers in accordance with Developer's Commitment Agreement (DCA) #17-20500013, Development Order (DO) #17-20500013, and DO #05-20500006 are as follows: North- Twenty-five (25) feet, West- Thirty-five (35) feet except, that portion abutting parcel 30-19-30-300-002R-0000, East- Twenty-five (25) feet, South- no buffer is required along the southern and western property boundaries of parcel 002P that is abutting parcel 30-19-30-300-002R-000, the remaining southern property boundary of parcel 002P is subject to requirements per the SR 46 Gateway Corridor Overlay, which is twenty-five (25) feet.</p> <p>See the following link: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT10OVDI_S30.10.9SR46SCCOVDI</p>	Info Only
	Buffers and CPTED	<p>The buffer components related to the SR 46 Overlay are as follows: Four (4) canopy trees per one hundred (100) linear feet; and Six (6) understory trees per one hundred (100) linear feet (each understory tree shall be a minimum of one and one-half (1½) inches caliper and six (6) feet tall at the time of planting); and Sixteen (16) shrubs per one hundred (100) linear feet.</p>	Info Only
	Buffers and CPTED	<p>A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity. Per Sec. 30.14.6, Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.</p>	Info Only
	Buffers and CPTED	<p>Along the west side, a six (6) foot fence is required in compliance with DO# 05-20500006 (2). The fence shall be decorative and open in nature, this may include vinyl, metal, wood, or brick.</p>	Info Only

5.	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/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
6.	Buffers and CPTED	Parking lot landscaping shall include a total planting area of thirty (30) square feet per parking space for any parking area exceeding five (5) spaces. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas.	Info Only
7.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAR	Info Only
8.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
9.	Buffers and CPTED	When ten (10) or more trees are required to be planted, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. If the required number of trees is 10-20, 2 species are required. When the required number of trees planted are 21-30, 3 species are required. When the required number of trees planted are 31-40, 4 species are required. When the number of trees required exceeds 40, 5 species are required.	Info Only

10.	Buffers and CPTED	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
11.	Buffers and CPTED	A sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years will be required. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
12.	Buffers and CPTED	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Buffers and CPTED	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	Buffers and CPTED	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
15.	Buffers and CPTED	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

16.	Buffers and CPTED	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
17.	Buffers and CPTED	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
18.	Buffers and CPTED	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
19.	Buffers and CPTED	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
20.	Buffers and CPTED	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
21.	Building Division	- Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....	Info Only

22.	Building Division	- Proposed restaurant may require fire sprinkler and fire alarm systems. -	Info Only
23.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
24.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
25.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
26.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
27.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
28.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
29.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
30.	Environmental Services	The proposed lots are within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the north side of State Road 46.	Info Only

31.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is an 8" PVC gravity sewer main running along the centerline of Via Pontina Run. Additionally, there is a 16" PVC force main running the south side of State Road 46. Connection to the force main would require the developer to build a private pump station to pressurize the sanitary sewer flow.	Info Only
32.	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area and will be required to connect. There is an 8" PVC reclaim water main running along the west side of Bernini Way.	Info Only
33.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
34.	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
35.	Environmental Services	This development may need to be registered under Seminole County's Industrial Pretreatment Program (IPP). Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.stml .	Info Only
36.	Natural Resources	The site has wood and grassland areas that may contain protected species. Any protection efforts required shall be addressed during site plan review.	Info Only

37.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>	Info Only
38.	Planning and Development	This property is within the SR 46/Lake Forest Blvd Townhouses (AKA Terracina) PD and shall be developed in accordance with the most recent approved PD Development Order/Developer's Commitment Agreement and Master Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing.	Info Only
39.	Planning and Development	<p>The minimum building setbacks are as follows: Front-Fifty (50) feet from the SR 46 ROW per the SR 46 Scenic Corridor Overlay District; except and a minimum setback of 14.06 feet from the southern building line of parcel 002P</p> <p>Rear- Twenty-Five (25) feet Side- Zero (0) feet.</p>	Info Only
40.	Planning and Development	The permitted uses in the SR 46/Lake Forest (AKA Terracina) PD are those permitted in the C-1 zoning district. Convenience markets and self-service laundries are prohibited. The proposed use of a drive-through restaurant is permitted.	Info Only
41.	Planning and Development	<p>In accordance with Development Order #05-20500006:</p> <ul style="list-style-type: none"> • Maximum Floor Area Ratio (F.A.R.) is 0.35, • Minimum required open space is 25%, and • Maximum building height is thirty-five (35) feet. 	Info Only
42.	Planning and Development	A portion of this property has a Future Land Use of Higher Intensity Planned Development – Target Industry (HIP-TI). Target Industry uses can include some manufacturing, distribution, and professional office uses. A list of permitted uses per the Seminole County Comprehensive Plan, Future Land Use Exhibit 36, is located in the resources folder.	Info Only

43.	Planning and Development	This property is located within the Urban Bear Management area and is subject to the commercial standards contained with Chapter 258 of the Seminole County Code of Ordinances. Please see the following link for more information https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodemd=CH258URBEMA_S258.3COREDIWIURBEMAAR	Info Only
44.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. Please also see Sec. 30.11.6 for design. <ul style="list-style-type: none"> • Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). • A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. 	Info Only
45.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements.	Info Only
46.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. https://library.municode.com/fl/seminole_county/codes/and_development_code?nodemd=SECOLADECO_CH3OZORE_PT15OULIRE)	Info Only
47.	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.stml	Info Only
48.	Planning and Development	Please see SCLDC Sec. 30.8.5.5 (4) for a table indicating what elements are required to be shown on the Final Development Plan. 30.8.5.5 as well as 30.8.5.6 and 30.8.5.7 for information regarding the FDP: https://library.municode.com/fl/seminole_county/codes/and_development_code?nodemd=SECOLADECO_CH3OZORE_PT8SPZODI_S30.8.5PDPLDE	Info Only

49.	Planning and Development	<p>1st 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>2nd step- Approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. (Per Sec. 35.13 (f)- A Plat must be submitted within 2 years of the PSP approval, otherwise the PSP will expire. An extension to the two-year limit may be considered by the planning and zoning commission, upon written request by the applicant prior to the expiration date, showing cause for such an extension). Steps 1 & 2 may be submitted concurrently as the same plan, but separate applications; FDP and PSP, respectively.</p> <p>3rd Step – Approval of Site Plan/Final Engineering Plans:</p> <p>4th Step – Final Plat: The Final Plat may be reviewed concurrently with the Final Engineering Plan; however, it cannot be approved until an approval letter for the Final Engineering Plan has been issued. It is recommended that one (1) round of comments be issued from the Site Plan/FE plans prior to applying for the Final Plat.</p>	Info Only
50.	Planning and Development	Required parking for Food and Beverage establishments is five (5) spaces per 1,000 sq. ft.	Info Only
51.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
52.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
53.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
54.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 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	Info Only

		<p>service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.</p> <p>7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"</p>	
55.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
56.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained, hydric soils.	Info Only
58.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated, or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
59.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
60.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site may be part of a master drainage system. Please show that site was included or has plans to hold retention.	Info Only
62.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	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	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. 330' on a Collector or Arterial roadway.	Info Only
66.	Public Works - Engineering	Cross access for parcel's one and two will have to be established at final engineering.	Info Only
67.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for this project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0331
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0472

Title:

RED BUG LAKE RD - PRE-APPLICATION

Project Number: 26-80000056

Project Description: Proposed Special Exception to split the lot for a K-12 school on 5.22 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Dodd Rd

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

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

BCC District: 1-Dallari

Applicant: Pete Baldwin (407) 973-2011

Consultant: N/A



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

PROJ. #: 26-80000056

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 3925 Red Bug Lake Rd
PARCEL ID #(S): 23-21-30-300-0190-0000
TOTAL ACREAGE: 2.20 BCC DISTRICT: 1: Dallari
ZONING: A-1 FUTURE LAND USE: K-12 School LDR

APPLICANT

NAME: Pete Baldwin COMPANY: ~~Chris~~ Baldwin Whiteacre LLC
ADDRESS: 229 N John Young Parkway
CITY: Kissimmee STATE: FL ZIP: 34741
PHONE: 407 973 2011 EMAIL: [REDACTED]

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
Description of proposed development: _____

STAFF USE ONLY

COMMENTS DUE: 5/22 COM DOC DUE: 5/28 DRC MEETING: 6/10
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: A-1 FLU: LDR LOCATION: on the south side of Red Bug Lake Rd, west of Dodd Rd
W/S: Seminole County BCC: 1: Dallari

Agenda: 6/5

LETTER OF INTENT

Date: MAY 5, 2026

RE: Letter of Intent to Purchase

3925 Red Bug Lake Rd
Casselberry, FL 32707

1. Buyer

Baldwin Whiteacre LLC, or affiliated assignee (“Buyer”)

2. Property

The property located at 3925 Red Bug Lake Rd, Casselberry, FL 32707, consisting of approximately 12,933 square feet situated on approximately 2.20 acres (subject to parcel split) (the “Property”).

4. Proposed Use

Buyer intends to lease the property to Individual Education Plan Academy, a not-for-profit Christian educational institution operating as Christian Preparatory Schools. The school will offer grades K-12. The target class size is 18 students. The target enrollment for the 2027-2028 school year is 100 students.

Buyer and Tenant intend to maintain a cooperative relationship with the existing church, including shared parking arrangements and accommodation for Sunday services and special events.

EDUCATIONAL PROPERTY FOR SALE

3925 RED BUG LAKE RD, CASSELBERRY, FL 32707

12,933± SF ON 2.20± AC AVAILABLE



DESCRIPTION

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

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

BUILDING FEATURES

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

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | **407.540.7789**
 Vice President
Carlin.Beekman@foundrycommercial.com
 Licensed Real Estate Broker

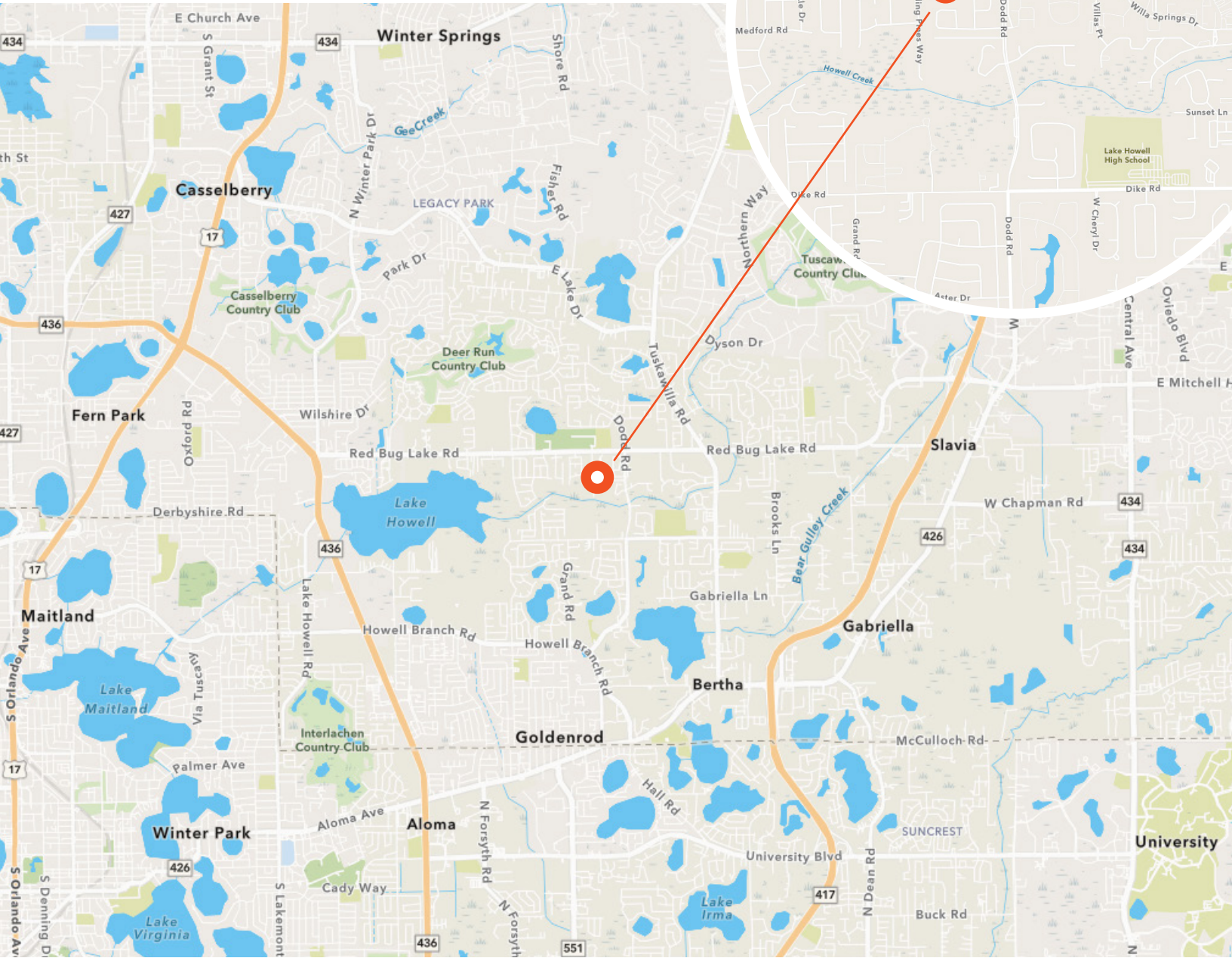
MATT MESSIER, SIOR, CCIM | **407.540.7718**
 Principal, Managing Director
Matt.Messier@foundrycommercial.com
 Licensed Real Estate Broker

FOUNDRY
 COMMERCIAL

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

LOCATION

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



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 Carlin.Beekman@foundrycommercial.com
 Licensed Real Estate Broker

MATT MESSIER, SIOR, CCIM | 407.540.7718
 Principal, Managing Director
 Matt.Messier@foundrycommercial.com
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PHOTOS



ASSEMBLY SPACE



ASSEMBLY SPACE



KITCHEN



KITCHEN



CLASSROOM



OFFICE

FOR MORE INFORMATION, PLEASE CONTACT:

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Vice President

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PHOTOS



CLASSROOM



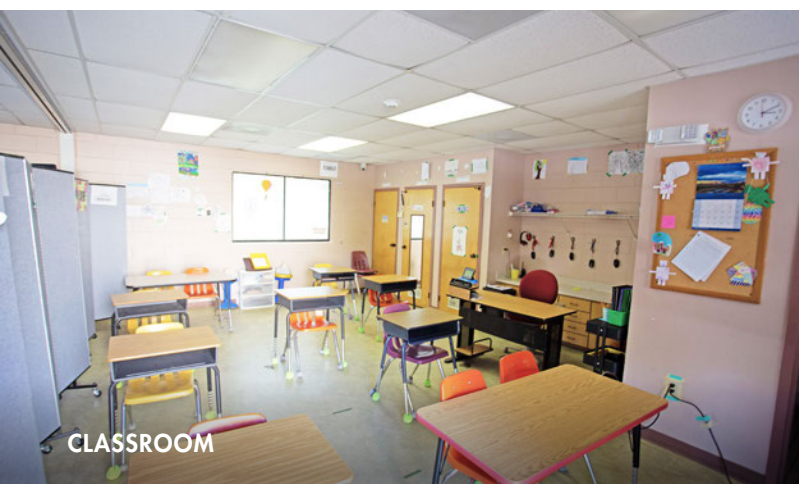
OFFICE



CLASSROOM



CLASSROOM



CLASSROOM



PARKING AREA

FOR MORE INFORMATION, PLEASE CONTACT:

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Vice President

Carlin.Beekman@foundrycommercial.com

Licensed Real Estate Broker

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Principal, Managing Director

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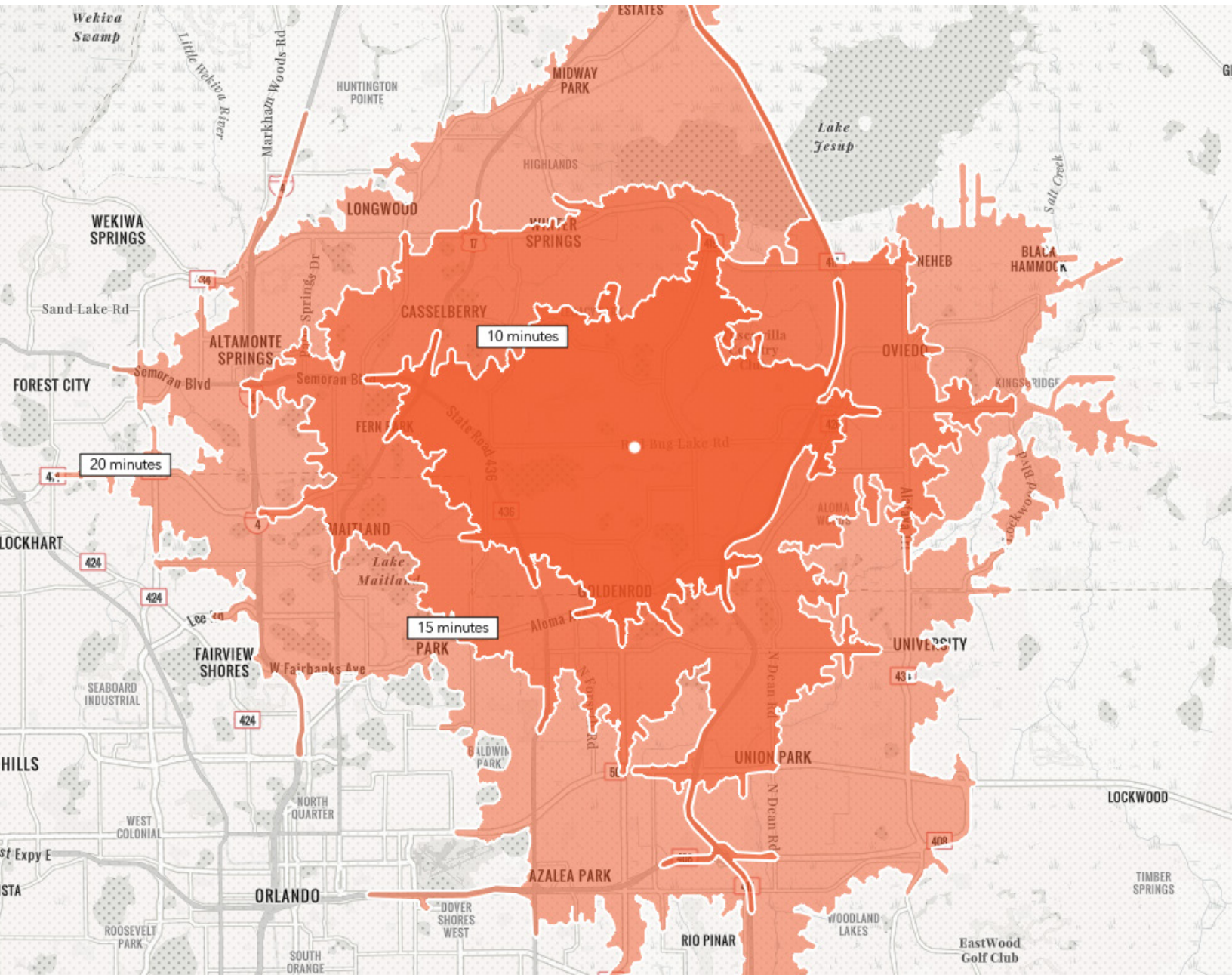
Licensed Real Estate Broker

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DRIVE TIMES



36,500 VEHICLES

Red Bug Lake Road Annual Daily Traffic Count 2022

FOR MORE INFORMATION, PLEASE CONTACT:

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Vice President

Carlin.Beekman@foundrycommercial.com

Licensed Real Estate Broker

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Principal, Managing Director

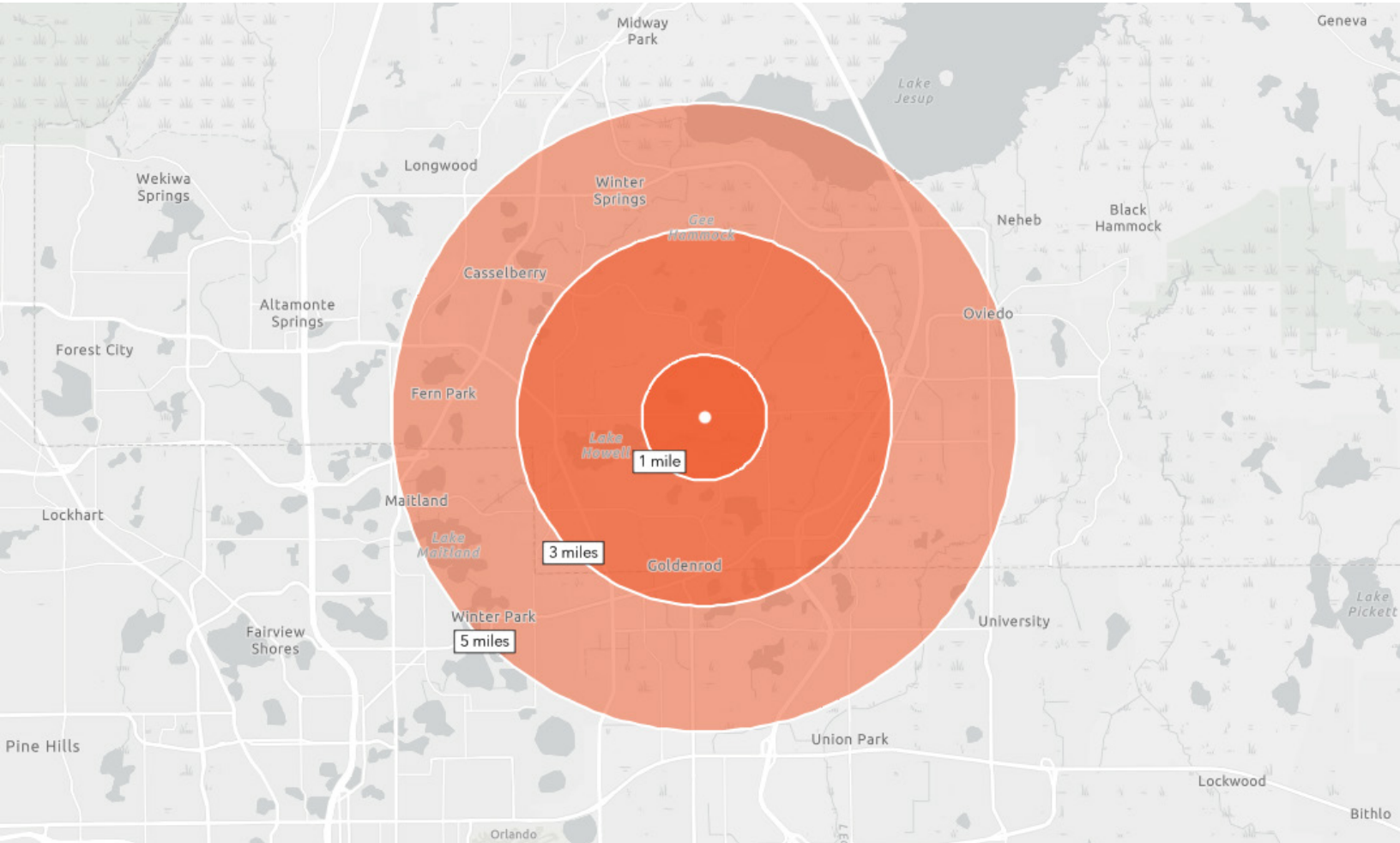
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DEMOGRAPHICS



1 MILE RADIUS

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

3 MILE RADIUS

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

5 MILE RADIUS

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

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2026 Property Record Card



Parcel: 23-21-30-300-0190-0000
 Property Address: 3925 RED BUG LAKE RD CASSELBERRY, FL 32707
 Owners: TUSKAWILLA UNITED METHODIST CHURCH INC
 2026 Market Value \$3,625,027 Assessed Value \$3,287,116 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$40,876.78
 Churches property w/1st Building size of 7,005 SF and a lot size of 5.22 Acres

Parcel Location



Current Site Picture



Parcel Information

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

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$2,952,243	\$2,325,668
Depreciated Other Features	\$22,695	\$12,530
Land Value (Market)	\$650,089	\$650,089
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,625,027	\$2,988,287
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$337,911	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$3,287,116	\$2,988,287

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 TUSKAWILLA UNITED METHODIST CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,287,116	\$3,287,116	\$0
SCHOOLS	\$3,625,027	\$3,625,027	\$0
FIRE	\$3,287,116	\$3,287,116	\$0
ROAD	\$3,287,116	\$3,287,116	\$0
WATER MANAGEMENT DISTRICT	\$3,287,116	\$3,287,116	\$0

Sales

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

Land

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

Building Information

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

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	2802

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



Building 2

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	1020

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

Building 3

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04888	3925 RED BUG LAKE RD: HOOD SYSTEM NFA 96	\$1,893		4/20/2022
18550	3925 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-church	\$5,675		1/5/2021

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

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN WALKS CONC COMM	1982	10000	\$33,500	\$20,100
	1982	795	\$4,325	\$2,595

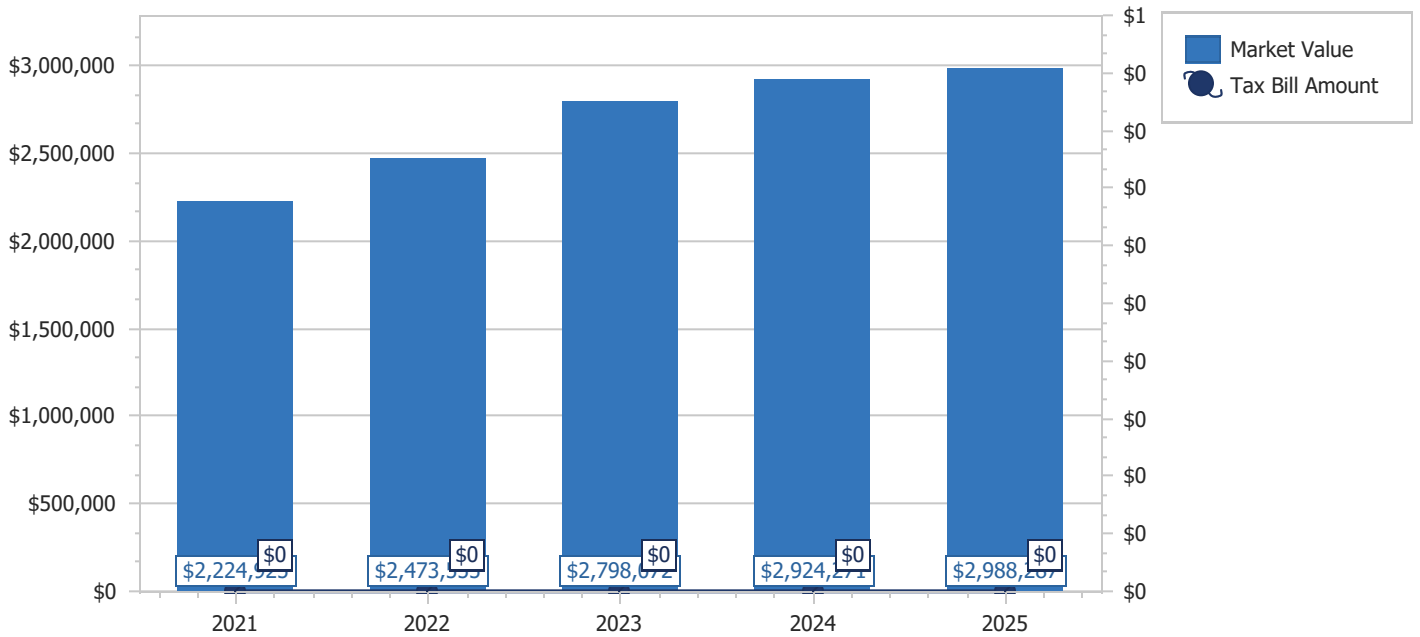
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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

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

Property Value History



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

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

Receipt Details

Date: 5/13/2026 8:54:46 AM
Project: 26-80000056
Credit Card Number: 42*****7423
Authorization Number: 03513G
Transaction Number: 130526O3B-6EF45546-465F-4DF2-BB2E-026ED939A485
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	RED BUG LAKE RD - PRE-APPLICATION	PROJ #: 26-80000056
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/13/26	
RELATED NAMES:	EP PETE BALDWIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-21-30-300-0190-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO SPLIT THE LOT FOR A K-12 SCHOOL ON 2.20 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
NO OF ACRES	2.20	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF DODD RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
PETE BALDWIN BALDWIN WHITEACRE LLC 229 N JOHN YOUNG PWKY KISSIMMEE FL 34741 (407) 973-2011	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential with A-1 (Agriculture) zoning.
- Per Florida Statute 1002.42, “private schools” may use facilities on property owned or leased by a library, community service organization, museum, performing arts venue, theater, cinema, or church facility under s. 170.201, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities. However, a private school choosing to operate under this statute must meet specific criteria referenced in Comment #15. If the school cannot meet those criteria, it must apply for a special exception.
- The Applicant will be required to submit a small site plan demonstrating compliance with off-street parking requirements for the school and the church. If these requirements cannot be met, a shared parking agreement must be provided as part of the small site plan review.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure. The building occupancy is Assembly and mut be Educational for the proposed use.	Info Only
2.	Building Division Daniel Losada	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
3.	Building Division Daniel Losada	Site and structure must comply with the Florida Accessibility Code.	Info Only
4.	Building Division Daniel Losada	Standard building permit will apply - Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.	Info Only
5.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
6.	Environmental Services Maliha Rahman	Seminole County Utilities will continue to be the provider for water. Existing utility connections can be reused. If increased water demands are required, connections may need to be upsized to meet new demands.	Info Only
7.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 1.5" PVC potable water main running along the southwestern side of the property.	Info Only
8.	Environmental Services Maliha Rahman	The proposed school is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
9.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this	Info Only

	Maliha Rahman	development's potable water system or by an alternative irrigation source such as an irrigation well.	
10.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
11.	Environmental Services Maliha Rahman	This development may need to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate. Please have an authorized representative complete a short IPP survey for us to evaluate the pretreatment requirements for this facility. The survey can be found at the following link: https://survey123.arcgis.com/share/cc933b86b7524bd7a67106dc1bc70730 . You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov if you have any questions/concerns about the program applicability to this development. Our IPP website can be found at the following link: https://www.seminolecountyfl.gov/departments-services/utilities/wastewater/industrial-pretreatment-program.shtml .	Info Only
12.	Planning and Development Annie Sillaway	The building setbacks for A-1 (Agriculture) are: Front: Fifty (50) feet, Ten (10) feet, Thirty (30) feet.	Info Only
13.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Site Plans are reviewed administratively by staff and are not required to be heard by the board. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only

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

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

		<p>instances where facilities were proposed to be constructed. The church has to have been actively used as a church within 5 years of the agreement between the private school and the church. If so, then the private school can be established on the property under the existing zoning. This preemption, however, only applies to rezonings, special exceptions or land use changes, thus, the private school would have to comply with all other requirements of the LDC. It would also have to go through the site plan process and comply with any other applicable requirements under the existing zoning, future land use, or special exceptions that may have been granted on the property. Given the above statutory framework, a private school seeking to avail itself of this provision of the Florida Statutes would need to provide the following to the County:</p> <ol style="list-style-type: none"> 1) Evidence that the property where the private school is proposed to be located is either owned or leased by a church or has been purchased from a church. 2) A copy of the executed agreement between the private school and the church to either use the facility or purchase the facility, whichever is applicable. 3) Evidence from the applicant that the property was actively used as a church within 5 years of the agreement referenced in 2). 4) Planning and Zoning verification of the applicant's evidence that the property was actively used as a church during the applicable time period. 5) A site plan or any other required application for the proposed school. The Applicant must provide documentation demonstrating that the request complies with the statutory provisions. If the preemption requirements are satisfied, the Applicant will not be required to obtain a Special Exception. If the requirements cannot be met, the Applicant must proceed with the Special Exception process. Even if the Applicant complies with the state statute, they are still required to complete the site plan review process and adhere to all applicable Comprehensive Plan and Zoning district requirements. 	
17.	Planning and	Off street parking requirements: Elementary and	Info Only

	Development Annie Sillaway	Middle: 1.75 spaces / classroom and High School and Above: 5 spaces / classroom.	
18.	Planning and Development Annie Sillaway	<p>On October 1, 2025, a Preliminary Subdivision Plan was approved for a shared parking agreement between the church and school that only had pre-kindergarten and a daycare facility.</p> <p>The proposed use would be required to demonstrate that they can meet the parking requirements or update the shared parking agreement to make sure there is enough parking between the two uses of a church and private school.</p>	Info Only
19.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
20.	Planning and Development Annie Sillaway	<p>Step 1 – Special Exception: The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.</p> <p>Step 2 – Site Plan Approval: If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	Info Only
21.	Planning and Development Annie Sillaway	<p>A Special Exception for the Arbor School, serving grades K–12 and nursery school, was approved on January 28, 2019.</p> <p>The Arbor School’s contract with Tuskawilla United Methodist Church ended on October 21, 2023.</p>	Info Only

		Under the terms of the Special Exception, if the use is discontinued or abandoned for 180 days or longer, future use of the property shall revert to the permitted uses of the zoning district in which the land is located per Sec. 30.3.6.	
22.	Planning and Development Annie Sillaway	The Tuskawilla Methodist Final Plat is currently being reviewed by the County in order to complete the subdivision process of the property.	Info Only
23.	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
24.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	Public Safety - Fire Marshal Matthew Maywald	Building shall require a change of use to comply with current FFPC which may include upgrades to fire alarm, life safety, etc.	Info Only
26.	Public Works - Engineering Andrew Broxton	Any alterations to the site, such as adding additional impervious surface for parking, will require site plan approval for grading and drainage.	Info Only
27.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez07@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete	Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov
Natural Resources	No Review Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0473

Title:

UPHOLSTERY OFFICE - PRE-APPLICATION

Project Number: 25-80000051

Project Description: Proposed Special Exception for office use on 0.43 acres in the RP zoning district located on south side of SR 436, west of Us Hwy 17-92

Project Manager: Chad Harvey (407) 665-7341 (charvey02@seminolecountyfl.gov)

Parcel ID: 17-21-30-508-0A00-0030

BCC District: 4-Lockhart

Applicant: Dionis Pena (407) 438-9117

Consultant: N/A



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

PROJ. #: **26-80000051**

RECEIVED 04/28/2026
 PAID 05/18/2026
 PM CHAD HARVEY

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Office	
PARCEL ID #(S): 17- 21- 30 - 508 - 0A00 - 0030	
TOTAL ACREAGE: 0.43	BCC DISTRICT: 4: LOCKHART
ZONING: RP	FUTURE LAND USE: OFF

APPLICANT

NAME: Dionis Pena		COMPANY: Penas Upholstery LLC	
ADDRESS: 2908 Lakeview Dr unit 110			
CITY: Fern Park	STATE: FL	ZIP: 32730	
PHONE:	EMAIL:	[REDACTED]	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: upholstery office used

STAFF USE ONLY

COMMENTS DUE: 05/29	COM DOC DUE: 06/04	DRC MEETING: 06/10/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: RP	FLU: OFF	LOCATION: on the northwest side of Lakeview Dr, south of E Altamonte Dr
W/S: CASSELBERRY/SEMINOLE	BCC: 4: LOCKHART	

AGENDA 06/05

DETAILED NARRATIVE – SPECIAL EXCEPTION REQUEST

Seminole County Pre-Application
Proposed Development: Special Exception

Project Description

The applicant is requesting a **Special Exception approval** to allow the use of a portion of an existing residential unit as an **office space** for an upholstery business. The purpose of this request is to establish a small administrative office area to support the applicant's upholstery operations, including customer phone communication, scheduling, project estimating, invoicing, and general business management.

The proposed office use will be **limited in size and scope**, and will remain secondary to the primary residential use of the property.

Proposed Use

The office will be used strictly for business-related administrative functions, such as:

- Telephone and online communications
- Business paperwork, invoices, and record keeping
- Design consultation and planning for upholstery projects
- Product and material ordering coordination

No heavy manufacturing or industrial operations are proposed inside the office area. The main intent is to operate as a small professional office space supporting a local upholstery service business.

Operations and Impacts

The applicant intends to maintain the property in a clean and orderly condition and operate the business in a manner that minimizes any impacts to neighboring properties.

Key operational considerations include:

- No significant increase in traffic beyond normal residential levels
- No outdoor storage of materials or equipment is proposed
- Noise levels will remain consistent with normal residential activity

- Any business deliveries will be minimal and comparable to standard residential deliveries

Consistency with Community Character

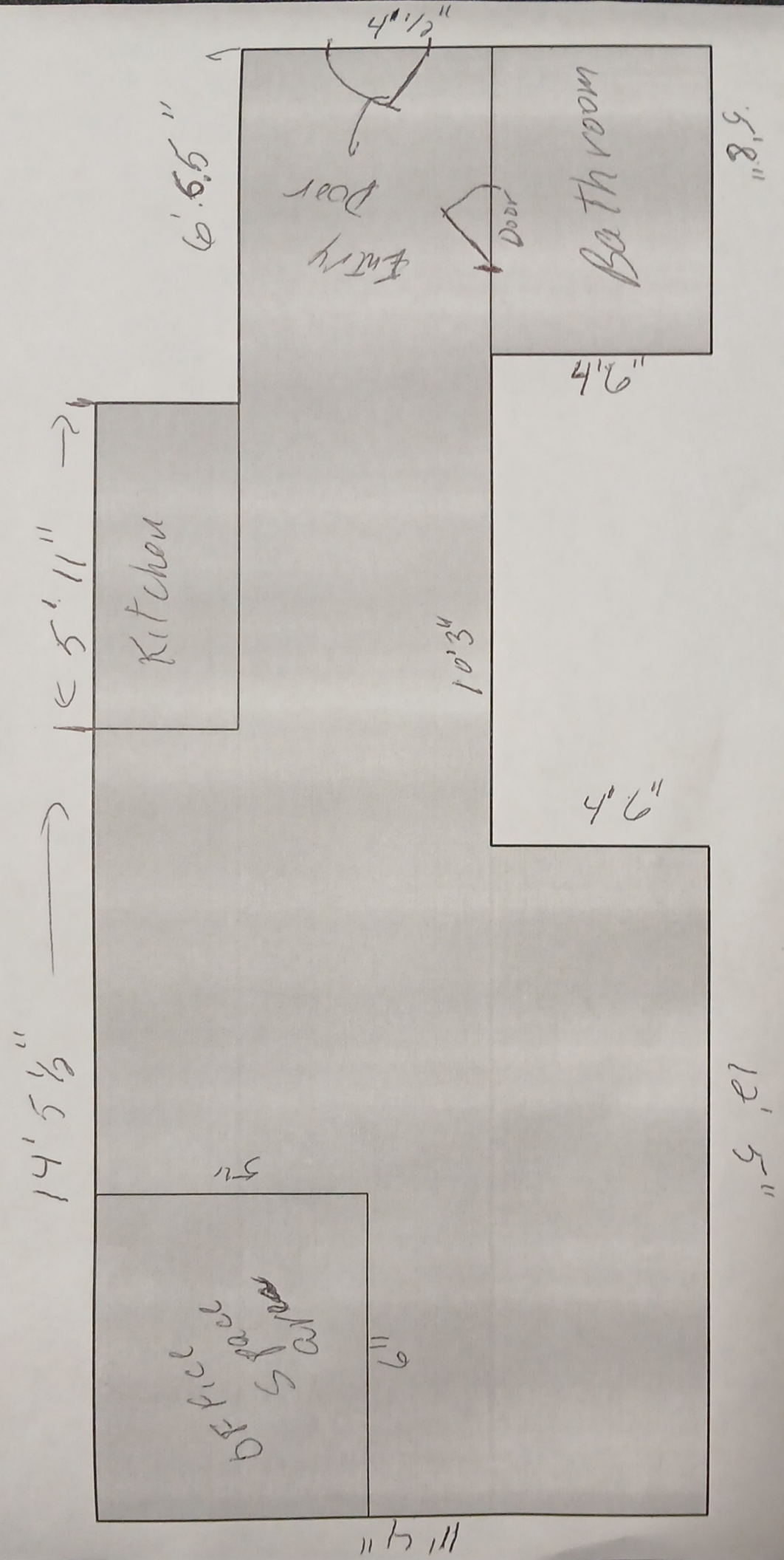
The requested Special Exception is intended to support a small local business while maintaining the residential character of the neighborhood. The proposed office use will be low intensity, professionally managed, and compatible with surrounding land uses.

The applicant believes this request meets the intent of Seminole County's Land Development Code by allowing a reasonable business office use without negatively affecting public health, safety, or welfare.

Conclusion

The applicant respectfully requests consideration and approval of this Special Exception to allow a portion of the unit to be used as a business office for upholstery services. This use will remain limited, organized, and compatible with the surrounding residential community.

Office



Property Record Card



Parcel: 17-21-30-508-0A00-0030
Property Address: 2908 LAKEVIEW DR FERN PARK, FL 32730
Owners: VNV REALTY HOLDING LLC
 2026 Market Value \$470,190 Assessed Value \$470,190 Taxable Value \$470,190
 2025 Tax Bill \$4,541.96 Tax Savings with Non-Hx Cap \$570.20
 Mixed Commercial/Residential property w/1st Building size of 2,317 SF and a lot size of 0.43 Acres

Parcel Location



Site View



1721305080A000030 03/04/2025

Parcel Information

Parcel	17-21-30-508-0A00-0030
Property Address	2908 LAKEVIEW DR FERN PARK, FL 32730
Mailing Address	315 S RONALD REAGAN BLVD LONGWOOD, FL 32750-5404
Subdivision	SOUTH FERN PARK SUBD REPLAT OF BLK C
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$321,401	\$235,125
Depreciated Other Features	\$13,990	\$7,517
Land Value (Market)	\$134,799	\$131,081
Land Value Agriculture	\$0	\$0
Just/Market Value	\$470,190	\$373,723
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$67,639
P&G Adjustment	\$0	\$0
Assessed Value	\$470,190	\$306,084

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,112.16
Tax Bill Amount	\$4,541.96
Tax Savings with Exemptions	\$570.20

Owner(s)

Name - Ownership Type
 VNV REALTY HOLDING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 BLK A
REPLAT OF BLK C
SOUTH FERN PARK SUBD
PB 7 PG 81

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$470,190	\$0	\$470,190
Schools	\$470,190	\$0	\$470,190
FIRE	\$470,190	\$0	\$470,190
ROAD DISTRICT	\$470,190	\$0	\$470,190
SJWM(Saint Johns Water Management)	\$470,190	\$0	\$470,190

Sales

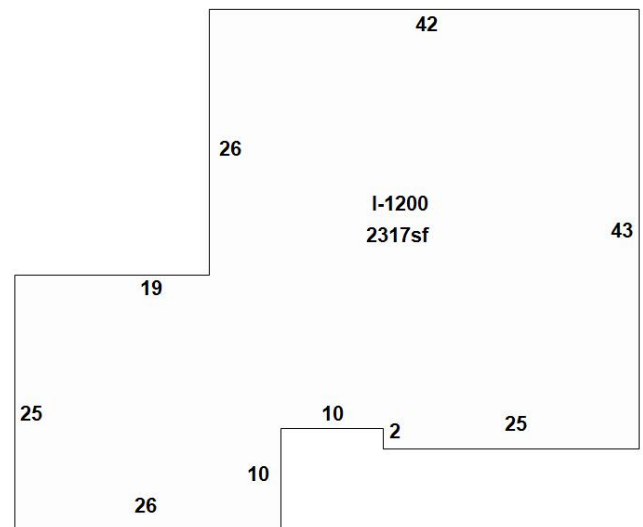
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/20/2025	\$535,000	10884/0771	Improved	Yes
WARRANTY DEED	7/1/2014	\$195,000	08300/0550	Improved	Yes
WARRANTY DEED	10/1/2004	\$100	05486/1742	Improved	No
WARRANTY DEED	2/1/2004	\$100	05198/0834	Improved	No
WARRANTY DEED	7/1/1978	\$35,000	01179/1642	Improved	Yes

Land

Units	Rate	Assessed	Market
18,593 SF	\$7.25/SF	\$134,799	\$134,799

Building Information

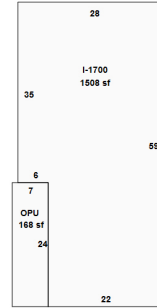
#	1
Use	COMM/RES
Year Built*	1948/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2317
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$239,211
Assessed	\$191,369



Building 1

* Year Built = Actual / Effective

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1948/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1508
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$238,591
Assessed	\$130,032



Sketch by OpenSketch

Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH UNFINISHED	168

Permits

Permit #	Description	Value	CO Date	Permit Date
10517	REROOF	\$9,500		9/8/2016

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1983	6960	\$23,316	\$13,990

Zoning

Zoning	RP
Description	Residential Professional
Future Land Use	OFF
Description	Office

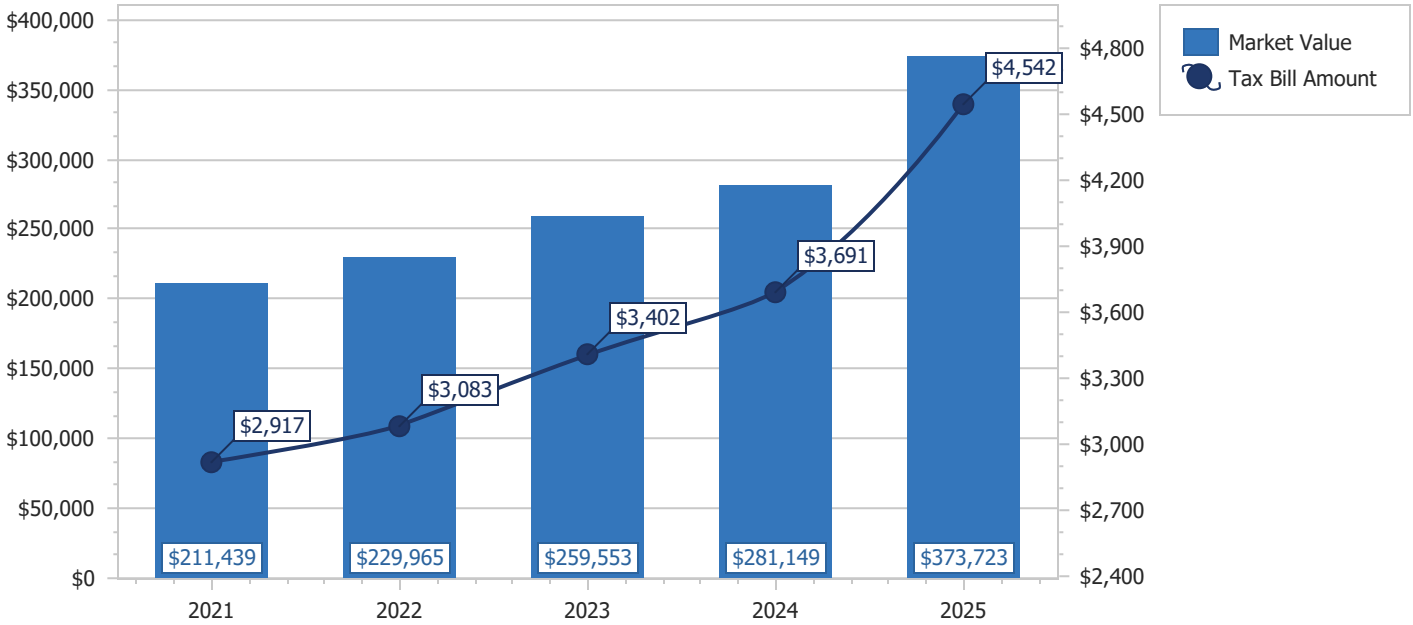
School Districts

Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 5/18/2026 8:24:43 AM
Project: 26-80000051
Credit Card Number: 47*****6817
Authorization Number: 080594
Transaction Number: 180526C19-E591DE02-80AD-45C7-9D17-980A59F31F3E
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	UPHOLSTERY OFFICE - PRE-APPLICATION	PROJ #: 26-80000051
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/18/26	
RELATED NAMES:	EP DIONIS PENA	
PROJECT MANAGER:	CHAD HARVEY (407) 665-7	
PARCEL ID NO.:	17-21-30-508-0A00-0030	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN OFFICE USE ON 0.43 ACRES IN THE RP ZONING DISTRICT LOCATED ON NORTHWEST SIDE OF LAKEVIEW DR, SOUTH OF E ALTAMONTE DR	
NO OF ACRES	0.43	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	RP	
LOCATION	ON THE NORTHWEST SIDE OF LAKEVIEW DR, SOUTH OF E ALTAMONTE DR	
FUTURE LAND USE-	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
DIONIS PENA PENAS UPHOLSTERY LLC 2908 LAKEVIEW DR FERN PARK FL 32730 (407) 438-9117 [REDACTED]	N/A	

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

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

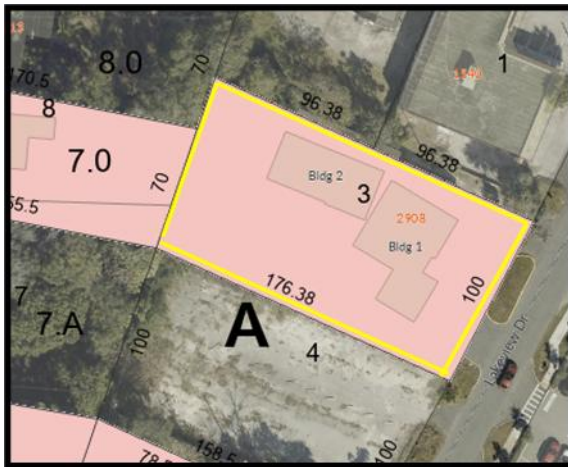
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

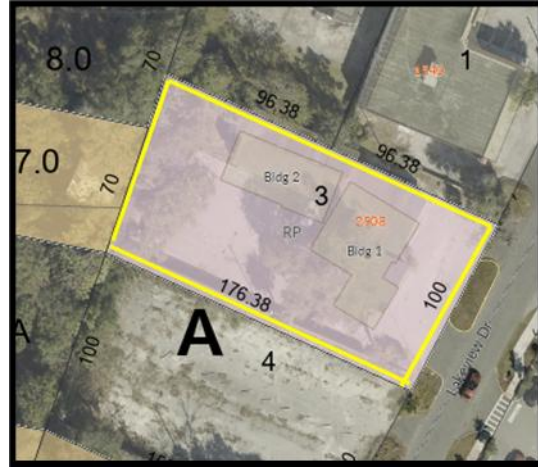
- The subject property has a Future Land Use of Office and RP (Residential Professional) zoning.
- The property is adjacent to and within the utility service area of, the City of Casselberry. Please contact the City at 407-262-7700 to discuss the utilities and potential for pre-annexation agreement prior to submitting a formal application with the County for this site.
- A live-work unit is not permitted in the RP zoning district.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use



Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Chad Harvey	Comment A full buffer review will be done at time of site plan review if it is determined that a site plan is required for the proposed use.	Info Only
2.	Buffers and CPTED Chad Harvey	Comment Approved plan species list. All plant material proposed to be installed on a site shall be site appropriate, and selected from the Approved Plant Species list set forth in Figure 14.1 of Chapter 30 of the Seminole County Land Development Code, or from the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Use of any other species shall require prior approval by the Development Services Director. The plants listed in Figure 14.1 have demonstrated the ability to grow and thrive in the Central Florida Area.	Info Only
3.	Buffers and CPTED Chad Harvey	Comment All required landscaping and buffering associated with this request must meet the regulations provided in Chapter 30, Part 14 of the SCLDC.	Info Only
4.	Buffers and CPTED Chad Harvey	Comment Buffer information can be found here: http://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
5.	Buffers and CPTED Chad Harvey	Comment Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
6.	Buffers and CPTED Chad Harvey	Comment Off-site trees do not count towards the landscape buffer requirements.	Info Only
7.	Buffers and CPTED Chad Harvey	Comment Buffers can overlap into a retention area.	Info Only
8.	Building Division Daniel Losada	Comment - This entire building requires a Change of Occupancy.	Info Only
9.	Building Division Daniel Losada	Comment - Separate permits are required for each building and standalone structures. Example: each building, standalone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....	Info Only
10.	Building Division Daniel Losada	Comment - Structure will require a fire separation between each tenant unit.	Info Only
11.	Building Division Daniel Losada	Comment - Type of use and size of building requires fire sprinklers and fire alarms.	Info Only

12.	Building Division Daniel Losada	Comment - Site must comply with the Florida Accessibility Code.	Info Only
13.	Building Division Daniel Losada	Comment - All alterations to the structure will require a permit.	Info Only
14.	Building Division Daniel Losada	Comment - Each unit Buildout will require a separate permit.	Info Only
15.	Comprehensive Planning David German	<p>Comment Site has a Future Land use of OFF (Office). Per Policy FLU 5.3.1 Office:</p> <p>The purpose and intent of this land use is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. In addition, limited residential use shall be allowed, serving a support function to predominantly office developments in order to bring housing and employment opportunities together on a single site. The maximum intensity permitted in this designation is 0.35 floor area ratio.</p> <p>Where residential use is proposed in an office development, residential floor area shall be counted towards the maximum FAR of 0.35.</p> <p>Uses</p> <ul style="list-style-type: none"> - Conversion of existing residential structures to low intensity professional office uses; - General office development; - Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures; - Missing Middle residential units within an office development, where such use occupies no more than 20 percent of net buildable area and 49 percent of total floor area <p>Based on this, a proposed office use along with residential use appears consistent with OFF Future Land Use and must meet the FAR criteria as well as the total floor area percentages listed in Policy FLU 5.3.1 Office. The use must also be compatible with the underlying zoning.</p>	Info Only
16.	Environmental Services Maliha Rahman	Comment Seminole County Utilities has no objection to the proposed office.	Info Only
17.	Environmental Services Maliha Rahman	Comment This area of the County is located within the City of Casselberry's potable water service area. A point of contact for the City of Casselberry's Utility Department is 407-262-7725 Opt. 3 or email Matt Baker at mbaker@casselberry.org for any possible objection or inquiries on the proposed office.	Info Only
18.	Environmental Services Maliha Rahman	Comment The proposed office is within Seminole County's Sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal	Info Only

		systems (OSTDS) aka septic systems will be needed to service them instead. Existing septic connections can be used. No utility work required.	
19.	Planning and Development Chad Harvey	Comment The subject property is adjacent to the City of Casselberry. Seminole County will provide an intergovernmental notice to the adjacent city.	Info Only
20.	Planning and Development Chad Harvey	Comment Office use is permitted in RP (Residential Professional) zoning district based on a previous special exception approved on July 17, 1978, for this property. A live-work unit is not permitted in the RP zoning district.	Info Only
21.	Planning and Development Chad Harvey	Comment The subject property has a Future Land Use of Office and RP (Residential Professional) zoning, which was rezoned from R-2 to RP in 1978.	Info Only
22.	Planning and Development Chad Harvey	Comment Please note that a stop work order has been issued on May 27, 2026 from the Seminole County Building Division, and a Code Enforcement Action has been issued for this property by our Code Enforcement Division.	Info Only
23.	Planning and Development Chad Harvey	Comment The subject Site is located within the City of Casselberry utility service area. Please contact the City at 407-262-7700 to discuss the utility requirements and the potential for pre-annexation agreement prior to submitting a formal application with the County for this site.	Info Only
24.	Public Safety - Fire Marshal Matthew Maywald	Comment Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	Public Safety - Fire Marshal Matthew Maywald	Comment Any change to the building will require appropriate building alteration permits.	Info Only
26.	Public Works - Engineering Andrew Broxton	Comment Addition of impervious surface will require site plan approval with drainage analysis.	Info Only
27.	Public Works - Engineering Andrew Broxton	Comment The property is adjacent to Lakeview Drive which is a local road maintained by the City of Casselberry. Alterations to the site may require permitting by the City.	Info Only
28.	Public Works - Engineering Andrew Broxton	Comment Use of site as a commercial office will require addition of ADA parking and access to be shown at site plan approval.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact	Status
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-0311	Info Only
Planning and Development	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386	Info Only
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-2033	Info Only
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-5764	Info Only
Buffers and CPTED	Chad Harvey	charvey02@seminolecountyfl.gov	407-665-7341	Info Only
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Info Only

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2026-0474

Title:

ASSISTED LIVING FACILITY - PRE-APPLICATION

Project Number: 25-80000057

Project Description: Proposed Special Exception for an assisted living facility on 0.91 acres in the R-1AAA zoning district located on the east side of Sweetwater Cove Blvd, south of Wekiva Springs Rd

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

Parcel ID: 32-20-29-5DP-0G00-0020

BCC District: 3-Constantine

Applicant: Lacey Lahey (602) 402-6502

Consultant: N/A



PM: David

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

PROJ. #: 26-80000057

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Assisted Living Facility - Residential
PARCEL ID #(S): 3220295 DPOG 000020 (201 S. Sweetwater Cove Blvd)
TOTAL ACREAGE: ~~1.26 acres~~ 0.91 BCC DISTRICT: 3: Constantine
ZONING: Currently R-1 AAA FUTURE LAND USE: LDK

APPLICANT

NAME: Lacey Lahey COMPANY:
ADDRESS: 673 Smokerise Blvd
CITY: Longwood STATE: FL ZIP: 32779
PHONE: 602-402-6502 EMAIL: [REDACTED]

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
Description of proposed development: To use a home in residential area for small 10-12 bed assisted living home - residential assisted living or group living

STAFF USE ONLY

COMMENTS DUE: 5/29 COM DOC DUE: 6/4 DRC MEETING: 6/10
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: R-1 AAA FLU: LDK LOCATION: on the east side of Sweetwater Cove Blvd
W/S: Sunshine Water BCC: 3: Constantine south of Wekiva Spring Rd
Agenda: 6/5

Lacey Lahey DPT
673 Smokerise Blvd
Longwood, FL 32779
602-402-6502
[REDACTED]

Date: May 19, 2026

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

RE: Request for Special Exception Approval
Proposed Residential Assisted Living Facility
201 South Sweetwater Boulevard, Longwood, FL

To Whom It May Concern,

I respectfully submit this letter in support of a Special Exception request for the property located at 201 South Sweetwater Boulevard in Longwood, Florida, for the operation of a small Residential Assisted Living Facility serving approximately 10-12 residents.

This property presents a unique opportunity for adaptive residential reuse that would directly benefit Seminole County and the surrounding community. The home has remained in prolonged short sale and/or foreclosure status and has struggled to sell for many years despite its substantial size and location. As a result, the property has remained underutilized when it could instead serve an important and growing community need.

At approximately 6,396 square feet, the residence is exceptionally well-suited for a thoughtfully designed, residential-style assisted living environment. The proposed use would allow aging adults to remain in a quieter, more home-like setting rather than being forced into large institutional facilities.

A preliminary interior transformation plan has already been developed and submitted demonstrating the feasibility and safety of the proposed layout. The plan includes:

- Approximately 10 resident bedrooms
- Two double-occupancy rooms to comfortably accommodate up to 12 residents total
- At least one half-bath attached to each resident room for convenience and dignity
- Two dedicated roll-in shower/bathing areas designed for assisted bathing and accessibility needs
- Adequate circulation and hallway space for mobility devices and caregiver assistance
- Staff accommodations and monitoring capability while preserving a residential atmosphere

The size and configuration of the home allow these accommodations to be implemented without overcrowding or compromising resident comfort. The facility is intended to maintain a low-impact residential appearance while operating in a safe, professional, and compassionate manner.

In addition to revitalizing a long-stagnant property, this project would help address the increasing demand for senior housing and assisted living options within Seminole County. Florida continues to experience rapid growth in its aging population, and smaller residential assisted living homes provide an important bridge between independent living and institutional nursing care.

This proposed facility would offer:

- A quieter and more personalized care environment
- Increased housing options for seniors needing assistance with daily living
- Additional local employment opportunities for caregivers and support staff
- Productive reuse of a distressed residential property
- A maintained and improved property contributing positively to the neighborhood

As a local healthcare practitioner who lives nearby and has spent many years working directly with aging adults in both home and clinical settings, I have seen firsthand the growing need for smaller, residential-style assisted living environments within our community. Many families are searching for safe, dignified options that provide personalized care in a home-like setting rather than a large institutional environment. Because I am personally connected to this area and actively involved in serving the aging population, I am deeply invested in ensuring this home is operated responsibly, professionally, and in a manner that positively contributes to the surrounding community.

Every effort is intended to ensure compatibility with the surrounding community, including maintaining the residential character of the property, appropriate parking accommodations, controlled occupancy, and adherence to all applicable life safety, accessibility, and state licensing requirements.

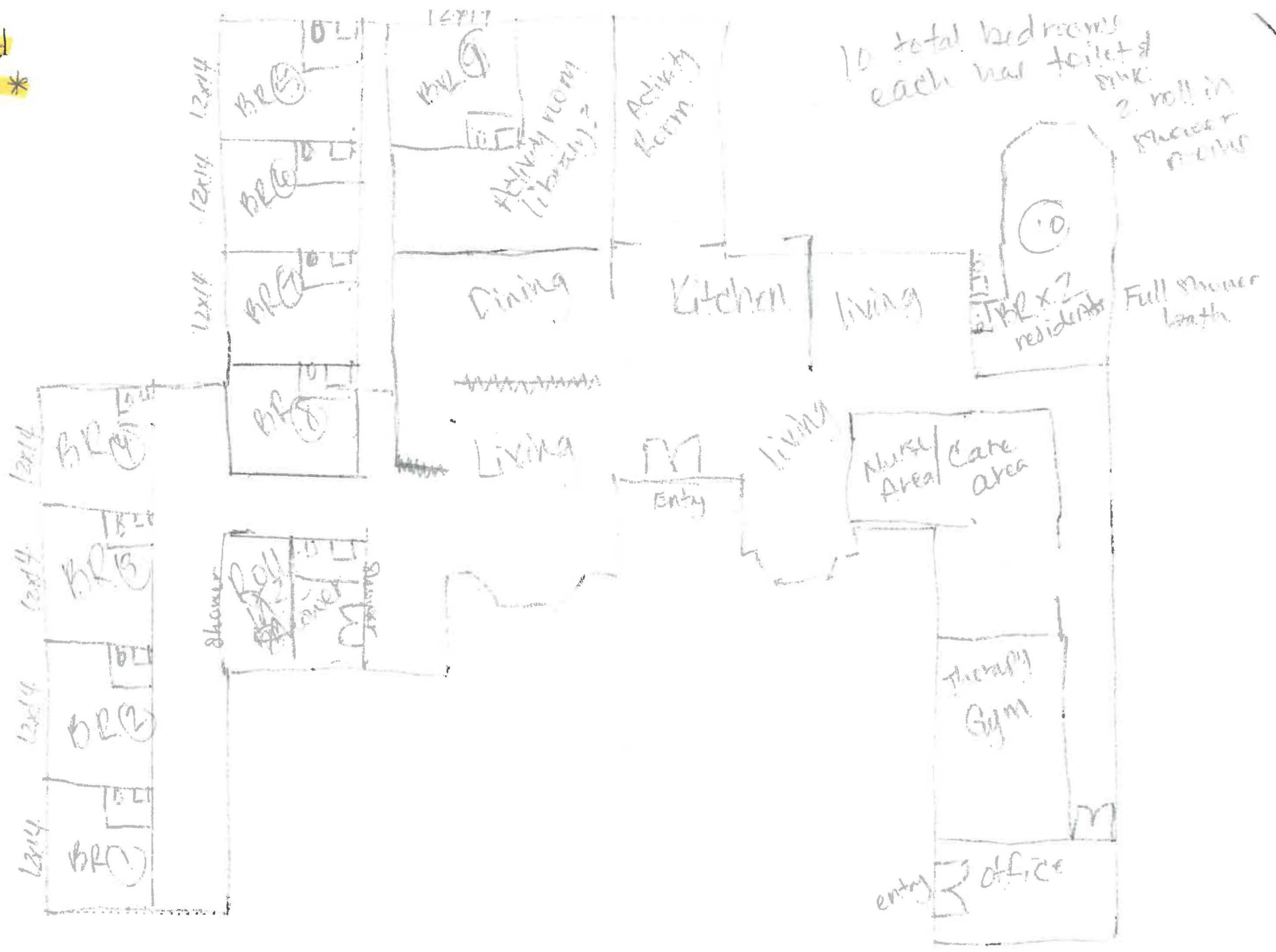
I respectfully ask the County to consider the broader community value of this proposal and approve the requested Special Exception. This project represents an opportunity to transform a long-underutilized property into a meaningful residential care environment that serves Seminole County families with dignity, safety, and compassion.

Thank you for your time and consideration. I appreciate the opportunity to present this proposal and am available to answer any questions or provide additional documentation as needed.

Sincerely,

Lacey Lahey

* Proposed
Layout *



2026 Property Record Card



Parcel: **32-20-29-5DP-0G00-0020**
 Property Address: **201 S SWEETWATER COVE BLVD LONGWOOD, FL 32779**
 Owners: **WENDY INTERNATIONAL INVESTMENT LLC**
 2026 Market Value \$830,163 Assessed Value \$830,163 Taxable Value \$830,163
 2025 Tax Bill \$13,435.08
 The 5 Bed/3 Bath Single Family property is 5,537 SF and a lot size of 0.91 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	32-20-29-5DP-0G00-0020
Property Address	201 S SWEETWATER COVE BLVD LONGWOOD, FL 32779
Mailing Address	779 CORAL TREE WAY UPLAND, CA 91784-1697
Subdivision	SWEETWATER OAKS SEC 07
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$649,163	\$809,168
Depreciated Other Features	\$51,000	\$43,000
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$830,163	\$982,168
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	\$830,163	\$982,168

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,435.08
Tax Bill Amount	\$13,435.08
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
WENDY INTERNATIONAL INVESTMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Appendages	
Description	Area (ft ²)
BASE	700
BASE	225
BASE	170
BASE	900
GARAGE FINISHED	798
OPEN PORCH FINISHED	70
OPEN PORCH FINISHED	96
UPPER STORY FINISHED	427
UTILITY FINISHED	825

Permits				
Permit #	Description	Value	CO Date	Permit Date
05212	201 S SWEETWATER COVE BLVD: REROOF RESIDENTIAL-Single Family Home [SWEETWATER OAKS SEC 07]	\$45,798	5/15/2025	4/10/2025
09325	REROOF W/SHINGLES	\$16,175		8/17/2004
08761	SCREEN POOL ENCLOSURE	\$21,000		7/29/2004
05918	FENCE/WALL	\$7,000		5/20/2004
03315	ADDITION DRAWN	\$10,500		3/26/2004
00659	2 ADDITIONS DRAWN	\$100,000		1/20/2004
08424	ADDITION	\$49,436		9/12/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1976	3	\$18,000	\$10,800
POOL 2	1976	1	\$45,000	\$27,000
SCREEN ENCL 3	1976	1	\$16,000	\$9,600
PATIO 3	1989	1	\$6,000	\$3,600

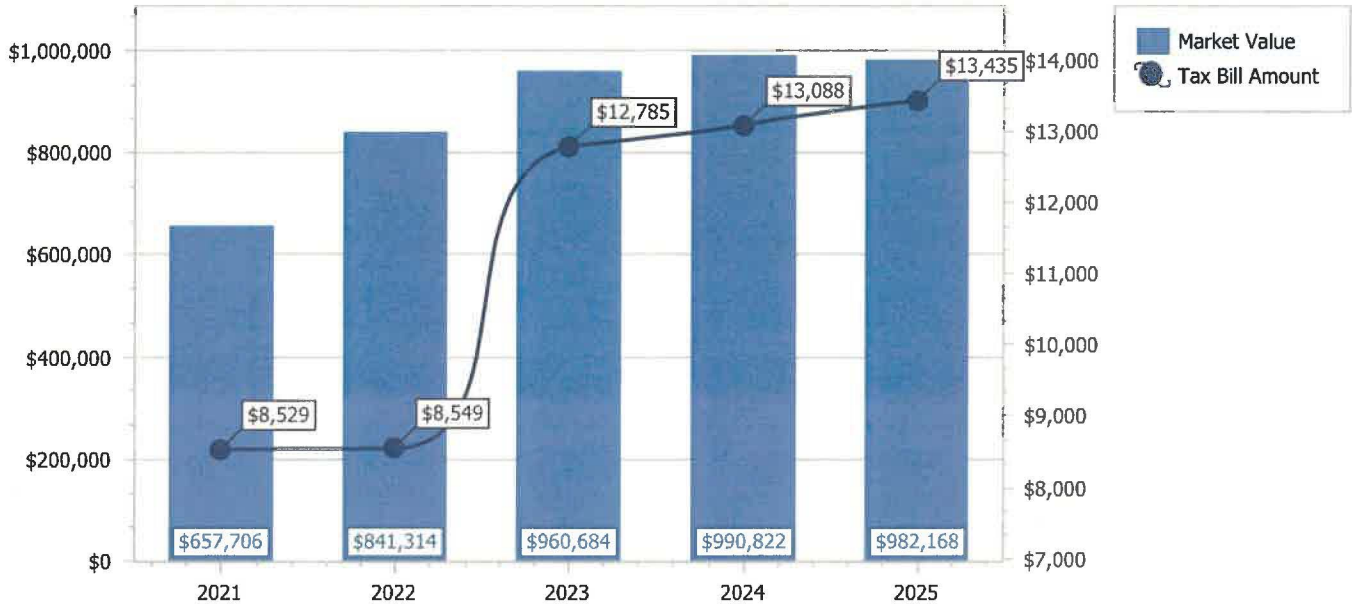
Zoning	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lake Brantley

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 33

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

Receipt Details

Date: 5/20/2026 12:47:36 PM
Project: 26-80000057
Credit Card Number: 41*****5484
Authorization Number: 22801D
Transaction Number: 200526C2B-B8C58853-082D-4AD5-85E9-B3611BACFEF4
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	ASSISTED LIVING FACILITY - PRE-APPLICATION	PROJ #: 26-8000057
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/20/26	
RELATED NAMES:	EP LACEY LAHEY	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	32-20-29-5DP-0G00-0020	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ASSISTED LIVING FACILITY ON 0.91 ACRES IN THE R-1AAA ZONING DISTRICT LOCATED ON THE EAST SIDE OF SWEETWATER COVE BLVD, SOUTH OF WEKIVA SPRINGS RD	
NO OF ACRES	0.91	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1AAA	
LOCATION	ON THE EAST SIDE OF SWEETWATER COVE BLVD, SOUTH OF WEKIVA SPRINGS RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
LACEY LAHEY 673 SMOKERISE BLVD LONGWOOD FL 32779 (602) 402-6502 [REDACTED]	N/A	

PROTECT YOURSELF FROM FRAUDULENT INVOICES

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

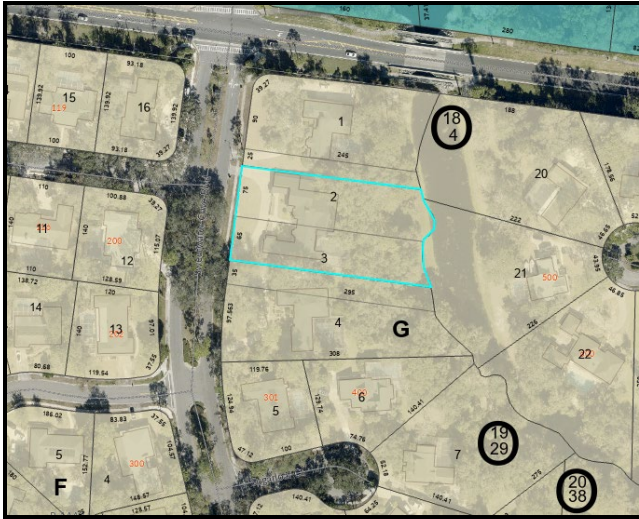
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

PROJECT MANAGER COMMENTS

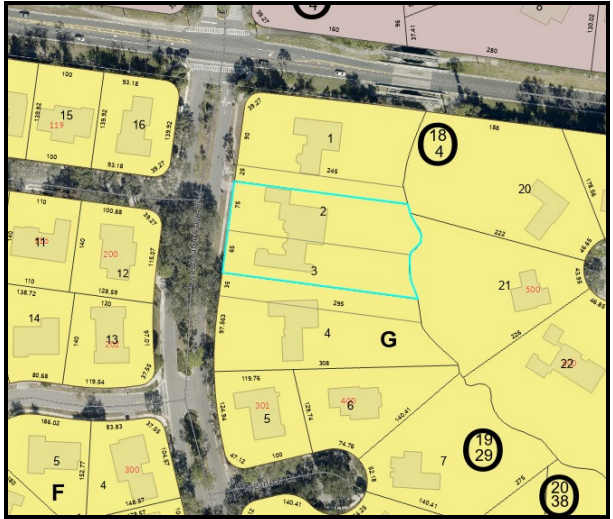
- Site has a Zoning of R-1AAA and a Future Land Use of LDR.
- Special Exception and Site Plan processes are required for the proposed Assisted Living Facility of 10-12 residents.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: R-1AAA



Future Land Use: LDR



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	No buffers are required based on the proposed use of a Community Residential Home of 10-12 residents. This is subject to change based on proposed scope and negotiation of conditions during Special Exception.	Info Only
2.	Building Division	- The proposed used may require compliancy with the Florida Accessibility Code.	Info Only
3.	Building Division	- Separate demolition permits are required for the demolition of each existing structure, interior demolition, pools...	Info Only
4.	Building Division	- This proposed use is a Change of Occupancy for this building/ location. Standard permitting will apply and must be dealt with prior to use of the building/ structure.	Info Only
5.	Building Division	- Type of use of building may require fire sprinklers and fire alarms FBC.	Info Only
6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Full signed/ sealed plans sets must be submitted for approval via a formal permit package submission.	Info Only

8.	Building Division	<p>- Standard building permit will apply</p> <p>- Each separate building and structure requires a separate permit.</p> <p>Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</p>	Info Only
9.	Comprehensive Planning	<p>Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.</p>	Info Only
10.	Comprehensive Planning	<p>Site has a Future Land Use of LDR (Low Density Residential).</p> <p>Per Policy FLU 5.2.1 Low Density Residential: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.</p> <p>Based on this, the proposed use appears consistent with the LDR FLU and will need to be consistent with the underlying zoning.</p>	Info Only
11.	Comprehensive Planning	<p>Site must be compliant with all requirements of Florida Statute 419.001 Site selection of community residential homes.</p> <p>"(a) 'Community residential home' means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated</p>	Info Only

		residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents."	
12.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
13.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Pre-Application Review 2. Staff Review of Special Exception. 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception. 	Info Only
14.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 0.5 space / bed.	Info Only
15.	Planning and Development	<p>Special exception will be assessed based on the requirements listed in Land Development Code Section 30.3.1.5 Special exceptions.</p> <p>(a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception</p>	Info Only

		<p>should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p> <p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards; and</p> <p>(6) Meets the following additional requirements if located in the applicable zone...</p>	
16.	Planning and Development	<p>Special exception will require a community meeting per Community Meeting Procedures Section 30.49. – Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30).</p> <p>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.</p> <p>- Prior to scheduling a Community Meeting, please provide the project</p>	Info Only

		<p>manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49</p> <p>- 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).</p>	
17.	Planning and Development	<p>The proposed use is not permitted in the current Zoning District designation and will require the following approval process:</p> <p>Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</p>	Info Only
18.	Planning and Development	<p>Per Community meeting requirement, a placard will be required for public notice. Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards shall be a minimum of 24"x 36" in size.</p> <p>A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>	Info Only

19.	Planning and Development	<p>Special Exception for Assisted Living Facility / Community Residential Home will require AHCA document and Affidavit for separation requirements completed.</p> <p>Project manager will share these documents with applicant and answer any questions related to this process as a follow up to the Pre-application. Per Land Development Code Sec. 30.5.2. - Permitted use table and footnotes:</p> <p>"Community residential homes having seven (7) to fourteen (14) unrelated residents, provided that the location does not create an over-concentration of such homes or substantially alter the nature and character of the area, all as defined in Florida Statutes as amended from time to time."</p>	Info Only
20.	Planning and Development	<p>SETBACKS:</p> <p>The setbacks for the R-1AAA zoning district are:</p> <p>25ft Front Yard, 30ft Rear yard, 10ft Side Yard, 25ft Side Street.</p>	Info Only
21.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>	Info Only
22.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable</p>	Info Only

		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/	
23.	Public Safety - Fire Marshal	This will require a change of use/occupancy from the building department and appropriate building permits shall be applicable.	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
26.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
27.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
28.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only

29.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Sweetwater Creek.	Info Only
30.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
31.	Public Works - Engineering	ADA parking and access path to the house may be required.	Info Only
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
33.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
34.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required for this 12 Resident ALF in a Single Family DU with new external trip generation less than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Andrew Broxton	abroxton@seminolecountyfl.gov	407-665-7334
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7775 no later than noon on Friday, June 5, 2026, in order to place you on the Wednesday, June 10, 2026 meeting agenda.

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

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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