



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda**

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**Wednesday, June 18, 2025**

**9:00 AM**

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**No meeting scheduled.**

**DRC & PRE- APPLICATIONS**

**COMMENTS ONLY (NO MEETING SCHEDULED)**

**GULFSTREAM TOWERS - SPECIAL EXCEPTION**

**[2025-563](#)**

**Project Number:** 25-32000005

**Project Description:** Proposed Special Exception for a communication tower on 13.65 acres in the M-1 Zoning District located on the southeast corner of 6th ST and N CR 426

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

**Parcel ID:** 11-21-31-300-0460-0000

**BCC District:** 2-Zembower

**Applicant:** Lee Smith

**Consultant:** Mary Solik (407) 367-7868

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

**CHARTER SCHOOL OF THE EVERGLADES - PRE-APPLICATION**[2025-584](#)**Project Number:** 25-80000066**Project Description:** proposed site plan for a k-5 charter school on 8.58 acres in the A-1 Zoning District located on the south side of EE Williamson Rd, West of I-4**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 35-20-29-501-0000-0100+++**BCC District:** 3-Constantine**Applicant:** Mary D. Solik (407) 367-7868**Consultant:** David E. Stokes (407) 629-8330**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-563**

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### **Title:**

#### **GULFSTREAM TOWERS - SPECIAL EXCEPTION**

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**BCC District:** 2-Zembower

**Applicant:** Lee Smith

**Consultant:** Mary Solik (407) 367-7868



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

PROJ #: 25-32000005  
 BS #: 2025-05

### SPECIAL EXCEPTION

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

### APPLICATION TYPE/FEE

<b>SPECIAL EXCEPTION</b> \$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 checked="" type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

### PROPERTY

PARCEL ID #:	<u>11-21-31-300-0460-0000</u>		
ADDRESS:	<u>1604 SMITHFIELD WAY, OVIEDO, FL 32765</u>		
TOTAL ACREAGE:	<u>13.65</u>	CURRENT USE OF PROPERTY:	<u>COMMERCIAL CENTER</u>
WATER PROVIDER:	<u>N/A</u>	SEWER PROVIDER:	<u>N/A</u>
ZONING:	<u>M-1</u>	FUTURE LAND USE:	<u>IND</u>

### OWNER(S)

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

NAME:	<u>Lee Smith</u>		
COMPANY:	<u>WINTER MILES, LLC</u>		
ADDRESS:	<u>1616 SMITHFIELD WAY STE 1054</u>		
CITY:	<u>OVIEDO</u>	STATE:	<u>FL</u>
ZIP:	<u>32765</u>		
PHONE:	EMAIL:		

### APPLICANT/CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	<u>MARY D. SOLIK, ESQ.</u>		
COMPANY:	<u>DOTY SOLIK LAW</u>		
ADDRESS:	<u>121 S-ORANGE AVE STE 1500</u>		
CITY:	<u>ORLANDO</u>	STATE:	<u>FL</u>
ZIP:	<u>32801</u>		
PHONE:	<u>407 367 7868</u>	EMAIL:	<u>msolik@dotysoliklaw.com</u>

Mary D. Solik

SIGNATURE OF OWNER/AUTHORIZED AGENT

5/9/25

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, WINTER MILES, LLC, the owner of record for the following described property [Parcel ID Number(s)] 11-21-31-300-0460-0000 hereby designates MARY D SOUK as Agent for Gulfstream Towers to act as my authorized agent for the filing of the attached application(s) for:

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

2/10/2025  
Date

Lee A. Smith, III

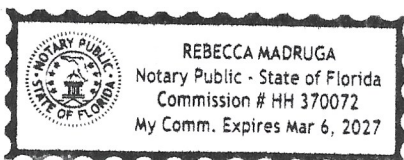
Lee A. Smith, III

Carol Smith

Carol Smith

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 Lee A. Smith, III and Carol Smith, Managers of Winter Miles, LLC (property owner), ☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 10th day of February, 2025.



Rebecca Madruga  
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

(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: Winter Miles, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Lee A. Smith, III	Manager	1616 Smithfield Way, #1054, Oviedo, FL 32765	50
Carol Smith	Manager	1616 Smithfield Way, #1054, Oviedo, FL 32765	50

(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:

Date

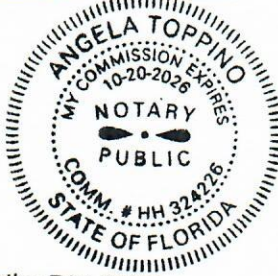
2/11/25

Owner, Agent, Applicant Signature

Michael Burkhead

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of February, 2025, by Michael Burkhead, Manager who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



Signature of Notary Public

Angela Toppino  
Print, Type or Stamp Name of Notary Public



March 9, 2025

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

RE: Statement of Request

To Whom it May Concern:

This firm represents Gulfstream Towers, LLC, who is seeking Special Exception approval for a 180' Monopole telecommunications tower sited on property located on Santa Rosa Court in Oviedo. The subject property is 13.65 acres in size and is currently developed as a Commerce Center. The property is zoned M-1 and has an Industrial FLU designation. The proposed tower will be designed to accommodate 4 wireless users.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Mary D. Solik", is written over the typed name.

Mary D. Solik

**Mary Doty Solik**

121 S. Orange Avenue, Suite 1500 Orlando, FL 32801 Phone 407.367.7868 Mobile 407.925.4738  
www.dotysoliklaw.com msolik@dotysoliklaw.com

Licensed in FL and GA





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

## Detail by Entity Name

Florida Limited Liability Company

**WINTER MILES, LLC**

### Filing Information

**Document Number** L05000103374  
**FEI/EIN Number** 20-4022974  
**Date Filed** 10/20/2005  
**State** FL  
**Status** ACTIVE

### Principal Address

1616 SMITHFEILD WAY  
 STE. 1054  
 OVIEDO, FL 32765

Changed: 03/02/2007

### Mailing Address

1616 SMITHFEILD WAY  
 STE. 1054  
 OVIEDO, FL 32765

Changed: 03/02/2007

### Registered Agent Name & Address

**SMITH, A. LEE III**  
 215 WEST 3RD STREET  
 CHULUOTA, FL 32766

Name Changed: 01/24/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SMITH, A. LEE III  
 215 WEST 3RD STREET  
 CHULUOTA, FL 32766

Title MGR

**SMITH, CAROL**  
215 WEST 3RD STREET  
CHULUOTA, FL 32766

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	02/06/2023
2024	02/13/2024
2025	02/06/2025

#### **Document Images**

<a href="#">02/06/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/13/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/14/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/21/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/17/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/25/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/13/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/13/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/22/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/13/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/20/2005 -- Florida Limited Liabilites</a>	View image in PDF format

# Property Record Card



Parcel: **11-21-31-300-0460-0000**  
 Property Address: **1604 SMITHFIELD WAY OVIEDO, FL 32765**  
 Owners: **WINTER MILES LLC**  
 2025 Market Value \$8,531,652 Assessed Value \$8,531,652 Taxable Value \$8,531,652  
 2024 Tax Bill \$103,706.12  
 Commerce Center property w/1st Building size of 7,500 SF and a lot size of 13.65 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	11-21-31-300-0460-0000
Property Address	1604 SMITHFIELD WAY OVIEDO, FL 32765
Mailing Address	1616 SMITHFIELD WAY STE 1054 OVIEDO, FL 32765-9399
Subdivision	
Tax District	01:County Tax District
DOR Use Code	4102:Commerce Center
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	8	8
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$8,531,652	\$7,851,171
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	\$8,531,652	\$7,851,171

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$103,706.12
Tax Bill Amount	\$103,706.12
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 WINTER MILES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

SEC 11 TWP 21S RGE 31E NE 1/4 OF NE 1/4 OF SE 1/4 & N 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4 (LESS BEG 9.08 FT W OF NE COR RUN S 63 DEG 19 MIN 49 SEC W 442.27 FT N 49 DEG 21 MIN 40 SEC W 104.80 FT N 14 DEG 5 MIN 47 SEC W 134.30 FT E 507.45 FT TO BEG & RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$8,531,652	\$0	\$8,531,652
Schools	\$8,531,652	\$0	\$8,531,652
FIRE	\$8,531,652	\$0	\$8,531,652
ROAD DISTRICT	\$8,531,652	\$0	\$8,531,652
SJWM(Saint Johns Water Management)	\$8,531,652	\$0	\$8,531,652

## Sales

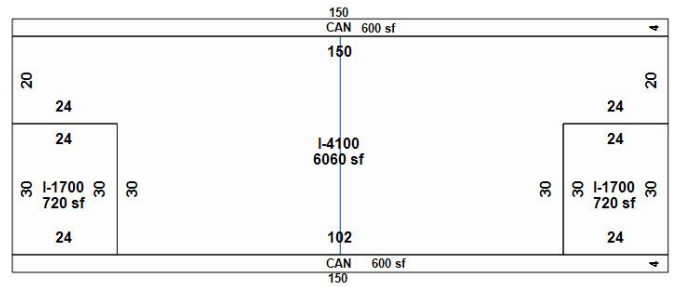
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2005	\$100	06004/1168	Vacant	No
WARRANTY DEED	5/1/2003	\$100,000	04827/0280	Vacant	Yes
WARRANTY DEED	12/1/1996	\$100	03169/1912	Vacant	No
WARRANTY DEED	9/1/1985	\$180,660	01672/0256	Vacant	Yes

## Land

Units	Rate	Assessed	Market
405,076 SF	\$3.80/SF	\$1,539,289	\$1,539,289
3.60 Acres	\$535/Acre	\$1,924	\$1,924

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft²)	7500
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$822,563
Assessed	\$653,938

\* Year Built = Actual / Effective

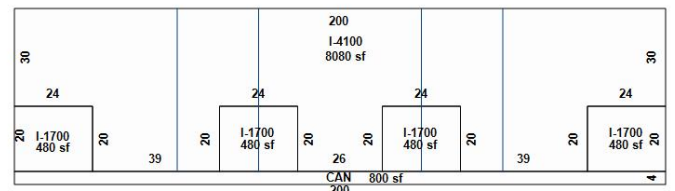


Building 1

Appendages	
Description	Area (ft²)
CANOPY	600
CANOPY	600

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10000
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,081,864
Assessed	\$860,082

\* Year Built = Actual / Effective

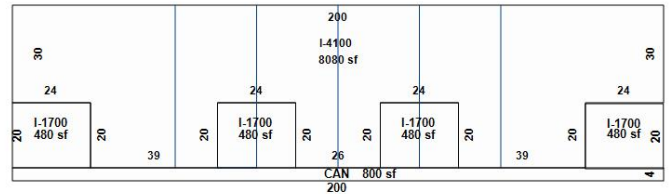


Building 2

Appendages	
Description	Area (ft²)
CANOPY	800

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10000
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,081,864
Assessed	\$860,082

\* Year Built = Actual / Effective

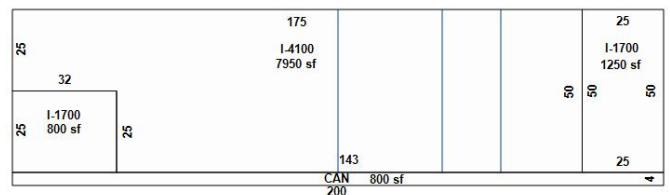


Building 3

Appendages	
Description	Area (ft²)
CANOPY	800

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10000
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,085,816
Assessed	\$863,224

\* Year Built = Actual / Effective



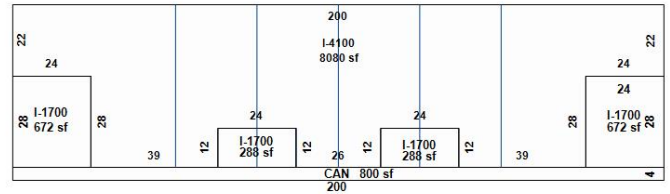
Building 4

Appendages	
Description	Area (ft²)
CANOPY	800



Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	10000
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,081,864
Assessed	\$860,082

\* Year Built = Actual / Effective

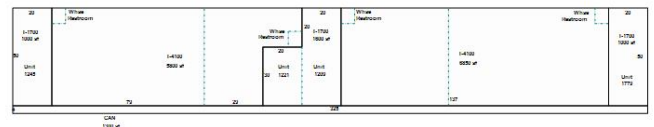


Building 5

Appendages	
Description	Area (ft <sup>2</sup> )
CANOPY	800

Building Information	
#	6
Use	MASONRY PILASTER .
Year Built*	2013
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	16250
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,764,491
Assessed	\$1,521,873

\* Year Built = Actual / Effective



Building 6

Appendages	
Description	Area (ft <sup>2</sup> )
CANOPY	1300

Building Information	
#	7
Use	MASONRY PILASTER .
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10000
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,124,895
Assessed	\$1,040,528

\* Year Built = Actual / Effective

Non-Sprinkled

50	I-1700 1000 sf	I-4100 2750 sf	I-1700 1000 sf	I-4100 1500 sf	I-1700 1000 sf	I-4100 2750 sf	50
Sta.1056			Sta.1074		Sta.1086		
20	55	20	30	20	55		
4	CAN 800 sf						4
200							

Building 7

Appendages	
Description	Area (ft²)
CANOPY	800

Building Information	
#	8
Use	MASONRY PILASTER .
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10000
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,118,573
Assessed	\$1,034,680

\* Year Built = Actual / Effective

60	CPP 1260 sf	I-4100 4000 sf	I-1700 1000 sf  Suite 1020	I-4100 2760 sf	I-1700 1260 sf	60
26		60	20	76		26
4	CAN 800 sf					4
226						

Building 8

Appendages	
Description	Area (ft²)
CANOPY	900
CARPORT FINISHED	1250

Permits				
Permit #	Description	Value	CO Date	Permit Date
16525	WAREHOUSE OFFICE BUILD OUT	\$50,000	7/26/2018	3/21/2018
04105	CONSTRUCT NEW 10,000 SQ FT METAL BUILDING W/3 UNITS, OFFICE, & WAREHOUSE - 418 SANTA ROSA CT	\$746,352	5/11/2018	6/13/2017
04104	CONSTRUCT NEW 10,000 SQ FT METAL BUILDING W/1 UNIT & 25' COVERED OVERHANG - 410 SANTA ROSA CT	\$880,675	7/26/2018	6/8/2017
06339	TENANT SPACE IN INDUSTRIAL BUILDING - CO REQ - 418 SANTA ROSA CT #1056	\$46,518	5/11/2018	5/14/2017
06340	INTERIOR BUILD OUT - C/O REQ - 418 SANTA ROSA CT #1074	\$50,136	5/11/2018	5/14/2017
06341	INT BUILD OUT - C/O REQ - 418 SANTA ROSA CT #1086	\$68,226	5/11/2018	5/14/2017
04163	NEW WAREHOUSE W/4 OFFICE SUITES - 1641 SMITHFIELD WAY	\$1,345,355	1/16/2014	5/23/2013
01754	ELECTRICAL UPGRADES - #1228 - 1644 SMITHFIELD WAY	\$2,350		3/11/2013
04061	ADDED 2 WALLS, ELECTRIC OUTLETS, & LIGHTS - #1150 - 1636 SMITHFIELD WAY	\$2,050		5/23/2011
10699	SECURITY SYSTEM - #1120 - GERRY LOPEZ MUSIC; PAD PER PERMIT 1624 SMITHFIELD WAY	\$500		10/21/2008
01638	INSTALL VOICE DATA & TV CABLES FOR COMPUTERS & TELEPHONES; PAD PER PERMIT 1636 SMITHFIELD WAY	\$2,200		2/16/2007
11368	GROUND SIGN; PAD PER PERMIT 1285 N CR 426	\$4,000		10/5/2006
08128	DUMPSTER PAD; PAD PER PERMIT 1604 SMITHFIELD WAY	\$9,200		7/12/2006
00003	STORAGE WAREHOUSE; PAD PER PERMIT 1616 SMITHFIELD WAY	\$593,258	3/19/2007	1/3/2006
00012	STORAGE WAREHOUSE; PAD PER PERMIT 1636 SMITHFIELD WAY	\$593,258	3/19/2007	1/3/2006
00013	STORAGE WAREHOUSE; PAD PER PERMIT 1644 SMITHFIELD WAY	\$593,258	6/26/2007	1/3/2006
00010	STORAGE WAREHOUSE; PAD PER PERMIT 1624 SMITHFIELD WAY	\$593,258	3/19/2007	1/3/2006
00014	STORAGE WAREHOUSE; PAD PER PERMIT 1604 SMITHFIELD WAY	\$250,000	2/1/2008	1/3/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	2007	1320	\$7,181	\$4,129
COMMERCIAL ASPHALT DR 2 IN	2007	83119	\$224,421	\$129,042
BLOCK WALL - SF	2007	660	\$9,154	\$5,264
COMMERCIAL ASPHALT DR 2 IN	2013	34714	\$93,728	\$67,953
WALKS CONC COMM	2018	1696	\$9,226	\$7,842
COMMERCIAL ASPHALT DR 2 IN	2018	30089	\$81,240	\$69,054
BLOCK WALL - SF	2018	224	\$3,107	\$2,641



6' CHAIN LINK FENCE - LIN FT	2018	280	\$4,337	\$3,470
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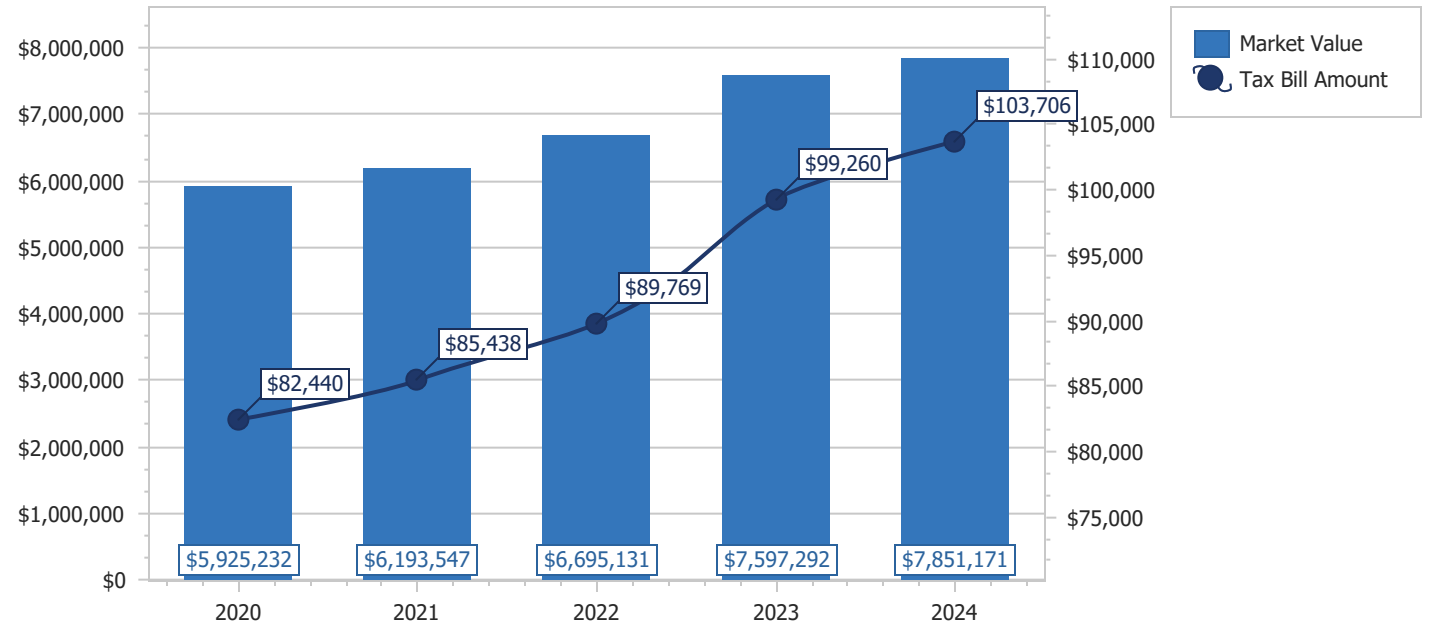
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Partin
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities	
Fire Station #	Station: 44 Zone: 444
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
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  
[eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/21/2025 10:13:30 AM  
**Project:** 25-32000005  
**Credit Card Number:** 44\*\*\*\*\*0458  
**Authorization Number:** 061310  
**Transaction Number:** 210425C2B-5FDE1CE4-CC5C-4400-A960-193F78AC54B8  
**Total Fees Paid:** 1432.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
COPY FEES	80.00
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1432.50

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

**Comment Document – Initial Submittal**

**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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, June 13, 2025, in order to place you on the Wednesday, June 18, 2025 meeting agenda.

**MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU WOULD LIKE TO REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.**

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

<b>PROJECT NAME:</b>	<b>GULFSTREAM TOWERS - SPECIAL EXCEPTION</b>	<b>PROJ #: 25-32000005</b>
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	4/15/25	
RELATED NAMES:	BS2025-05	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	11-21-31-300-0460-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A COMMUNICATION TOWER ON 13.65 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF 6 <sup>TH</sup> ST, SOUTH OF N CR 426	
BCC DISTRICT	2-ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	ON THE EAST SIDE OF 6TH ST, SOUTH OF N CR 426	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
LEE SMITH WINTER MILES LLC 1616 SMITHFIELD WAY STE 1054 OVIEDO FL 32765	MARY SOLIK DOTY SOLIK LAW 121 S ORANGE AVE STE 1500 ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM	

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

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



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

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

#### AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	A full buffer review will be done at time of Site Plan review.	Info Only
2	Buffers and CPTED	For a complete Buffer review, please provide the following with the Site Plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
3	Buffers and CPTED	Landscaping will be required pursuant to Section 30.6.7.4(d). Please demonstrate that on the conceptual site plan.	Unresolved
4	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
5	Natural Resources	008 EROSION CONTROL PLAN.pdf A double row of silt fence will be required along the conservation easement.	Info Only
6	Planning and Development	Please provide a conceptual site plan in compliance with SCLDC 30.3.1.5(c): The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.	Unresolved
7	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Unresolved

8	Planning and Development	Illumination. Communication towers shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration (FAA). At time of construction of a communication tower in cases where there is property assigned a residential future land use designation, a residential zoning classification or has a valid residential use located within a distance from the tower which is equal to or less than three hundred (300) percent of the height of the communication tower, dual mode lighting shall be requested by the applicant from the FAA.	Info Only
9	Planning and Development	The following landscaping and buffering requirements shall apply to each communication tower around the perimeter of the tower and accessory structures; provided, however, that these standards may be determined by the Planning Manager, based upon the intent of this Section and sound and generally acceptable planning principles, to be unnecessary for those sides of the property on which a proposed tower will be located that are near to lands that are not likely to be developed or that are not likely to be adversely impacted by the communication tower or when the property on which the communication tower will be located is not in public view	Info Only
10	Planning and Development	To ensure that the least intrusive methods for communication service are implemented, please explain, among other things, the reasons that collocation, camouflaging, alternative site, or a less intrusive tower or antenna was not proposed.	Unresolved
11	Planning and Development	Demonstrate that the proposed tower meets the separation requirements from any residential zoning, land use or current use.	Unresolved
12	Public Safety - Fire Marshal	If any actual structure is required (other than the pole) the following shall be required: 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
13	Public Safety - Fire Marshal	If any actual structure is required (other than the pole) the following shall be required: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
14	Public Works - Engineering	Provide additional details for the gravel yard. The area appears to have been improved without permit and does not meet requirements for pervious area. Please show removing existing material and placement of 6"-8" Minimum #57 stone or equivalent. Otherwise, additional retention will be required. Provide revised gravel or retention to the site plan and details.	Unresolved

#### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Hilary Padin <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Review Complete Recommend Approval	Jay Hamm <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

Natural Resources	Review Complete Recommend Approval	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Hilary Padin <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Approved	Matthew Maywald <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Corrections Required	Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/6/2025	<i>No resubmittal fee for special exceptions</i>	Buffers, P&D, Engineering
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p><b>Major Review (3+ reviewers remaining) – 50% of original application fee</b></p> <p><b>Minor Review (1-2 reviewers remaining) – 25% of original application fee</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-584**

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### **Title:**

#### **CHARTER SCHOOL OF THE EVERGLADES - PRE-APPLICATION**

**Project Number:** 25-80000066

**Project Description:** proposed site plan for a k-5 charter school on 8.58 acres in the A-1 Zoning District located on the south side of EE Williamson Rd, West of I-4

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

**Parcel ID:** 35-20-29-501-0000-0100+++

**BCC District:** 3-Constantine

**Applicant:** Mary D. Solik (407) 367-7868

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



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

PROJ. #: 25-80000066

Received: 5/28/25

Paid: 5/28/2025

## 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:	Charter School of the Everglades		
PARCEL ID #(S):	35-20-29-501-0000-0270 35-20-29-501-0000-0200	35-20-29-501-0000-0100 35-20-29-501-0000-0150	
TOTAL ACREAGE:	<del>9.3</del> 8.58	BCC DISTRICT:	3-Constantine
ZONING:	A-1	FUTURE LAND USE:	SE

## APPLICANT

NAME:	MARY D. SOLIK, ESQ	COMPANY:	DOTY SOLIK LAW	
ADDRESS:	121 S. ORANGE AVE	STE	1500	
CITY:	ORLANDO	STATE:	FL	ZIP: 32801
PHONE:	407 367 7868	EMAIL:	msolike@dotysoliklaw.com	

## CONSULTANT

NAME:	DAVID E. STOKES	COMPANY:	MADDEN, MOORMHEAD & STOKES	
ADDRESS:	431 E. MORATTO AVE.	STE	260	
CITY:	MAITLAND	STATE:	FL	ZIP: 32751
PHONE:	407 629 8330	EMAIL:	dstokes@madden-eng.com	

## 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: K-5 Elementary Charter School with 50 Faculty/Staff and 600 Student Capacity				

## STAFF USE ONLY

COMMENTS DUE: 6/06/2025	COM DOC DUE: 6/12/2025	DRC MEETING: 6/18/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION:
W/S: Sunshine Water Services	BCC: 3-Constantine	the northern west side of markham woods rd. west of tarry town trail

## PROJECT NARRATIVE

Everglades College, Inc. (ECI), is partnering with a charter school management company to launch a charter school designed to serve students in pre-kindergarten through 5th grade. Rooted in a mission of educational excellence and social responsibility, the school will bear the “Everglades” name, symbolizing our commitment to sound environmental stewardship and connection to the land.

Our mission is to provide students with the highest quality education within a safe, secure, and authentically engaging learning environment. We are dedicated to helping each student reach their fullest potential through individualized learning and a strong support system.

The school’s **vision** is to foster high-performing, inclusive learning environments where students are inspired to become critical thinkers and problem solvers. Through an interdisciplinary approach, we aim to cultivate curiosity, creativity, and lifelong learning.

The foundation of the school culture will rest on the belief that *positive energy leads to positive thinking, learning, and experiences*. We will nurture a school climate that is success-oriented, emotionally supportive, and academically rigorous.

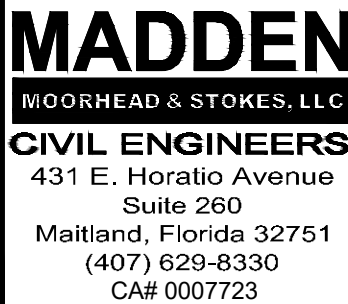
The curriculum will emphasize environmental education, introducing students to Florida’s natural ecosystems—including its land, ocean, weather systems, and native species. From learning about sea turtles and wetlands to understanding the importance of clean water and natural disaster preparedness, students will be encouraged to develop awareness and a sense of responsibility and respect for the world around them.

To meet a diverse student body’s academic needs, the school plans to utilize a **blended learning** model which includes a mix of direct instruction by certified teachers and technology-driven, self-paced learning. It is the intent of ECI that each student will have access to their own workstation in a modern, high-speed computer lab. Instructional strategies will be grounded in research-based best practices, ensuring each learner receives the personalized support needed to thrive.

The school will also implement a robust **character education program**, focusing on core values and principles to guide student behavior and decision-making. Our belief that “every student can succeed” will serve as the cornerstone of our educational philosophy.

Recognizing that education is a shared responsibility, we will actively engage families and community members in the educational process. Through outreach activities and ongoing collaboration, we aim to build strong partnerships that support student growth and reinforce our collective commitment to academic and social development.

Together, ECI and its charter school partner will create a transformative learning environment that not only equips students with the knowledge and skills to succeed academically, but also empowers them to become responsible, informed, and caring citizens of the future.



# SITE PLAN FOR CHARTER SCHOOL OF THE EVERGLADES ORANGE COUNTY FLORIDA

CHARTER SCHOOL OF THE EVERGLADES  
STREET ADDRESS

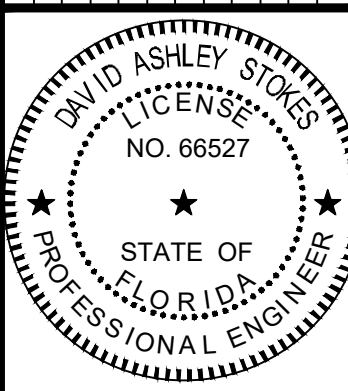
STREET ADDRESS  
CITY, STATE ZIP  
(XXX) XXX-XXXX

(XXX) XXX-XXXX

(XXX) XXX-XXXX

(XXX) XXX-XXXX

1	
2	
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11	DATE REVISIONS



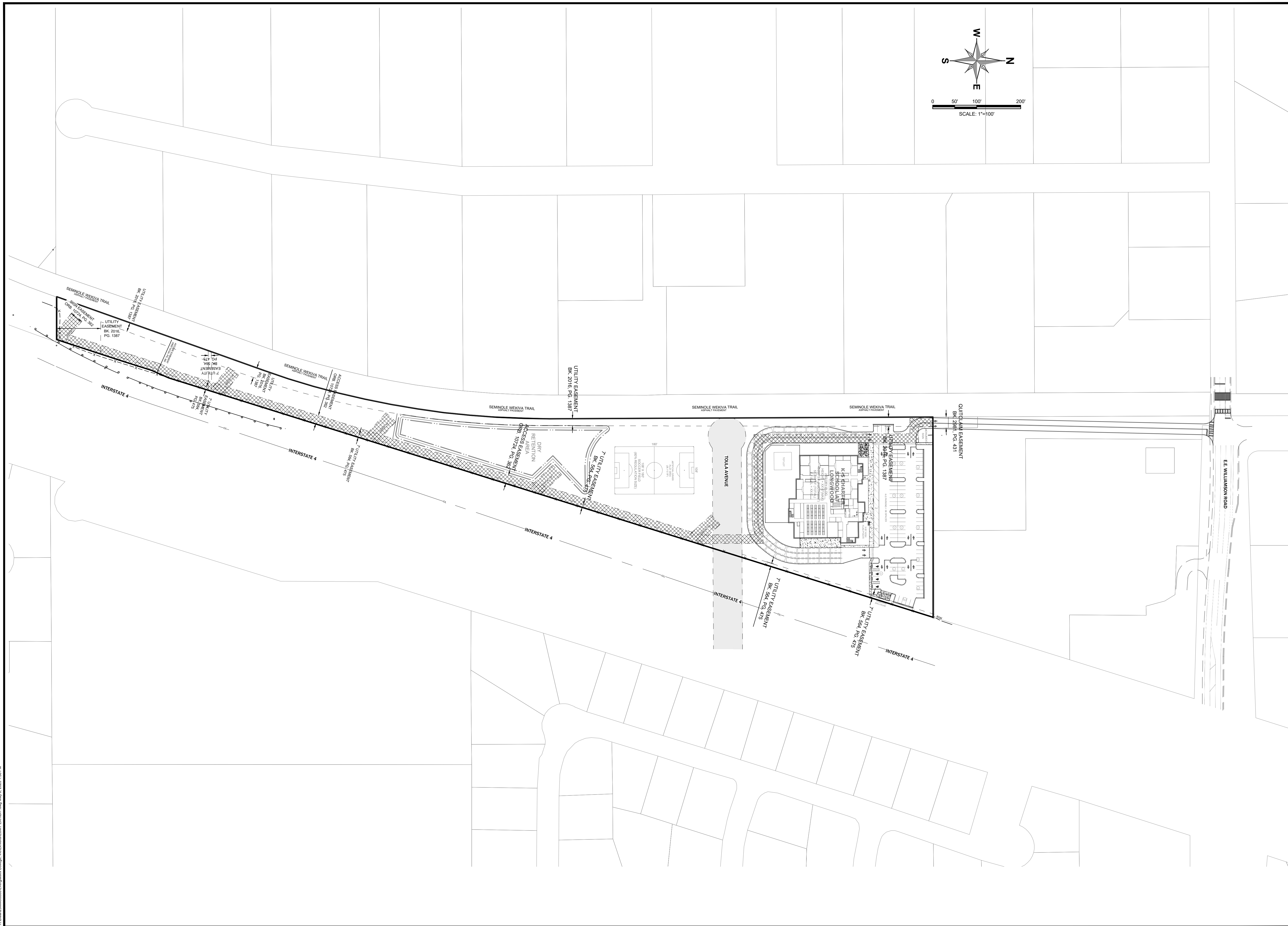
This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER OF RECORD

JOB # \_\_\_\_\_ 23MMS0800  
DATE: \_\_\_\_\_ 04/30/25  
DATUM: \_\_\_\_\_ NAVD 88  
DESIGNED BY: \_\_\_\_\_ XXX  
DRAWN BY: \_\_\_\_\_ XXX  
APPROVED BY: \_\_\_\_\_ XXX

1



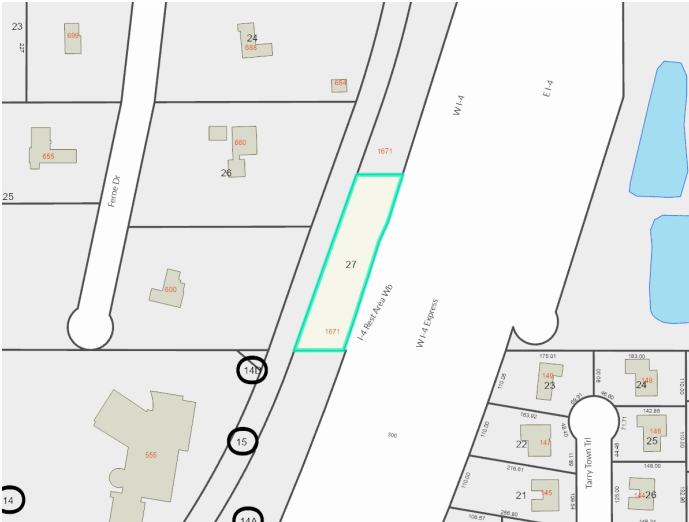


# Property Record Card



Parcel: 35-20-29-501-0000-0270  
 Property Address:  
 Owners: EVERGLADES COLLEGE INC  
 2025 Market Value \$93,000 Assessed Value \$93,000 Taxable Value \$93,000  
 2024 Tax Bill \$1,228.44  
 Commercial Sign Site property has a lot size of 0.75 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-20-29-501-0000-0270
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$93,000	\$93,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$93,000	\$93,000
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	\$93,000	\$93,000

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,228.44
Tax Bill Amount	\$1,228.44
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

LOT 27 (LESS ST RD 400)  
DES PINAR ACRES  
PB 12 PG 52

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$93,000	\$0	\$93,000
Schools	\$93,000	\$0	\$93,000
FIRE	\$93,000	\$0	\$93,000
ROAD DISTRICT	\$93,000	\$0	\$93,000
SJWM(Saint Johns Water Management)	\$93,000	\$0	\$93,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$93,000/Lot	\$93,000	\$93,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

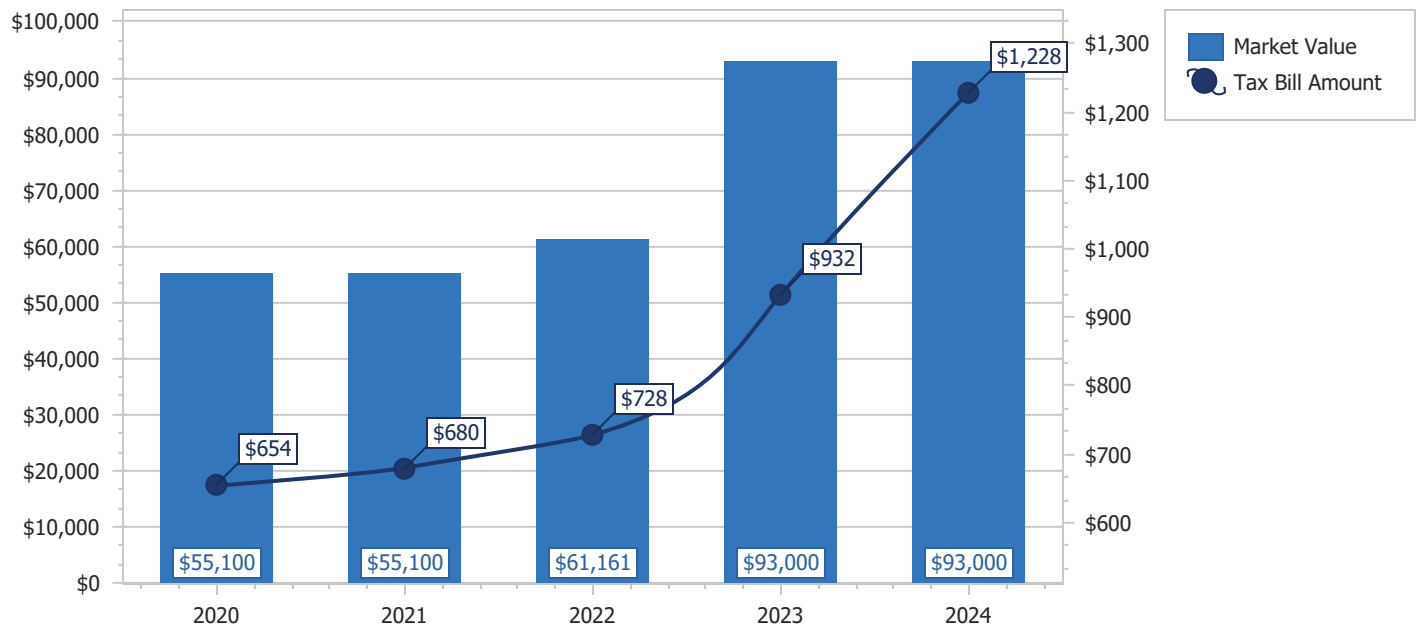
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

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

## Property Value History



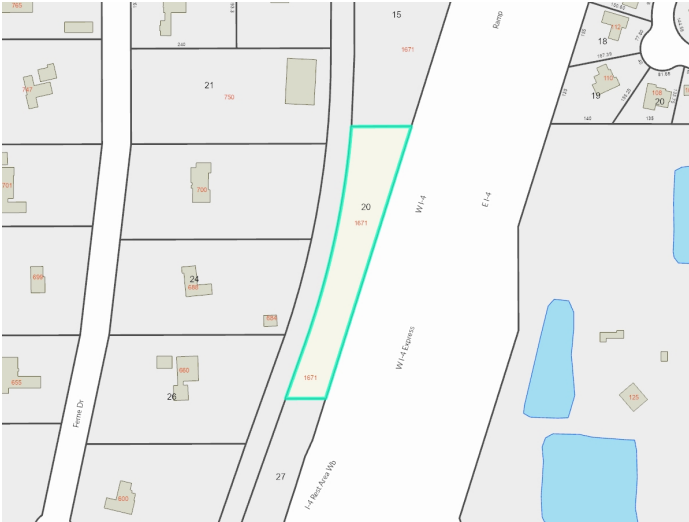
Copyright 2025 © Seminole County Property Appraiser

# Property Record Card



Parcel: 35-20-29-501-0000-0200  
 Property Address:  
 Owners: EVERGLADES COLLEGE INC  
 2025 Market Value \$186,000 Assessed Value \$186,000 Taxable Value \$186,000  
 2024 Tax Bill \$2,456.87  
 Commercial Sign Site property has a lot size of 1.38 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-20-29-501-0000-0200
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$186,000	\$186,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$186,000	\$186,000
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	\$186,000	\$186,000

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,456.87
Tax Bill Amount	\$2,456.87
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 20 (LESS ST RD 400) DES PINAR ACRES PB  
12 PG 52

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$186,000	\$0	\$186,000
Schools	\$186,000	\$0	\$186,000
FIRE	\$186,000	\$0	\$186,000
ROAD DISTRICT	\$186,000	\$0	\$186,000
SJWM(Saint Johns Water Management)	\$186,000	\$0	\$186,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

## Land

Units	Rate	Assessed	Market
2 Lots	\$93,000/Lot	\$186,000	\$186,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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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 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

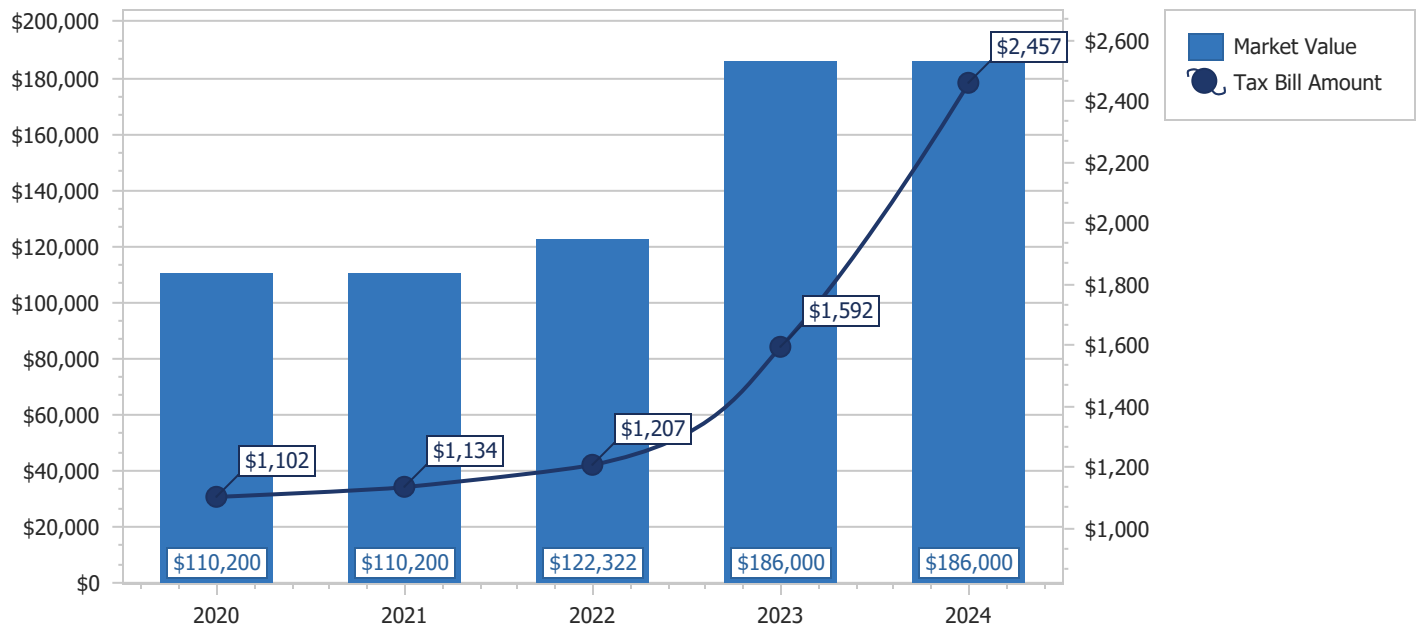
## School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

## Utilities

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

## Property Value History



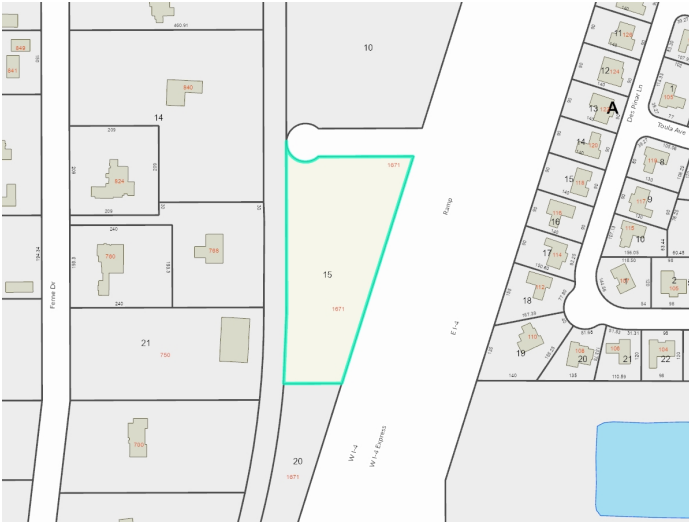
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# Property Record Card



Parcel: 35-20-29-501-0000-0150  
 Property Address:  
 Owners: EVERGLADES COLLEGE INC  
 2025 Market Value \$186,000 Assessed Value \$186,000 Taxable Value \$186,000  
 2024 Tax Bill \$2,456.87  
 Commercial Sign Site property has a lot size of 2.60 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-20-29-501-0000-0150
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$186,000	\$186,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$186,000	\$186,000
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	\$186,000	\$186,000

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,456.87
Tax Bill Amount	\$2,456.87
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 15 (LESS ST RD 400) DES PINAR ACRES PB  
12 PG 52

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$186,000	\$0	\$186,000
Schools	\$186,000	\$0	\$186,000
FIRE	\$186,000	\$0	\$186,000
ROAD DISTRICT	\$186,000	\$0	\$186,000
SJWM(Saint Johns Water Management)	\$186,000	\$0	\$186,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

## Land

Units	Rate	Assessed	Market
2 Lots	\$93,000/Lot	\$186,000	\$186,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

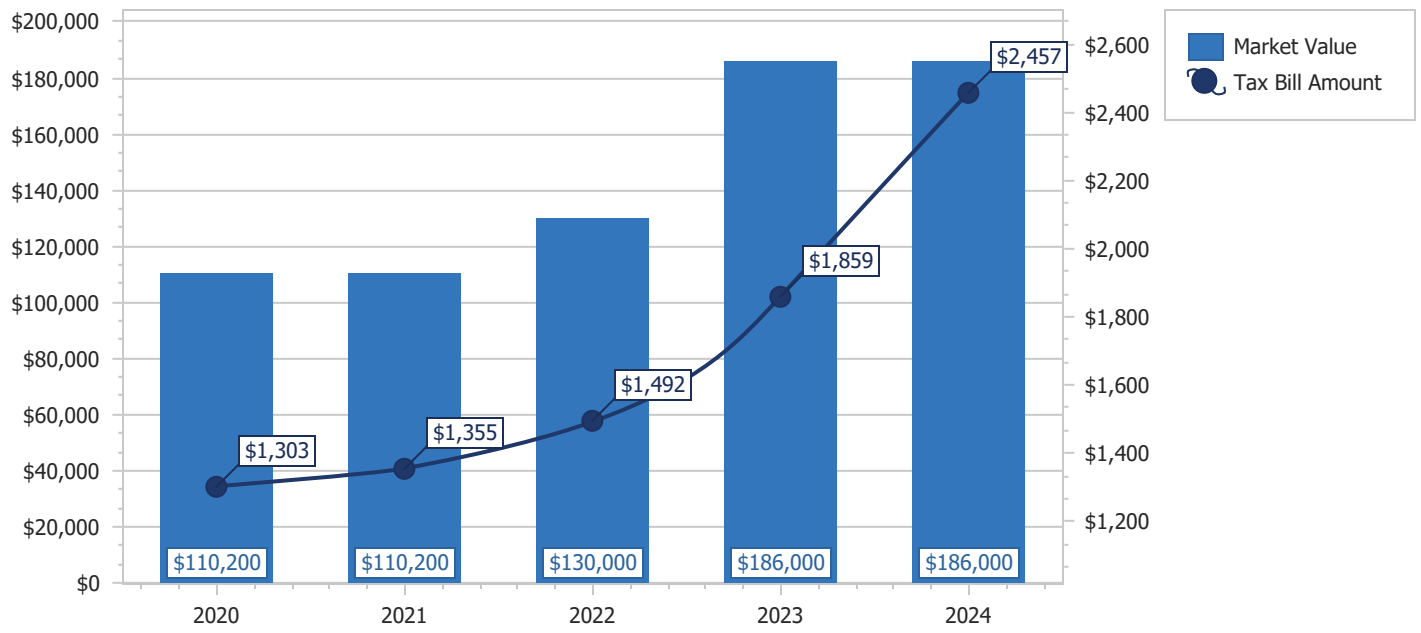
Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

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



## Property Value History



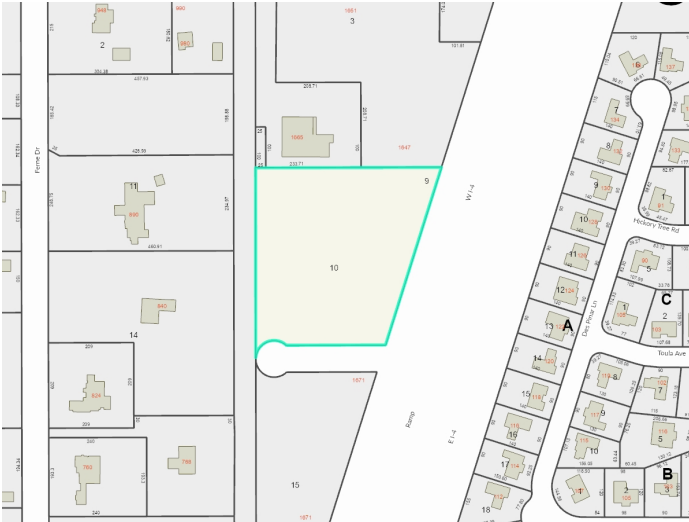
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# Property Record Card



Parcel: 35-20-29-501-0000-0100  
 Property Address:  
 Owners: EVERGLADES COLLEGE INC  
 2025 Market Value \$356,900 Assessed Value \$356,900 Taxable Value \$356,900  
 2024 Tax Bill \$4,714.29  
 Vac General-Commercial property has a lot size of 3.85 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-20-29-501-0000-0100
Property Address	
Mailing Address	1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$356,900	\$356,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$356,900	\$356,900
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	\$356,900	\$356,900

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,714.29
Tax Bill Amount	\$4,714.29
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 EVERGLADES COLLEGE INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 9 & 10 (LESS N 100 FT & ST RD 400) DES  
PINAR ACRES PB 12 PG 52

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$356,900	\$0	\$356,900
Schools	\$356,900	\$0	\$356,900
FIRE	\$356,900	\$0	\$356,900
ROAD DISTRICT	\$356,900	\$0	\$356,900
SJWM(Saint Johns Water Management)	\$356,900	\$0	\$356,900

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	7/6/2023	\$1,000,000	10468/1112	Improved	Yes
WARRANTY DEED	12/1/2004	\$7,701,300	05567/0302	Vacant	No
WARRANTY DEED	1/1/1977	\$15,000	01117/1850	Vacant	No

## Land

Units	Rate	Assessed	Market
4.30 Acres	\$83,000/Acre	\$356,900	\$356,900

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

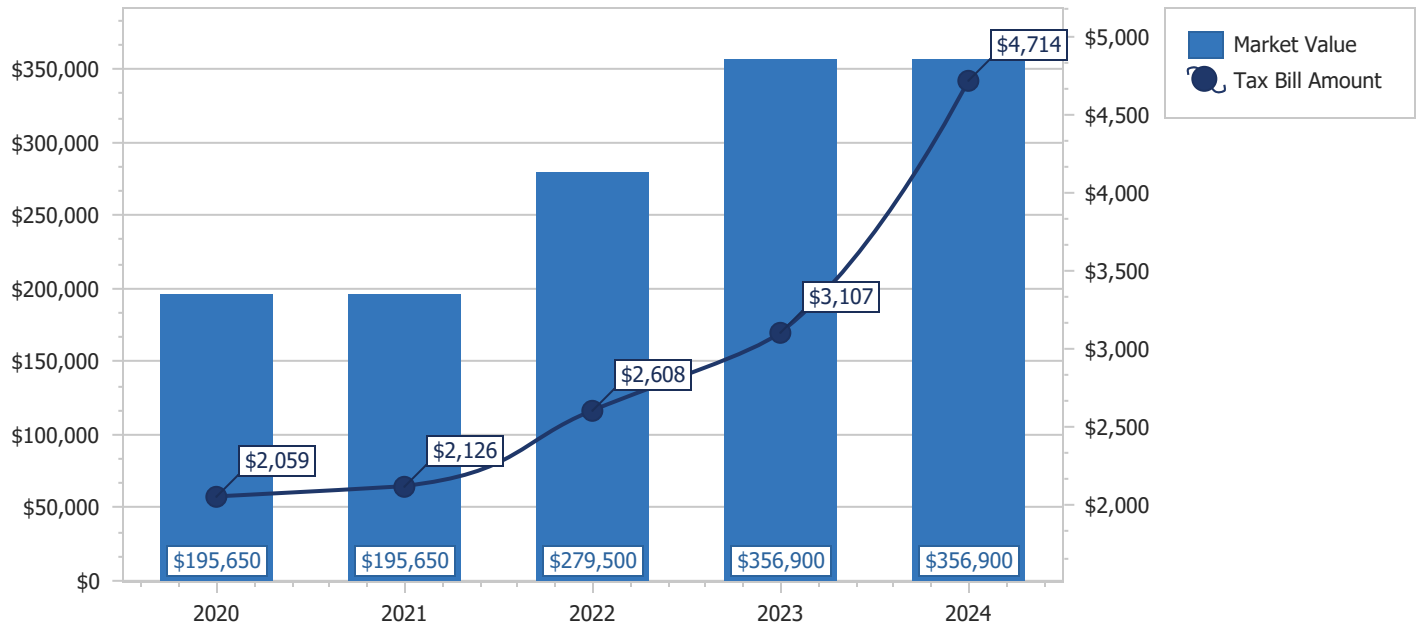
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

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

## Property Value History



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

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

**Receipt Details**

**Date:** 5/28/2025 10:40:43 AM  
**Project:** 25-80000066  
**Credit Card Number:** 37\*\*\*\*\*2002  
**Authorization Number:** 240079  
**Transaction Number:** 280525C1C-6E4D492A-5DDA-4AC1-9A17-267616D7D229  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

<b>PROJECT NAME:</b>	<b>CHARTER SCHOOL OF THE EVERGLADES - PRE-APPLICATION</b>	<b>PROJ #: 25-80000066</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/28/25	
RELATED NAMES:	EP MARY D. SOLIK	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-501-0000-0270+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A K-5 CHARTERED SCHOOL ON 8.58 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHERN WEST SIDE OF MARKHAM WOOD RD, WEST OF TARRY TOWN TRL	
NO OF ACRES	8.58	
BCC DISTRICT	Lee Constantine	
CURRENT ZONING	A-1	
LOCATION	THE NORTHERN WEST SIDE OF MARKHAM WOODS RD. WEST OF TARRY TOWN TRAIL	
FUTURE LAND USE	SE	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MARY D SOLIK 121 S. ORANGE AVENUE ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM	DAVID E STOKES 4331 E. HORATIO AVENUE SUITE 260 MAITLAND FL 32751 (407) 629-8330 DSTOKES@MADDEN-ENG.COM	

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

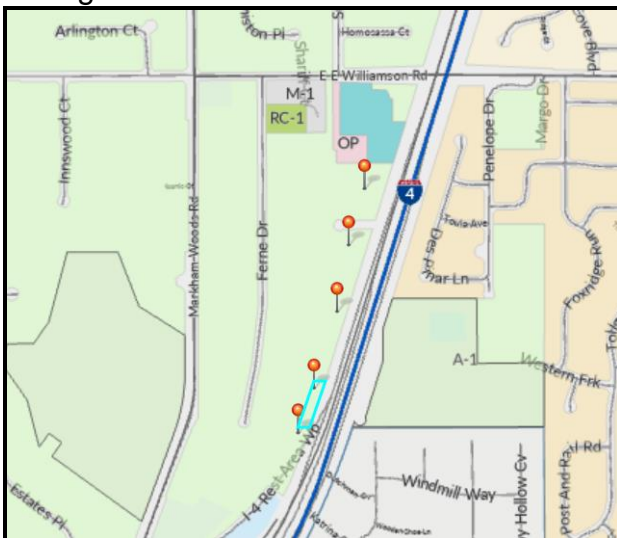
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates and A-1 (Agriculture) zoning.
- The proposed use of pre-kindergarten would require a special exception in the A-1 (Agriculture) zoning district.
- Access through the private easement would be required, and the road must be brought up to county standards. Additional, roadway improvements may be required to EE Williamson and may include a traffic signal. Please see Public Works Engineering Manual 1.2.3.A for Access Design Standards. This will include roadway, sidewalk and drainage standards.

## PROJECT AREA ZONING AND AERIAL MAPS

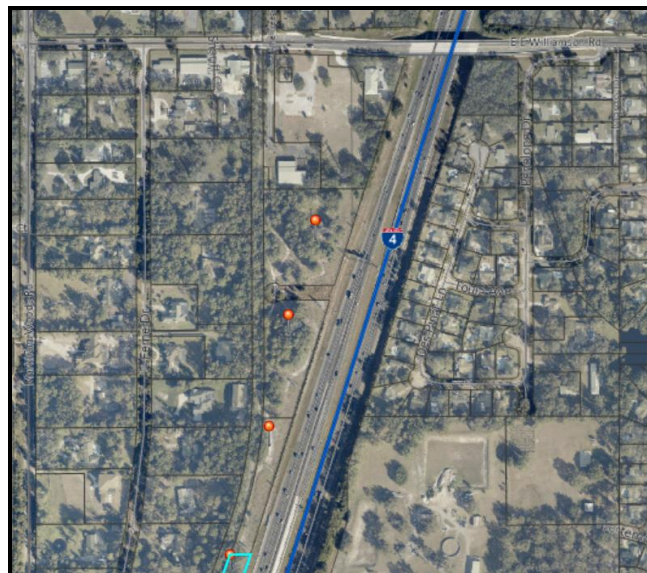
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Due to overhead utility lines along the north and west portions of the property, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
7.	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	Comprehensive Planning David German	Future Land Use of Suburban Estates. See FLU Policy FLU 3.5.4 Suburban Estates. Section 2 (d) of FLU Policy 3.5.4 Lists the following as approved uses: d. Public elementary schools, public middle schools and public high schools;	Info Only
12.	Comprehensive Planning David German	Site is located in the Wekiva Study Area and next to the Rails to Trails - Seminole Wekiva Trail. Consider connection to the trail system or incorporation for students to access the trail. Recreation and Open Space Comprehensive Plan element, Policy REC 5.2 Recreational Trail Development, which states the	Info Only

		following: The County shall continue to develop and maintain the signature trails, which include the Seminole Wekiva Trail...	
13.	Environmental - Impact Analysis Becky Noggle	Seminole County is NOT the Water & Sewer service provider for this project. Please contact Sunshine Water Association f/k/a Utilities Inc.	Info Only
14.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
15.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
16.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
17.	Natural Resources Sarah Harttung	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
18.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
19.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
20.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only

21.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
22.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
23.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
25.	Natural Resources Sarah Harttung	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
26.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
27.	Natural Resources Sarah Harttung	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
28.	Natural Resources Sarah Harttung	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
29.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be	Info Only



	Sarah Harttung	accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	
30.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
31.	Natural Resources Sarah Harttung	The proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
32.	Natural Resources Sarah Harttung	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
33.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
34.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
35.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
36.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:	Info Only

		<a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
37.	Planning and Development Annie Sillaway	The building setbacks for the A-1 (Agriculture) zoning district are: Front Yard: Fifty (50) feet, Rear yard: Thirty (30) feet, Side Yard: Ten (10) feet, Side Street: Fifty (50) feet.	Info Only
38.	Planning and Development Annie Sillaway	The proposed use for Kindergarten through Fifth Grade is permitted within the current zoning district; however, pre-kindergarten requires a special exception in the A-1 (Agricultural) zoning district.	Info Only
39.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html</a>	Info Only
40.	Planning and Development Annie Sillaway	Per Florida Statute 1013.36 Site Planning and Selection:  1) Before acquiring property for sites, each <u>district school board</u> and Florida College System institution board of trustees shall determine the location of proposed educational centers or campuses. In making this determination, the board shall consider existing and anticipated site needs and the most economical and practicable locations of sites. The board shall coordinate with the long-range or comprehensive plans of local, regional, and state governmental agencies to assure the consistency of such plans. Boards are encouraged to locate district educational facilities proximate to urban residential areas to the extent possible, and shall seek to collocate district educational facilities with other public facilities, such as parks, libraries, and community centers, to the extent possible and to encourage using elementary schools as focal points for neighborhoods.  (2) Each new site selected must be adequate in size to meet the educational needs of the students to be served on that site by the original educational facility or future expansions of the facility through renovation or the addition of relocatables.  (3) Sites recommended for purchase or purchased must meet standards prescribed in law and such supplementary standards as the State Board of Education prescribes to promote the educational	Info Only

		<p>interests of the students. Each site must be well drained and suitable for outdoor educational purposes as appropriate for the educational program or collocated with facilities to serve this purpose. As provided in s. 333.03, the site must not be located within any path of flight approach of any airport. Insofar as is practicable, the site must not adjoin a right-of-way of any railroad or through highway and must not be adjacent to any factory or other property from which noise, odors, or other disturbances, or at which conditions, would be likely to interfere with the educational program. To the extent practicable, sites must be chosen which will provide safe access from neighborhoods to schools.</p> <p>(4) It shall be the responsibility of the board to provide adequate notice to appropriate municipal, county, regional, and state governmental agencies for requested traffic control and safety devices so they can be installed and operating prior to the first day of classes or to satisfy itself that every reasonable effort has been made in sufficient time to secure the installation and operation of such necessary devices prior to the first day of classes. It shall also be the responsibility of the board to review annually traffic control and safety device needs and to request all necessary changes indicated by such review.</p> <p>(5) Each board may request county and municipal governments to construct and maintain sidewalks and bicycle trails within a 2-mile radius of each educational facility within the jurisdiction of the local government. When a board discovers or is aware of an existing hazard on or near a public sidewalk, street, or highway within a 2-mile radius of a school site and the hazard endangers the life or threatens the health or safety of students who walk, ride bicycles, or are transported regularly between their homes and the school in which they are enrolled, the board shall, within 24 hours after discovering or becoming aware of the hazard, excluding Saturdays, Sundays, and legal holidays, report such hazard to the governmental entity within the jurisdiction of which the hazard is located. Within 5 days after receiving notification by the board, excluding Saturdays, Sundays, and legal holidays, the governmental entity shall investigate the hazardous condition and either correct it or provide such precautions as are practicable to safeguard students</p>	
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		<p>until the hazard can be permanently corrected. However, if the governmental entity that has jurisdiction determines upon investigation that it is impracticable to correct the hazard, or if the entity determines that the reported condition does not endanger the life or threaten the health or safety of students, the entity shall, within 5 days after notification by the board, excluding Saturdays, Sundays, and legal holidays, inform the board in writing of its reasons for not correcting the condition. The governmental entity, to the extent allowed by law, shall indemnify the board from any liability with respect to accidents or injuries, if any, arising out of the hazardous condition.</p> <p>(6) If the school board and local government have entered into an interlocal agreement pursuant to ss. 1013.33(2) and 163.31777 or have developed a process to ensure consistency between the local government comprehensive plan and the school district educational facilities plan, site planning and selection must be consistent with the interlocal agreements and the plans.</p>	
41.	Planning and Development Annie Sillaway	The proposed public charter school shall be required to comply with the 2014 State Requirements for Educational Facilities (SREF) standards.	Info Only
42.	Planning and Development Annie Sillaway	<p>The proposed pre-kindergarten would require a special exception in the A-1 (Agriculture) zoning district. Please refer to Section 30.3.1.5 – Special Exceptions:</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT3AD_S30.3.1PLZOCO">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT3AD_S30.3.1PLZOCO</a></p>	Info Only
43.	Planning and Development Annie Sillaway	The proposed development of a public charter school shall be required to meet the requirements under Section 453 of the Florida Building Code.	Info Only
44.	Planning and Development Annie Sillaway	<p><b><u>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances.</u></b></p> <p>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. 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</p>	Info Only

		(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).	
45.	Planning and Development Annie Sillaway	<p><b><u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u></b></p> <p>Placards shall be a minimum of 24x 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.</p>	Info Only
46.	Planning and Development Annie Sillaway	<p>Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30.</p> <p>Parking requirements for the subject use are: Daycare, Preschool, and Kindergarten: 1 space / employee and Elementary and Middle shall be required to meet the parking requirements set forth the SREF requirements.</p>	Info Only
47.	Planning and Development Annie Sillaway	During site plan review, if outdoor lighting is proposed, a photometric plan may be required. (Part 15 Chapter 30, Sec. 30.15.1.)	Info Only
48.	Planning and Development Annie Sillaway	The Applicant will be required to demonstrate at the time of site plan review that the public charter school meets Sec. 30.9.1 - Public School Location Criteria and Site Design Standards of the Seminole County Land Development Code.	Info Only

49.	Planning and Development Annie Sillaway	<p><b><u>Per Sec. 30.13.3 (c) - Flags.</u></b> A maximum of four (4) flags may be placed on any parcel. The maximum size of each flag shall be thirty-five (35) square feet. Should the property owner desire, one (1) large flag, a flag not exceeding one hundred forty (140) square feet may be flown in lieu of the four (4) smaller flags.</p> <p><b><u>Per Sec. 30.7.2.10 - Height limitations</u></b> on property assigned a non-residential zoning classification. Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports. It is the intent of the Board of County Commissioners that the provisions of this Code regulating communication towers shall prevail over the provisions of this Section.</p>	Info Only
50.	Planning and Development Annie Sillaway	<p><b><u>Per Sec. 30.13.3 (3) (aa-dd) - Ground/Pole Signs.</u></b></p> <p>aa. Only one ground/pole sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet, then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a road frontage of a parcel exceeds seven hundred (700) feet, then a maximum of three (3) ground/pole signs shall be allowed, but no closer than three hundred (300) feet apart.</p> <p><b><u>Ground/pole signs shall not be placed on lots with less than forty (40) feet of road frontage.</u></b> bb. The maximum height of the entire ground/pole sign structure shall be fifteen (15) feet above the elevation of the crown of the road that the sign is facing and intended to be viewed from including highways (e.g., Interstate 4). cc. No ground/pole sign nor its parts shall move, rotate, use animation or flashing lights. Electronic message centers, including time and temperature displays shall not display messages that give an illusion of motion and shall maintain each displayed message for a minimum of five (5) seconds. dd. The sign structure may be erected at the property line provided no part of the sign projects over the line and is no closer than ten</p>	Info Only

		(10) feet to the property line.	
51.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
52.	Planning and Development Annie Sillaway	Per Sec. 30.14.15 (a) - Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.	Info Only
53.	Planning and Development Annie Sillaway	Per Sec. 30.11.7.4 Quality of Bicycle Parking Required - Day Care, Preschool, and Kindergarten: <b>Long-term:</b> 1:5 classrooms, Short-term: 8 spaces plus 1:10,000 sf Assembly Space. Elementary, Middle, and High School: Long-term: 3:1 classroom, <b>Short-term:</b> 8 spaces plus 1:10,000 sf Assembly Space. Per Sec. 30.11.7.5 - 30.11.7.5 Location. (a) Short-term spaces shall be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access	Info Only



54.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
55.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
56.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
57.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water	Info Only

		mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
58.	Public Safety - Fire Marshal Matthew Maywald	. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
59.	Public Works - County Surveyor Raymond Phillips	It appears that the proposed access falls outside of the existing ingress/egress easement for the property.	Info Only
60.	Public Works - Engineering Jennifer Goff	Based on 1 ft. contours, the topography of the site appears to slope both east and west with a high point approximately in the middle of the property.	Info Only
61.	Public Works - Engineering Jennifer Goff	Access through the private easement would be required. The road must be brought up to county standard. Additional, road improvements may be required to EE Williamson and may include a traffic signal. Please see Public Works Engineering Manual 1.2.3.A for Access Design Standards. This will include roadway, sidewalk and drainage standards.	Info Only
62.	Public Works - Engineering Jennifer Goff	The eastern portion proposed project is located within the Soldiers Creek drainage basin, and the western portion of the proposed project is located within the Little Wekiva drainage basin.	Info Only
63.	Public Works - Engineering Jennifer Goff	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.	Info Only

64.	Public Works - Engineering Jennifer Goff	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
65.	Public Works - Engineering Jennifer Goff	A detailed drainage analysis will be required at final engineering.	Info Only
66.	Public Works - Engineering Jennifer Goff	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
67.	Public Works - Engineering Jennifer Goff	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
68.	Public Works - Engineering Jennifer Goff	An FDOT drainage connection permit will be required if an outfall is proposed to the FDOT right-of-way.	Info Only
69.	Public Works - Impact Analysis William Wharton	A Traffic Impact Study (TIS) will be required for the proposed redevelopment. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336 <a href="mailto:jgoff@seminolecountyfl.gov">jgoff@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Building Division	Review Complete	Jay Hamm 407-665-7468 <a href="mailto:jahmm@seminolecountyfl.gov">jahmm@seminolecountyfl.gov</a>
Public Works - County Surveyor	Review Complete	Raymond Phillips 407-665-5647 <a href="mailto:rphillips@seminolecountyfl.gov">rphillips@seminolecountyfl.gov</a>
Environmental Services	No Review Required	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

### Cities:

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

### Other Agencies:

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

### Other Resources:

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